No. MSTC/TVC/COCHIN PORT TRUST/28/WILLIGDONISLAND/25-26/50089 Dated: 22.12.2025

Bid Notice

1.1. Electronic bids (e-bids) in single stage two bid system (Technical Bid and Price Bid) is invited by the Secretary, Cochin Port Authority, Willingdon Island, Cochin 682 009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/28/WILLIGDONISLAND/25-26/50089 for licensing of 35 Building Areas (Office Space) and 2 ware houses in Willingdon Island for a period of 5 years with monthly license fee as tender variable on tender-cum-auction. Bids should be submitted in accordance with the Instructions to Bidder and Conditions of license.

1.2. Bid Document can be downloaded from www.cochinport.gov.in; www.eprocure.gov.in/cppp/or https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp from 10:00 hrs on 30.12.2025 to 15:00 hrs on 30.01.2026.

1.3. In the case of renewal of license, the existing licensee of the tendered Building area/warehouse should participate in the tender, if they wish to renew the same. The Right of First Refusal (RoFR) will be extended to the existing licensee and they will be allowed to match the H-1 bid after tender-cum-auction process. In case the existing licensee is not willing to match the H-1 bid, the tendered asset will be considered for awarding to the H-1 bidder after observing all conditions stipulated in the tender document

1.4. E-bids can be submitted up to 15:00 hrs on 30.01.2026 Technical bids will be opened on 30.01.2026 at 15:00 hrs.

1.5. Date & Time of e-auction will be announced later.

1.6. Details of Real Estate Assets:

S No	Building Name and location	Description of office unit	Area in Sq m	Reserve price for Monthly license fee @ 210.46 /m2 for building area and 65.98 for warehouse (Rs)	EMD @ 10% of annual license fee with a minimum of Rs 5,000/-
OFFICE SPACES					
1	Ex.Cochin Shipping bldg,	FF Unit-6	41	8,629	10,355
2	PUC 2, Ex.DLD Main Bldg	GF, Unit-9	26	5,472	6,567
3	Ext-2, Ex.South India H'craft Bldg	TF, Unit-1	43	9,050	10,860
4	Ext-1, Ex.South India H'craft Bldg	FF Unit-2	35	7,367	8,840
5	Ext-2 Ex.South India H'craft Bldg	FF Unit-15	13	2,736	5,000
6	Ext.-1, Ex.South India H'craft Bldg	SF Unit-4	58	12,207	14,649
7	Ex.South India H'craft Bldg	SF Unit-7	62	13,049	15,659
8	Ext.1 Ex. South India H'craft Bldg	SF Unit-2	36	7,577	9,092
9	Ext.1, Ex.South India H'craft Bldg	SF Unit-3	36	7,577	9,092
10	Ext-1, Ex.South India H'craft Bldg	FF Unit-4	33	6,946	8,335
11	Ext-1 , Ex.South India H'craft Bldg	FF Unit-7	13	2,736	5,000
12	Ext.1, Ex.South India H'craft Bldg	FF Unit-6	129	27,150	32,580
13	Ext-2, Ex.South India H'craft Bldg	TF Unit-3	41	8,629	10,355
14	Ex.Travancor Rayons bldg	GF- Unit-2	68	14,312	17,174
15	Ex.Travancore Rayons bldg	GF- Unit-3	130	27,360	32,832
16	FF, Ex.Cochin Shipping Bldg	FF Unit-3	26	5,472	6,567
17	Ex.DLD Bldg.	FF- Unit-3	24	5,052	6,062
18	Ex.BCG Bldg	GF- Unit-1	26	5,472	6,567
19	Ex.BCG Bldg	GF Unit-2	25	5,262	6,314
20	Ex.E K Mohammed Bldg	GF Unit-3	23	4,841	5,809
21	Ex.E K Mohammed Bldg	GF Unit-2	23	4,841	5,809

22	Ex.E K Mohammed Bldg	GF Unit-5	19	3,999	5,000
23	, Ex.E K Mohammed Bldg	GF Unit-9	8	1,684	5,000
24	Ex.E K Mohammed Bldg	GF Unit-6&7	21	4,420	5,304
25	Ex.E K Mohammed Bldg	GF Unit-8	11	2,316	5,000
26	PUC No.2- (Ex.DLD Main Bldg)	GF Unit-3	20	4,210	5,051
27	PUC No.2- (Ex.DLD Main Bldg)	FF Unit-9	15.43	3,248	5,000
28	PUC No.2- (Ex.DLD Main Bldg)	FF Unit-2	10	2,105	5,000
29	PUC No.2- (Ex.DLD Main Bldg)	GF Unit-8	9	1,895	5,000
30	PUC No.2- (Ex.DLD Main Bldg)	SFUnit-4	23	4,841	5,809
31	PUC No.2- (Ex.DLD Main Bldg)	SF Unit-3	45	9,471	11,365
32	PUC No.2- Ex.DLD Main Bldg, Near Rubber Board Building	SF- Unit-1	16	3,368	5,000
33	PUC No.2- (Ex.DLD Main Bldg, Near Rubber Board Building)	FF Unit-1	9	1,895	5,000
34	PUC No.2- (Ex.DLD Main Bldg)	FF Unit-7	79	16,627	19,952
35	PUC No.2- (Ex.DLD Main Bldg)	SF Unit-2	14.64	3,082	5,000
WAREHOUSE					
1	Ex.BCG Bldg	GF Unit-3	202	13,328	15,994
2	Ex.E K Mohammed Bldg	GD-2	186	12,273	14,727

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