



No MSTC/TVC/COCHIN PORT TRUST/69/WILLIGDON ISLAND/22-23/40079 Dated: 16.02.2023

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/69/WILLIGDON ISLAND/22-23/40079 for lease of 4 plots in Vallarpadam for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction for setting up Container related Warehousing and Logistics Projects; Port related Commercial / Logistics activities; and LNG/CNG/other Green Fuel Outlet for vehicles for 30 years on Premium basis with annual lease rent as Tender Variable. Details of the plots put up for tender and the financial parameters are given below.

S. No	Description	Area in ha (acre)	Location (Vallarpadam Non-SEZ Area)	Category & annual lease rent as per SoR (Rs./ha/ year)	Proposed Usage (Port Related)	Reserve Price for Annual Lease Rent (excluding GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Coordinates
1	Plot-1	2.0235 (5.0)	South of MIV Logistics-CFS	Warehouse 33,75,302	Container related warehousing and logistics activities.	69,66,522	6,97,000	3,84,95,538	9.987948, 76.247322
2	Plot-1A	1.8211 (4.5)	North of IOCL Truck Parking Terminal,	Warehouse 33,75,302		62,69,698	6,27,000	3,46,45,033	9.98713, 76.24767
3	Plot-2	0.6111 (1.51)	North of GDKL-CFS,	Commercial 42,19,126	Port related Commercial / Logistics activities.	26,29,874	2,63,000	1,45,32,132	9.98777, 76.25031
4	Plot-3	0.2023 (0.50)	North of IOCL Truck Parking Terminal,	Commercial 42,19,126	Setting up LNG/CNG/ other Green Fuel Outlet for vehicles	8,71,030	87,000	48,13,130	9.98672, 76.24779

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 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	:	16.02.2023	10.00
Pre-Bid Meeting	:	27.02.2023	14.30
Start date of uploading by bidders	:	07.03.2023	10.00
Last date of submission of Bid	:	21.03.2023	14.30
Technical Bid opening	:	21.03.2023	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