



No. MSTC/TVC/COCHIN PORT TRUST/15/WILLIGDON ISLAND/23-24/17274 Dated: 25.07.2023

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/15/ WILLIGDON ISLAND/23-24/17274 for lease of A-19 plot (22.3513 ha) (55.23 acre) in W/Island for Commercial / Hospitality activities for a period of 30 years on upfront basis 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.

S. No	Description	Location (W/Island South)	Area in ha (acre)	Category	Proposed Usage	Reserve Price for Upfront Lease Rent (excluding GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height from MSL (m) (subject to confirmation from Navy)	Coordinates
1	Plot-A19	Alongside NH966B	22.3513 (55.230)	NA	Commercial / Hospitality activities with the functional configuration of Hotels, Convention Centres, Commercial / Office Complexes, Stadiums, Educational Institutes, Hospitals, Public Space, etc	186,49,64,811	1,20,00,000	64,15,99,493	30-40	9°55'43.8"N 76°17'27.6"E

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), 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. Pre-Contract Integrity Pact (IP) shall cover this tender throughout its various phases, and IP would be deemed as a part of the tender through an appropriate provision. The bidder should submit 'Pre-Contract Integrity Pact' (Section-10 of bid document) to be executed between the bidder and Cochin Port Authority along with the Bid. Bids, not accompanied with duly signed "Pre-Contract Integrity Pact" will be rejected. IP would be implemented through the Independent External Monitor (IEM), (1) Shri. M.J. Joseph, ICAS (Retd.), 37, Da Costa Square, 3rd cross, Cooke Town, Bangalore, 560084, Email: joseph.iem@cochinport.gov.in. (2) Shri. Punati Sridhar, IFoS (Retd.), 8C, Block-4, 14-C Cross, MCHS Colony, HSR 6th Sector, Bangalore, 560102, E-mail id: sridhar.iem@cochinport.gov.in.

7. 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.

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

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

Activity	:	Date	Time
Availability of Bid Document	:	25.07.2023	10:00
Pre-Bid Meeting	:	17.08.2023	14:30
Start date of uploading by bidders	:	25.08.2023	17:00
Last date of submission of Bid	:	25.09.2023	14.30
Technical Bid opening	:	25.09.2023	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