



No. MSTC/TVC/COCHIN PORT TRUST/25/WILLIGDON ISLAND/25-26/ 43054 Dt: 21.11.2025

Bid Notice

1. Electronic bids (e-bids) in single stage two bid system (Technical Bid and Price Bid) is invited by the Secretary, Cochin Port Authority, Willingdon Island, Cochin 682009 vide bid No. MSTC/TVC/COCHIN PORT/25/WILLIGDON ISLAND/25-26/43054 for licensing of 16 Nos. Bunks and 15 Nos building area for office/commercial purpose in Willingdon Island for a period of 5 years with monthly license fee as tender variable on tender-cum-auction. Bids should be submitted in accordance with the Instructions to Bidder and Conditions of license.
2. Bid Document can be downloaded from www.cochinport.gov.in; www.eprocure.gov.in/cppp/ or <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> from 24.11.2025 to 15:00 hrs on 29.12.2025.
3. In the case of renewal of license, the existing licensee of the tendered Bunk/Building area should participate in the tender, if they wish to renew the same. The Right of First Refusal (RoFR) will be extended to the existing licensee and they will be allowed to match the H-1 bid after tender-cum-auction process. In case the existing licensee is not willing to match the H-1 bid, the tendered asset will be considered for awarding to the H-1 bidder after observing all conditions stipulated in the tender document
4. E-bids can be submitted up to 15:00 hrs on 29.12.2025. Technical bids will be opened on 29.12.2025 at 15:00 hrs.
5. Date & Time of e-auction will be announced later.
6. Details of Real Estate Assets:

S No	Description	Location/ Road	Co-ordinates	Area in Sq m	Reserve Price for monthly license fee, @ Rs.33 0/m ² for bunks and Rs 210.46 /m ²	EMD@ 10% of license fee for one year OR Rs.5,000/- which ever is greater (Rs.)

					for buildin g area(R s)	
1	MLR B/01(bunk)	Near North end Gents Hostel	9.967672, 76.263763	3.75	1238	5000
2	MLR B/06(bunk)	E.W gate along Milne Road.	9.967402, 76.264713	3.75	1238	5000
3	MLR B/08(bunk)	E.W gate along Milne Road	9.967402, 76.264713	3.75	1238	5000
4	MLR B/10(bunk)	E.W gate along Milne Road	9.967370, 76.265044	4.5	1485	5000
5	MLR B/11(Bunk)	E.W gate along Milne Road	9.967363, 76.265090	4.5	1485	5000
6	MLR S/02 (building area)	Near Port Guest House	9.968932, 76.261778	10	2105	5000
7	MLR S/03 (building area)	Near Port Guest House	9.969004, 76.261772	10	2105	5000
8	IGR B/02(Bunk)	Near CHHA	9.968327, 76.260389	8	2640	5000
9	IGR B/07(Bunk)	Near DLD bldg	9.964016, 76.265151	3.75	1238	5000
10	BRR B/01 (building area)	5 th cross road, Near Tata Tea Ltd	9.964115, 76.267268	9.5	2000	5000
11	BRR B/02(bunk)	6 th cross road near AE(CZ) Office	9.962733, 76.268518	3.75	1238	5000
12	BRR B/03(bunk)	Opp.Indian Chamber Bldg.	9.962990, 76.269493	3.75	1238	5000
13	BRR B/04(Bunk)	Near Harbour Police Station	9.960530, 76.268282	8.66	2858	5000
14	BRR B/06(bunk)	Near Church	9.961472, 76.269836	3.75	1238	5000
15	BRR B/07(Bunk)	Near Port Hospital	9.960909, 76.260123	6.25	2063	5000
16	BRR S/02 (building area)	CHTS	9.960673, 76.268128	29	6104	7325

17	MRR B/01 (building area)	Near Sanitary Section	9.961896, 76.271187	3.75	1238	5000
18	ARM S/02 &S/03 (building area)	Armouri Shop.Complx.	9.958201, 76.269508	9.5+ 9.5	3999	5000
19	ARM S/04 (building area)	Armouri Shop.Complx.	9.958173, 76.269443	15	3157	5000
20	ARM S/06(building area)	Armouri Shop.Complx.	9.957962, 76.269523	17.5	3684	5000
21	ARM S/11 (building area)	Armouri Shop.Complx.	9.957962, 76.269523	10	2105	5000
22	ARM S/12 (building area)	Armouri Shop.Complx.	9.957962, 76.269523	98	20626	24752
23	ARM S/13 (building area)	Armouri Shop.Complx.	9.957968, 76.269410	9	1895	5000
24	ARM S/14 (building area)	Armouri Shop.Complx.	9.957966, 76.269226	15	3157	5000
25	ARM S/15 (building area)	Armouri Shop.Complx.	9.957982, 76.269220	15	3157	5000
26	ARM S/16 (building area)	Armouri Shop.Complx.	9.958018, 76.269202	15	3157	5000
27	ARM S/17 (building area)	Armouri Shop.Complx.	9.958033, 76.269196	15	3157	5000
28	ARM S/21 (building area)	Armouri Shop.Complx.Nr. CTTU	9.958172, 76.269217	15	3157	5000
29	MAH B/01(Bunk)	Matt.Halt	9.938774, 76.269557	12.5	4125	5000
30	MAH B/02(Bunk)	Matt.Halt	9.938798, 76.269614	6.25	2063	5000
31	MAH B/03(Bunk)	Matt.Halt	9.938806, 76.269652	6.25	2063	5000

Sd/-
Secretary
Cochin Port Authority
For and on behalf of the Board of
Major Port Authority for Cochin Port