



No. MSTC/TVC/COCHIN PORT TRUST/28/WILLIGDON ISLAND/24-25/57047 Dated: 24.02.2025

### Bid Notice

1.1. 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/28/WILLIGDON ISLAND/24-25/57047 for lease of 20 plots in Mulavukadu for a period of 30 years with Upfront Lease Rent as tender variable on Tender-cum-Auction. Details of the plots put up for tender and the financial parameters are given below.

Sl. No	Description	Area in ha (Sq m)	Proposed Usage	Reserve Price for Upfront lease Rent (excl. GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)
1	Plot-1	0.0058 (58)	To use as an access from road to the bidder's land situated behind the tendered Port land and also for allied activities	4,29,130	3,000	1,41,340
2	Plot-2	0.0130 (130)		9,61,844	6,000	3,16,797
3	Plot-3	0.0074 (74)		5,47,511	3,500	1,80,331
4	Plot-4	0.0045 (45)		3,32,946	2,000	1,09,661
5	Plot-5	0.0005 (5)		36,994	1,000	12,185
6	Plot-6	0.0113 (113)		8,36,064	5,500	2,75,370
7	Plot-7	0.0109 (109)		8,06,469	5,000	2,65,622
8	Plot-8	0.0106 (106)		7,84,273	5,000	2,58,312
9	Plot-9	0.0143 (143)		10,58,028	6,500	3,48,477
10	Plot-10	0.0070 (70)		5,17,916	3,500	1,70,583
11	Plot-11	0.0052 (52)		3,84,738	2,500	1,26,719
12	Plot-12	0.0127 (127)		9,39,647	6,000	3,09,487
13	Plot-13	0.0041 (41)		3,03,351	2,000	99,913
14	Plot-14	0.0062 (62)		4,58,726	3,000	1,51,088
15	Plot-15	0.0089 (89)		6,58,493	4,000	2,16,884
16	Plot-16	0.0105 (105)		7,76,874	5,000	2,55,875
17	Plot-17	0.0212 (212)		15,68,545	11,000	5,16,623
18	Plot-18	0.0100 (100)		7,39,880	4,500	2,43,690
19	Plot-19	0.0118 (118)		8,69,359	5,500	2,86,336
20	Plot-20	0.0143 (143)		10,58,028	6,500	3,48,477

1.2. 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](http://www.cochinport.gov.in) or from the Central Public Procurement (CPP) Portal [www.eprocure.gov.in/cppp/](http://www.eprocure.gov.in/cppp/).

1.3. 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.

1.4. 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.

1.5. Earnest Money Deposit (EMD): EMD as at Section 1.1 above 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.

1.6. 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.

1.7. The bids shall be submitted "online" strictly in accordance with the Instructions for Bidding and other Terms & Conditions given in the bid document.

1.8. Time schedule for various activities in connection with this bid will be as follows:

Activity	:	Date	Time
Availability of Bid Document	:	24.02.2025	10.00
Pre-Bid Meeting	:	10.03.2025	14.30
Start date of uploading by bidders	:	18.03.2025	10.00
Last date of submission of Bid	:	27.03.2025	14.30
Technical Bid opening	:	27.03.2025	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**



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