



No. MSTC/TVC/COCHIN PORT TRUST/3/WILLIGDON ISLAND/23-24/5415 Dated: 08.05.2023

Bid Notice

1. Electronic bids (e-bids) in single stage two bid system (Technical Bid and Price Bid) are invited by the Secretary, Cochin Port Authority, Willingdon Island, Cochin 682009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/3/ WILLIGDON ISLAND/23-24/5415 for lease of 0.3110 ha (0.77 acre) of land at Chathiyath for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction for various activities. Details of the plots put up for tender and the financial parameters are given below.

S No	Description	Location	Area in ha (acre)	Category & annual lease rent as per SoR (Rs. / ha/ year)	Proposed Usage	Reserve Price for Annual Lease Rent (excl. GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)
1	Land near Our Lady of Mount Carmel Church	Chathiyath, Ernakulam	0.3110 (0.77)	NA 28,51,549	Commercial /Industrial/Hospitality activities	9,04,568	91,000	48,54,629

2. Bid documents can be downloaded from the e-bid portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> or from the Cochin Port website www.cochinport.gov.in or from the Central Public Procurement (CPP) Portal www.eprocure.gov.in/cppp/.

3. Electronic Bidding. The bidder has to register with MSTC e-bid portal and should possess at least Class II signing type digital certificate issued by any of the Certifying Authorities for submitting their bid.

4. The bids should be submitted in electronic form only through e-bid portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp>. The bidders shall upload soft copy of all the required documents in the e-bid portal.

5. Earnest Money Deposit (EMD): EMD as at Section 1 above (derived at 10% of the annual lease rent as per the SoR for the plot, for vacant plots; and at 10% of the annual lease rent as per the SoR for the plot plus 10% of the value of the existing building/structure, for plots with building/structure) should be remitted through RTGS/NEFT or in the form of Banker's Cheque or DD issued by Nationalized/ Scheduled Banks, drawn in favour of FA & CAO, Cochin Port Authority, payable at Cochin. Bank Details of Cochin Port Authority are given in section 2.6 of the Bid Document.

6. The bidders need to obtain onetime User ID & password for login to e-bid portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> from the service provider M/s MSTC. Details of registration with MSTC are given in Section 3 of bid document.
7. The bids shall be submitted “online” strictly in accordance with the Instructions for Bidding and other Terms & Conditions given in the bid document.
8. Time schedule for various activities in connection with this bid will be as follows:

Activity	:	Date	Time
Availability of Bid Document	:	08.05.2023	10.00
Pre-Bid Meeting	:	18.05.2023	14.30
Start date of uploading by bidders	:	26.05.2023	10.00
Last date of submission of Bid	:	12.06.2023	14.30
Technical Bid opening	:	12.06.2023	15.00
Price Bid opening		Before E-auction	
E-auction	:	Will be announced separately	

Sd/-
Secretary
Cochin Port Authority
For and on behalf of the Board of
Major Port Authority for Cochin Port