

COCHIN PORT AUTHORITY
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION) COCHIN – 9
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No MSTC/TVC/COCHIN PORT TRUST/55/WILLIGDON ISLAND/21-22/35993 Dated: 17.03.2022

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 682 009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/ 55/ WILLIGDON ISLAND/21-22/35993 for lease of 6 plots in Willingdon Island for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction for various Purposes. Details of the plots put up for tender and the financial parameters are given below

S. No	Description	Area in ha	Location (W/Island)	Category & annual lease rent as per SoR (Rs./ha/ year)	Proposed Usage	Reserve Price for Annual Lease Rent (excluding GST) (Rs.)	Details of Building/ Structure	Depreciated cost/ valuation by the valuer/ Cochin Port of building/ structure (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height from MSL (m) (subject to confirmation from Navy)
1	Demolished Qtrs. Area-1	0.8094	G.V. Iyer Road, RNAS Area	Commercial 30,13,662	Commercial / Warehouse	24,39,258	NA	NA	2,44,000	1,30,91,000	5.75
2	Demolished Qtrs. Area-2	1.0117	G.V. Iyer Road, RNAS Area	Commercial 30,13,662		30,48,922	NA	NA	3,05,000	1,63,63,000	5.25
3	Demolished Qtrs. Area-3	0.518	Marar Road, RNAS Area	Commercial 30,13,662		15,61,077	NA	NA	1,56,000	83,78,000	9.5
4	Demolished Qtrs. Area-4	0.4047	Marar Road, RNAS Area	Commercial 30,13,662		12,19,629	NA	NA	1,22,000	65,45,000	20
5	Plot V-101	0.6637	Bristow Road, Armoury Jn.	Commercial 30,13,662		20,00,168	NA	NA	2,00,000	1,07,34,000	4.5
6	Old IMU Premises (with Bldg.)	0.4047	Bristow Road, Armoury Jn.	Commercial 30,13,662	Commercial Purpose including setting up of Port related Educational Institutions	12,19,629	610 Sq m	62,70,269	7,49,000	65,45,000	4

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 shall be derived at 10% of the annual lease rent for the plot as per the SoR. For plots with building/structure, 10% of the value of the existing building/structure shall be added to the EMD. EMD as at Section1 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.
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	:	17.03.2022	10.00
Pre-Bid Meeting	:	28.03.2022	14.30
Start date of uploading by bidders	:	05.04.2022	10.00
Last date of submission of Bid	:	19.04.2022	14.30
Technical Bid opening	:	19.04.2022	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