

**COCHIN PORT AUTHORITY**  
**GENERAL ADMINISTRATION DEPARTMENT**  
**(ESTATE DIVISION) COCHIN – 9**  
**Phone: 0484-2582127, 2582100 Fax: 0484-2668163**

No. MSTC/TVC/COCHIN PORT TRUST/19/WILLIGDON ISLAND/25-26/36191

Dated: 07.11.2025

**Replies to Pre-bid queries**

Replies to the queries raised by bidder in the pre-bid meeting conducted at 1430 hrs on 21.10.2025 in connection with the tender for lease of 0.2173 ha (53.7 cents) of land at Willingdon Island for a period of 30 years (E-tender No. MSTC/TVC/COCHIN PORT TRUST/19/WILLIGDON ISLAND/25-26/36191 dated 08.10.2025) are given below.

S. No.	Query	Cochin Port's Responses
1	Whether there is any MGT condition in the tender	No
2	Whether there is any outstanding amount of property tax pending against the existing building in the plot	At present no claim from KMC, specific to the subject buildings, is pending with CoPA. However, as per clause No.2.36.3 of the tender document, the lessee shall be liable to pay the applicable property tax for the building/structures to the Municipal Corporation/Panchayat including arrears, if any, for the past period
3	Is there any provision for one-time premium payment for land lease applicable or only yearly lease rent is to be paid?	Refer clause 2.35
4	Can the land be allocated after demolishing the existing structure	No. The land will be handed over to the successful bidder on as is where is condition
5	Can the proposed land and the existing adjacent leased land be merged.	Physical merging of the tendered land after commencement of the lease, along with the nearby land possessed by the applicant is permitted, subject to approval of the proposed constructions by CoPA as well as other statutory bodies. However, period of lease of the tendered plot will be as per clause 4.2 of the tender document.

Note: This document also forms part of the tender document No. MSTC/TVC/COCHIN PORT TRUST/19/WILLIGDON ISLAND/25-26/36191 dated 08.10.2025

**Sd/-**  
**Secretary**