



No MSTC/TVC/COCHIN PORT TRUST/21/WILLIGDON ISLAND/25-26/36389 Dated: 28.11.2025

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/21/WILLIGDON ISLAND/25-26/36389 for lease of 1.1048 ha (2.73 acre) of land in Willingdon Island for a period of 30 years on Tender-cum-Auction for setting up Dry Cargo handling, processing, storage and allied facilities with Annual lease rent as tender variable and commitment of annual Minimum Guaranteed Throughput (MGT). Details of the plots put up for tender and the financial parameters are given below:

S. No	Description	Location (W/Island)	Area in ha (Acre)	Category & current 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.)	Details of Building/ Structure	Depreciated cost of building/ structure (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height from MSL (subject to confirmation from Navy)	Coordinates at Plot-1
1	Ex-Ambuja Cement's land	Q1Bert h back up area at Mattan cherry Wharf	1.1048 (2.73)	Commercial 32,61,988	for setting up Dry Cargo handling, processing, storage and allied facilities	36,03,844	RCC bldg.- 3,141 Sq m Steel Structures/Silos - 8,649 Sq m	12,38,11,945	1,27,00,000	1,96,14,822	13 to 17	9.9553 0, 76.267 56

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) 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	:	28.11.2025	10.00
Pre-Bid Meeting	:	09.12.2025	14.30
Start date of uploading by bidders	:	16.12.2025	10.00
Last date of submission of Bid	:	30.12.2025	14.30
Technical Bid opening	:	30.12.2025	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**