

COCHIN PORT AUTHORITY
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION) COCHIN – 9
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No MSTC/TVC/COCHIN PORT TRUST/36/WILLIGDON ISLAND/22-23/15561 Dated: 05.08.2022

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 682009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/36/WILLIGDON ISLAND/22-23/15561 for lease of 8 plots in Willingdon Island North side for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction for various activities. 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 (cents)	Category & annual lease rent as per SoR (Rs./ha/ year)	Proposed Usage	Reserve Price for Annual Lease Rent (excl. GST) (Rs.)	Details of Building/ Structure	Depreciated cost of building/ structure recommended by the valuer (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height (m) (subject to confirmation from Navy)	Coordinates
1	Ex. CAD Block Area (with Bldg.)	Malabar Road	0.2834 (70)	Hospitality 32,89,476	Hospitality related activities	9,32,237	Two Storeyed tiled roof building of area 2,643 Sq m	2,90,63,100	30,00,000	50,03,137	38	9.9697 02, 76.259 388
2	Ex. Qtrs. area opp. Sishuvihar (with Bldg.)	Milne Road	0.1660 (41)	Hospitality 32,89,476		5,46,053	Type-6 tiled roof quarter of area 219 Sq m	3,63,540	91,000	29,30,409	36	9.9689 14, 76.261 630
3	Ex. Immigration (with Bldg.) land	Opp Terminus Rly Stn, Bristow Road	0.0600 (14.8)	Commercial 30,13,662	Commercial/warehouse use (Port related)	1,80,820	Tiled/RCC roof building of area 120 Sq m	64,398	25,000	9,70,421	14	9.9610 33, 76.267 992
4	Plot V-23	Bristow Road	0.0300 (7.4)	Commercial 30,13,662		90,410			9,000	4,85,211	7	9.9580 35, 76.268 907
5	Ex. SIC land	IG Road	0.2470 (61)	Commercial 30,13,662		7,44,375			74,000	39,94,312	15	9.9613 09, 76.267 069
6	Ex. Azad land	G.V Iyer Road	0.0494 (12.2)	Commercial 30,13,662		1,48,875			15,000	7,98,862	16	9.9621 86, 76.269 806
7	Land near Sagara Hall	5th Cross Road	0.0202 (5)	Commercial 30,13,662		60,876			6,000	3,27,403	25	9.9649 52, 76.263 672
8	Land near Police Station	KPK Menon Road	0.1208 (29.9)	Commercial 30,13,662		3,64,050			36,000	19,53,782	12	9.9609 98, 76.268 821

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 Para-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.

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	:	05.08.2022	10.00
Pre-Bid Meeting	:	16.08.2022	14.30
Start date of uploading by bidders	:	24.08.2022	10.00
Last date of submission of Bid	:	06.09.2022	14.30
Technical Bid opening	:	06.09.2022	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