No. MSTC/TVC/COCHIN PORT TRUST/29/WILLIGDON ISLAND/25-26/55732 Dated: 14.01.2026

Bid Notice

1.1. 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/29/WILLIGDON ISLAND/25-26/55732 for lease of 6.27 ha (15.50 acres**)** of land at South End of Willingdon Island for a period of 30 years for Commercial /Industrial / Hospitality activities. Details of the plots put up for tender and the financial parameters are given below.

Location	Area in ha (Acre)	Annual lease rent as per SoR (Rs./ ha/ year) as in 17.11.2025	Proposed Usage	Reserve Price for Annual Lease Rent (excl. GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height from MSL (m) (subject to confirmation from Navy)	Coordinates of the plot
South side of NH-966B at Willingdon Island (South End)	6.27 (15.50)	33,82,786	Commercial / Industrial / Hospitality activities which include General Warehousing / Open Storage / Tank Farms, etc., Shipping Ancillary, Commercial /Office Complexes, Hotels, Convention Centres, Stadiums, Educational Institutes, Hospitals, Public Space, etc..	2,12,19,538	21,21,000	11,54,92,643	36-45	9.93111, 76.28313

1.2. 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/.

1.3. Electronic Bidding. The bidder has to register with MSTC e–bid portal and should posses at least Class II signing type digital certificate issued by any of the Certifying Authorities for submitting their bid.

1.4. 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.

1.5. Earnest Money Deposit (EMD): EMD as at Section 1.1 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.

1.6. 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-**Error! Reference source not found.**) o 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. Harishwar Dayal, IDSE(Retd), H-2, Lawyer Colony, Bypass Road, Agra-282 005 (UP), e-mail id: dayalagra@gmail.com. (2) Shri. Deepak Chaturvedi, ITS(Retd), Flat No.1, Sanchar Vihar, C-58/4, Sector-62, Uttar Pradesh, Noida -201301, e-mail id:chaturvedideep@rediffmail.com.

1.7. 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.

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

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

Activity	:	Date	Time
Availability of Bid Document	:	14.01.2026	10.00
Pre-Bid Meeting	:	29.01.2026	14.30
Start date of uploading by bidders	:	05.02.2026	10.00
Last date of submission of Bid	:	27.02.2026	14.30
Technical Bid opening	:	27.02.2026	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