BID DOCUMENT

For Licensing of Real Estate Asset

Bid Number	**:**	**MSTC - 3718**
Availability of Bid Document	**:**	**From 10:00 Hrs on 15.06.2021**
Start date for uploading	**:**	**From 12:00 Hrs on 15.06.2021**
Last date of submission of Bid	**:**	**15:00 Hrs on 08.07.2021**
Techno-Commercial Bid opening	**:**	**15:00 Hrs on 08.07.2021**
Price bid opening and e-auction	**:**	**Will be announced separately**

Estate Division
Cochin Port Trust
Cochin 682009

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1. Notice inviting bid and Instructions to bidder

1.1. Electronic bids (e-bids) in single stage two bid system is invited by the Secretary, Cochin Port Trust, Willingdon Island, Cochin 682009 for licensing of 25 office space at Various Buildings at W/Island for a period of 5 years for port related business. Bids should be submitted in accordance with the Instructions to Bidder and Conditions of license.

1.2. Bid Document can be downloaded from www.cochinport.gov.in; www.eprocure.gov.in/cppp/ or www.mstcecommerce.com from 15**.06.2021 to 08.07.2021**

1.3. Techno-commercial bid will be opened on **08.07.2021, 15:00 Hrs**

1.4. Date & Time of opening of Price Bid of qualified Bidders and E-Auction will be announced later.

1.5. Details of real estate asset

Sl.No	Identity No:	Details of asset	Area (m2)	EMD	Reserve Price of ONRP
1	Unit-31	Office Space at FF of PUC NO.2 (DLD BLDG)	20	4810	11438
2	Unit-32	Office Space at FF of PUC NO.2 (DLD BLDG)	20	4810	11438
3	Unit-33	Office Space at FF of PUC NO.2 (DLD BLDG)	16	3850	9151
4	Unit-34	Office space at GF of PUC NO.3(EX-CMI & CMII BLDG)	38	9130	21733
5	Unit-35	Office space at FF of PUC NO.7 (EX-DLD BLDG ABOVE ICICI BANK)	15	3610	8579
6	Unit-36	Office space at GF of Ex.South India Handicrafts Bldg.	7	1690	4003
7	Unit-37	Office space at FF of Ex.South India Handicrafts Bldg	129	30990	73778
8	Unit-38	Office space at SF of Ex.South India Handicrafts Bldg	77	18500	44038
9	Unit-39	Office space at FF of Ex.South India Handicrafts Bldg	40	9610	22877
10	Unit-40	Office space at SF of Ex.South India Handicrafts Bldg	32	7690	18301
11	Unit-41	Office space at SF of Ex.South India Handicrafts Bldg	32	7690	18301
12	Unit-42	Office space at SF of Ex.South India Handicrafts Bldg	18	4330	10295
13	Unit-43	Office space at SF of Ex.South India Handicrafts Bldg	12.25	2950	7006
14	Unit-44	Office space at GF of EX-Electrical Dvn. Office	77	18500	44038
15	Unit-45	Office space at FF of EX-Azad/Essar Bldg.	63	15140	36031
16	Unit-46	Office space at FF of EX-Azad/Essar Bldg.	63	15140	36031
17	Unit-47	Office space at FF of EX-Azad/Essar Bldg.	57	13700	32599
18	Unit-48	Office space at FF of EX-Azad/Essar Bldg.	57	13700	32599
19	Unit-49	Office space at GF of EX-Azad/Essar Bldg.	28	6730	16014
20	Unit-50	Office space at GF of EX-Azad/Essar Bldg.	28	6730	16014
21	Unit-51	Office space at GF of Ex.E.K.Muhamed Building	22	5290	12582
22	Unit-52	Office space at SF of Marine Building	9	2170	5147
23	Unit-53	Office space at SF of Marine Building	20	4810	11438
24	Unit-54	Office space at GF of Ex.T.K.Parvathy Building	20	4810	11438
25	Unit-55	Office space at GF of Ex. D.B.Khona Building	108	25950	61767

1.6. Remittance of EMD: EMD for each land as given in the schedule 1.5 shall be remitted in either of the two methods given below:

1.6.1. **Through RTGS:** Bidders should remit EMD through RTGS/NEFT. Bank Details of Cochin Port Trust are given below:

Name of Bank : State Bank of India

Name of Branch : Cochin Port Trust

IFSC Code : SBIN0006367

Account No : 10601197375
Account Holder's Name : Cochin Port Trust

UTR number of the transaction should be communicated to the e-mail id of the contact person of Cochin Port Trust as mentioned in Section 1.5, at least one day before the date and time of opening of e-tender. Cochin Port Trust will verify receipt of EMD as referred in the UTR number, in the Bank account mentioned in section 1.6.1. If EMD amount has not reflected in the Bank account of Cochin Port Trust, the bid will be rejected.

1.6.2. **By DD:** Bidder has the option to remit EMD as given in the schedule 1.5 in the form of the DD from a Scheduled / Nationalized bank, drawn in favour of FA&CAO, Cochin Port Trust, payable at Cochin. Original DDs in lieu of EMD should be put into an envelope superscribed with tender number, due date, name of bidder, unit number for which the bid is submitted. The envelope containing EMD should be dropped in the tender box marked "Estate Division", placed in the reception area, in the Ground Floor of Administrative Building, Cochin Port Trust, prior to the due date and time for submission of bid, failing which the bid will be rejected. Earnest money in the form of Cheque/ Bank Guarantee will not be accepted.

1.7. If a bidder intends to bid for more than one office space, separate EMD for each unit shall be remitted as per clause 1.5 and 0.

1.8. Bids without EMD as stated in section 0 will not be accepted and will be rejected without opening the contents of the techno-commercial bid.

1.9. The EMD shall be forfeited under following circumstances:

1.9.1. If the price quoted in the price bid is not above the reserve price for the land.

1.9.2. In the event of the bidder withdrawing / modifying his bid before the expiry of bid validity of 90 days from due date of the tender.

1.9.3. Failure to pay ONRP and Security Deposit within the stipulated/extended time, upon award of allotment order.

1.10. **Tender variable** is the One time Non-Refundable Premium (ONRP) payable by the successful bidder for the property. Reserve price of tender variable is stated in the price bid. Bidders are required to quote price above the reserve price. Any price quoted not above the reserve price for the property will not be considered and will be rejected. GST at prevailing rate will be charged extra.

1.11. Bidders have to read the entire bid document carefully and should give an undertaking as per Section 4 that they have accepted all terms and conditions of allotment. Undertaking as per Section 4 should be signed and uploaded in the e-tender portal.

1.12. Bidder should fill-in details as given in Section 5 of this document on-line, which includes activities proposed in the licensed property.

1.13. **Minimum Qualification Criteria MQC:** Bidders must satisfy the following criteria to qualify in the bidding. Document to prove MQC should be uploaded in the portal. Bids which do not satisfy the MQC will be summarily rejected and will not be considered for further evaluation.

1.13.1. Proof of entity:

1.13.1.1. In case of individual: Adhaar Card/ Election Commission Photo ID Card/Passport.

1.13.1.2. In case of a firm: GST registration certificate/Trade license.

1.13.1.3. In case of a Sole Proprietorship firm, an affidavit of Sole proprietorship should be submitted in the firm's letter head along with the bid.

1.13.1.4. In case of a Partnership firm, partnership deed duly notarized, should submitted along with the tender.

1.13.1.5. In case of a Company, copy of certificate of registration from Registrar of Companies should be submitted along with the bid.

1.13.2. Existing licensee should clear all dues payable to Cochin Port Trust to be eligible to participate in the tender. Offer of existing licensees having dues will be rejected.

1.14. Validity of Bid: The bid shall remain valid for a period of 90 days from date of opening of technical bid.

1.15. Details of property offered are given in Section 6 of this document.

1.16. This e-bid of Cochin Port Trust is executed through the service provider M/s. MSTC Ltd , Trivandrum Branch,1st Floor, BSNL CTO Building, Opp. Kerala Secretariat, Trivandrum-695001.

1.17. Bidders are required to register themselves online with http://www.mstcecommerce.com by following the link:- Port Lease Property→ CoPT→ Registration → Register as Bidder → Filling in details and creating own user-id and password→ Submit. Registration is free of cost.

1.18. Bidders will receive a system generated mail confirming their registration in the mail id which the bidder has provided at the time of filling in the registration form. This e mail should be forwarded to the contact persons of MSTC mentioned in section 1.38.

1.19. Only after registration, bidder can submit bids electronically. Submission of technical bid as well as Price bid has to be done by electronic bidding through the internet.

1.20. Bidder will receive a unique registration number and password to log-in to MSTC e-auction site. At this stage, bidders who are in possession of Digital Signature Certificate are eligible participate in the e-auction process.

1.21. The bidders should have a valid digital signature certificate (Class-II or Class-III) issued by any of the valid Certifying Authorities to participate in the e-bid.

1.22. Bidders should make their own arrangement for bidding from a PC connected with internet. Neither CoPT nor MSTC shall be responsible for making such arrangement.

1.23. Both price bid & technical bid are to be submitted on line at http://www.mstcecommerce.com

1.24. Submission of on-line Bid.

1.24.1. Follow the links: www.mstcecommerce.com→ Port Lease Property → CoPT → Login →Click for Auctions→ Stage I Bid Submission→ Live Auctions →Selection of the live event→ Techno Commercial and Price Bids

1.25. In all cases, bidders should use their own ID and Password along with Digital Signature at the time of submission of their bid.

1.26. All electronic bids submitted during the e-bid process shall be legally binding on the bidder.

1.27. Submission of Bid: The bidders are required to submit bid in e-bid mode only on http://www.mstcecommerce.com, before the due date and time fixed for opening of techno-commercial bid. Following document should be uploaded in the tender portal.

1.27.1. EMD should be submitted as stated in this tender document

1.27.2. Documents to prove MQC as stated in Section 1.13

1.27.3. Undertaking as per format given in Section 4

1.28. Price Bid should be filled on line by the bidder.

1.28.1. Reserve price for the property will be displayed by the system on-screen in the Price Schedule format.

1.28.2. Then the bidder should quote ONRP, he is willing to pay for the tendered property. The quoted amount shall be greater than the 'Reserve Price'.

1.28.3. Immediately, the system will display the quoted monthly license fee for the total area of the property, with taxes extra thereon.

1.29. Opening of Techno-commercial bids: Techno-commercial Bid will be opened at 15:00 hrs **on 08.07.2021** in the e-bid portal http://www.mstcecommerce.com.

1.30. Opening of Price bids: Price bids of those bidders who satisfy MQC as per clause 1.13 will be opened subsequently.

1.31. E-auction shall be conducted after opening price bid, with highest price bid as the floor price for e auction.

1.31.1. During e auction, a willing bidder shall get time to submit bid or improve the same as may be desired until the closing time.

1.31.2. In case of submission of any bid within eight minutes immediately before closing time of e auction, the system will allow further bid by any other technically qualified bidders for the next eight minutes from the time of submission of last online bid. This will go on till no bid is received within eight minutes of the last bid received. Once the period of eight minutes without any bid is over, the bidding will automatically closed and no further bidding will be allowed by the system.

1.32. In case a bidder does not participate in the e- auction, his only bid will be that given in the Price bid.

1.33. E-auction will not be conducted in case only one valid bid is received for the plot.

1.34. The bidder who has quoted the highest bid after considering the price bid and that obtained through e auction amongst all the bidders shall be treated as the successful bidder for each property.

1.35. The right of first refusal will not be extended to the existing/earlier licensee .

1.36. All taxes, as may be applicable from time to time shall be payable extra above the final bid amount.

1.37. Cochin Port will not take responsibility for any technical difficulties encountered by the bidder in participating in the e-bid.

1.38. Contact Person of MSTC

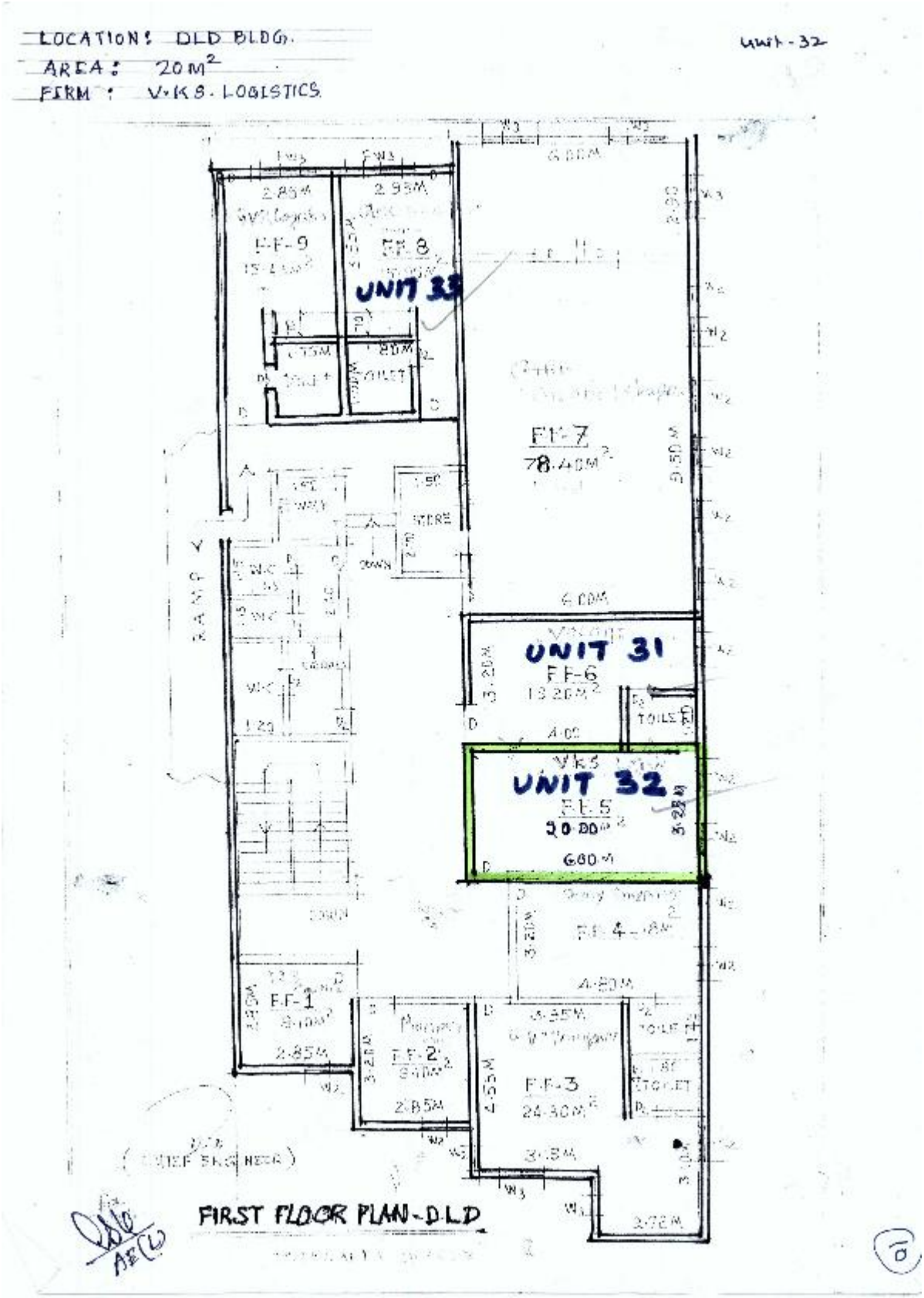
Sri. Santhosh Kumar Rajendran, Dy. Manager
Phone Number- 0471 2574257 (Mob-8884600700)
e-mail id: skrajendran@mstcindia.co.in

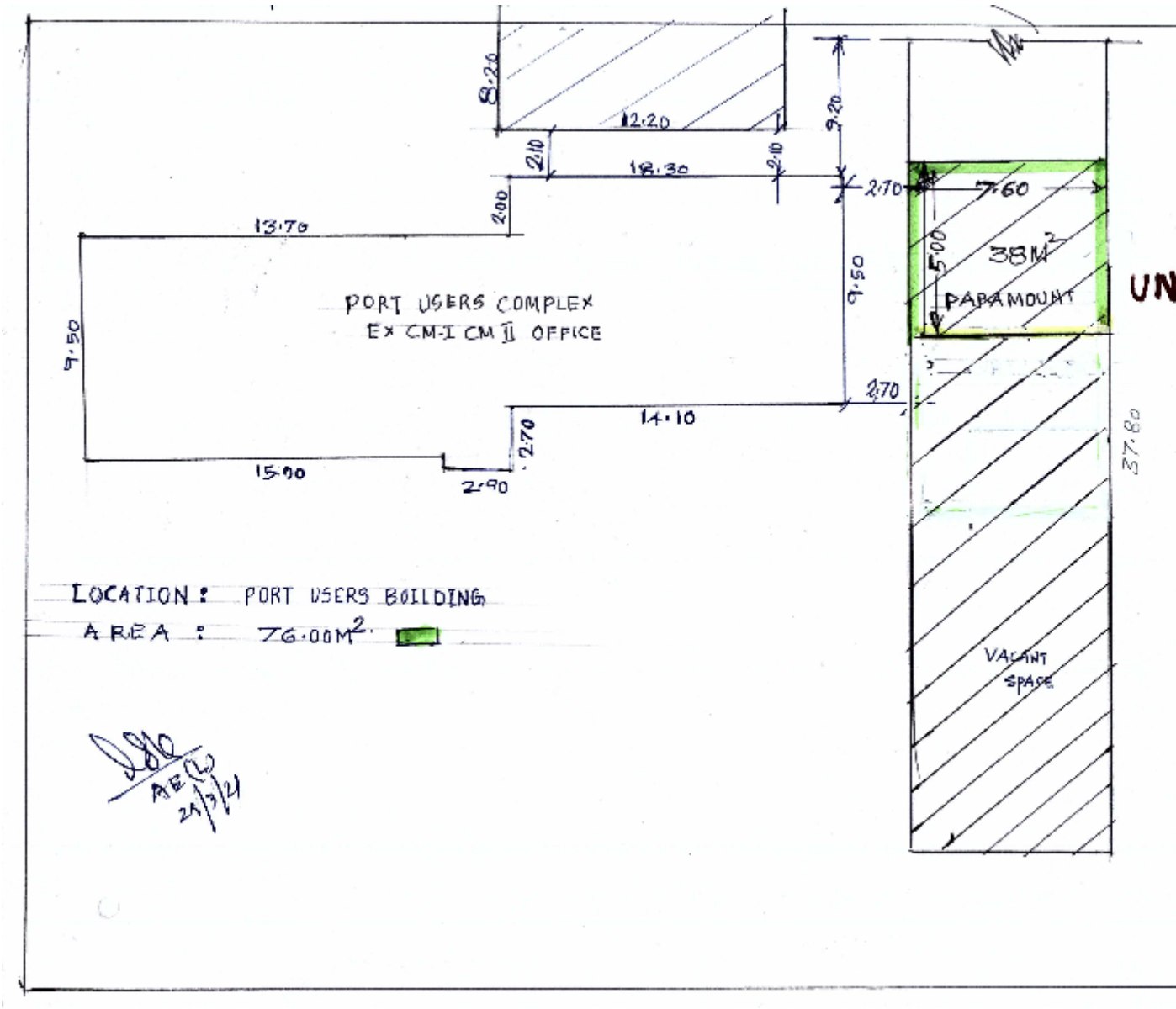
1.39. Contact Person of Cochin Port Trust

i. Sri. M.S.Shibu
Asst. Engineer(C)
Estate Division, Cochin Port Trust
Cochin-682009
Phone Number-04842582194
Email id: shibu.ms@cochinport.gov.in

ii. Sri. K. Ramesh
Suptdg.Engineer (M) Estate
Estate Division, Cochin Port Trust
Cochin-682009
Phone Number-0484 2582103
Email id: kramesh@cochinport.gov.in

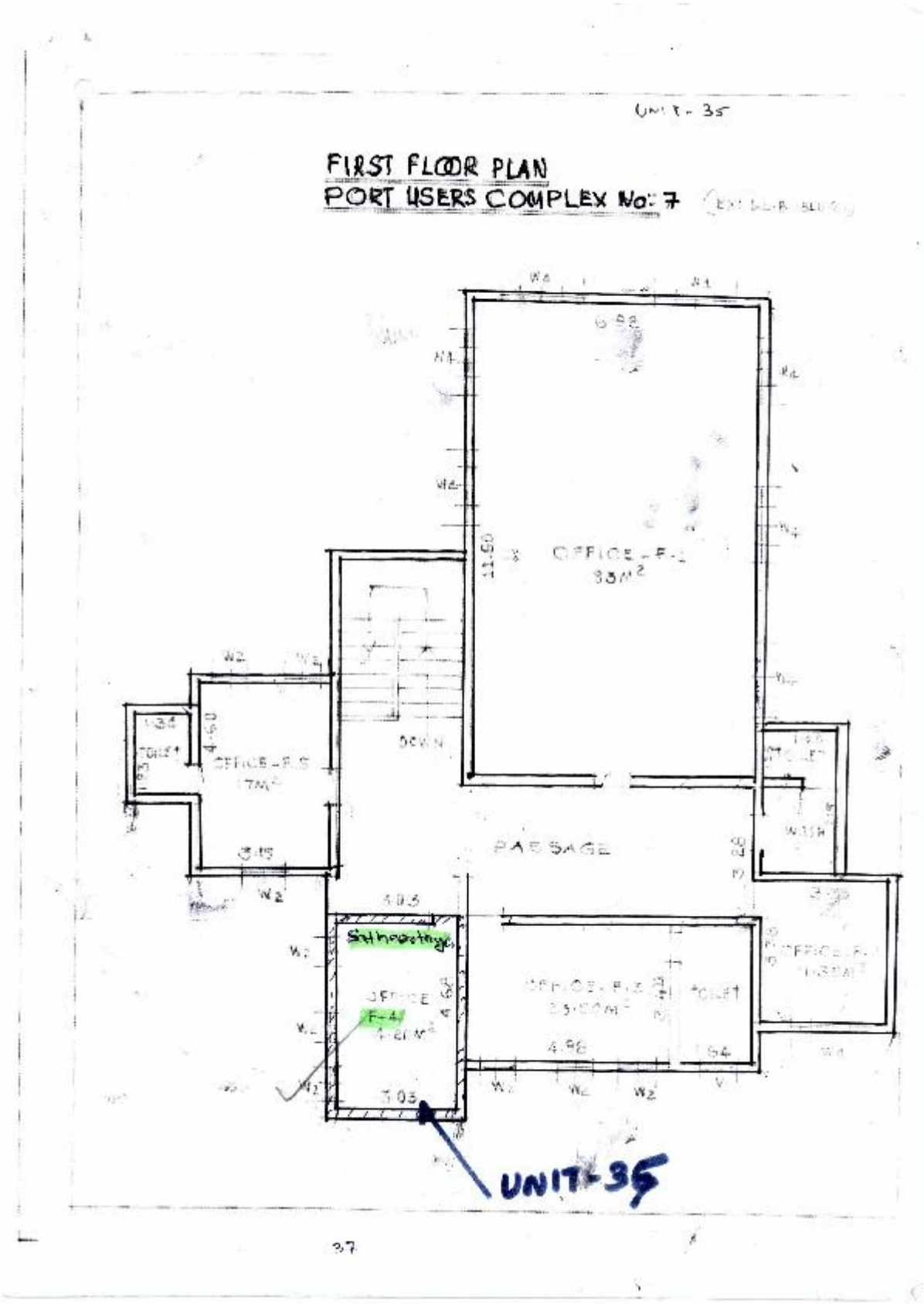
2. Sketches

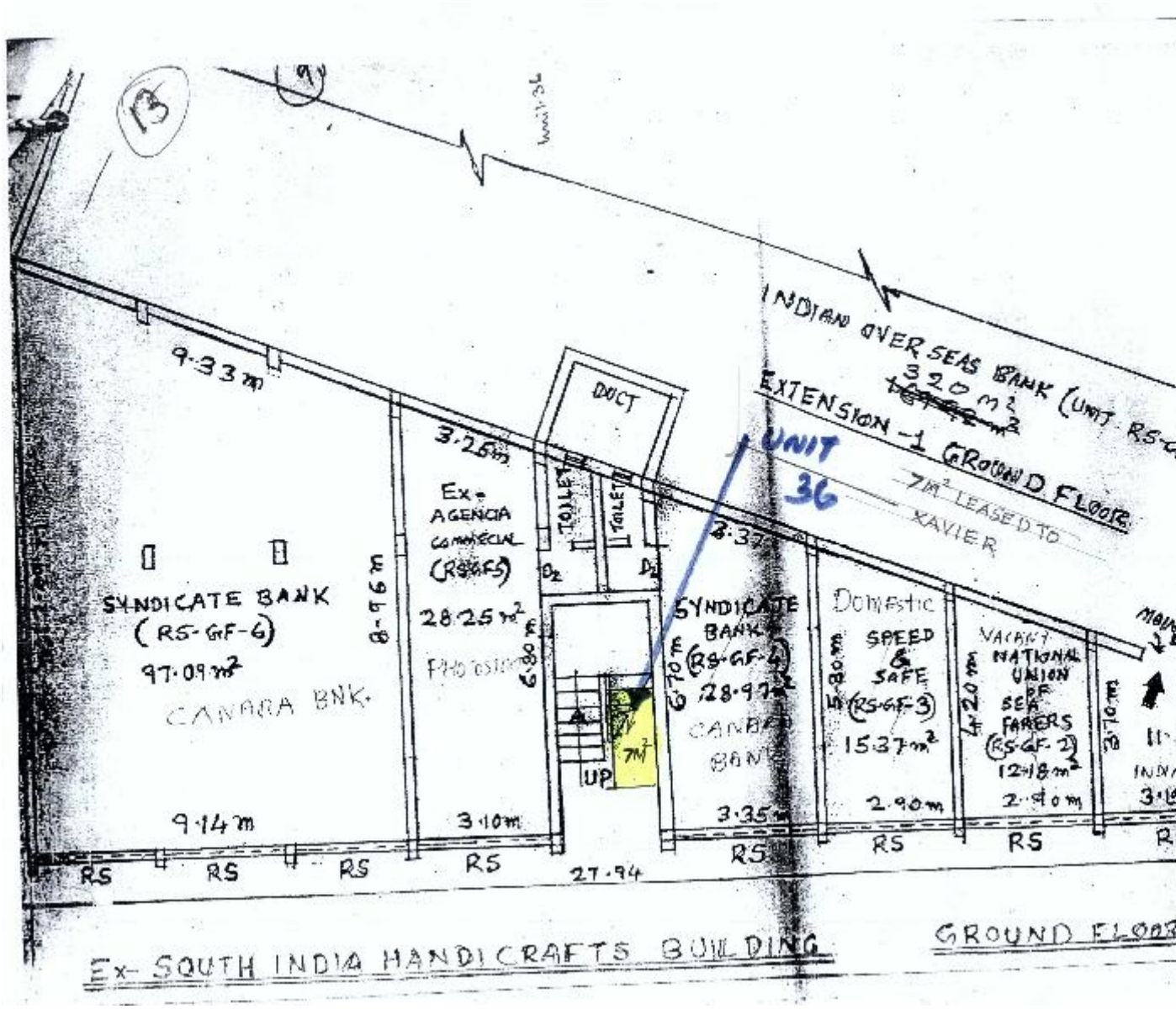

LOCATION: DLD BLDG.
AREA: 20M²
FIRM: V.K.S. LOGISTICS
UNIT-32
UNIT 33
UNIT 31
UNIT 32
F.F-9
F.F-8
F.F-7
78.40M²
F.F-6
13.20M²
F.F-5
20.00M²
F.F-4
F.F-1
F.F-2
F.F-3
24.30M²
RAMP
STORE
TOILET
FIRST FLOOR PLAN-DLD

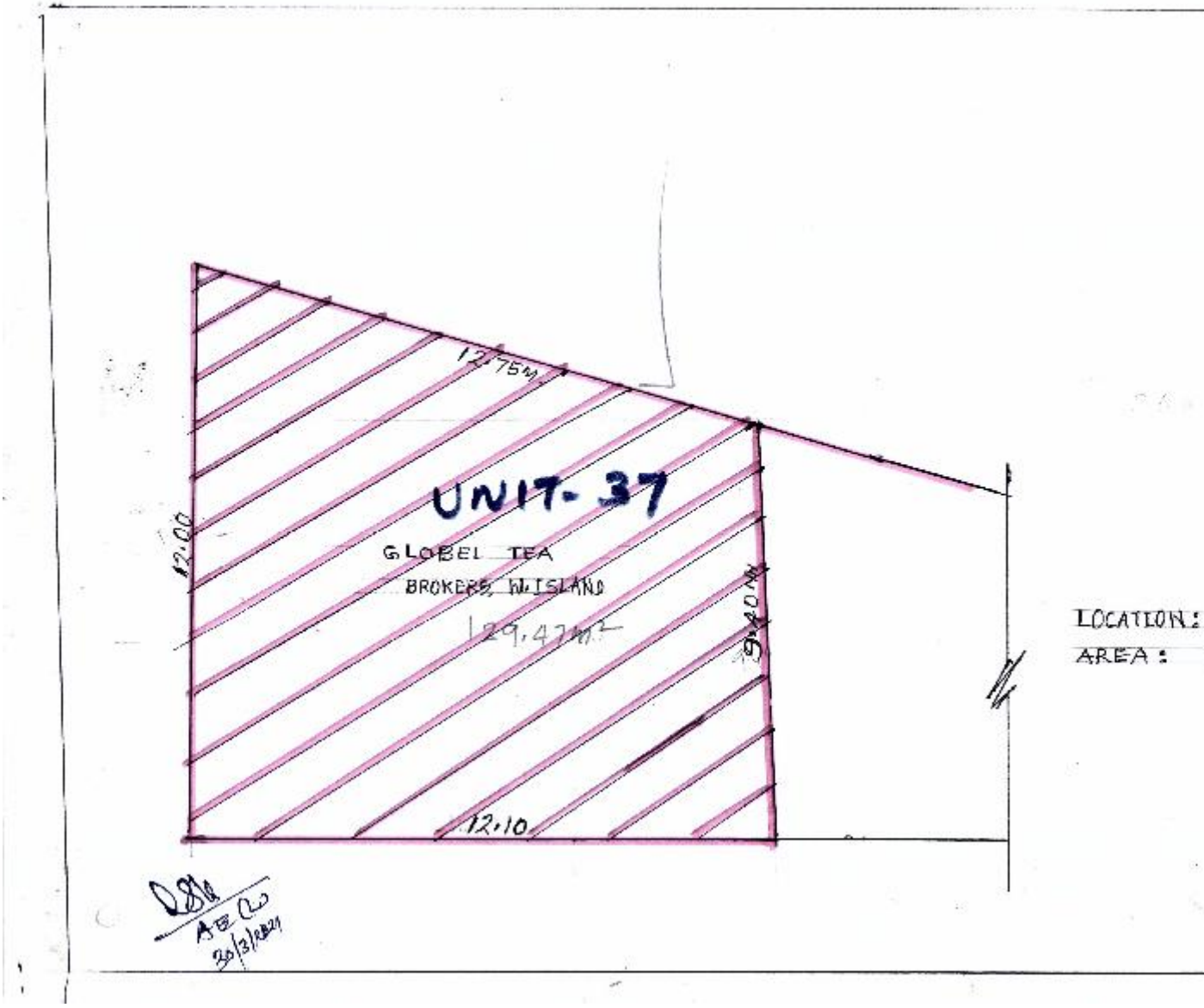

8.20
12.20
2.10
18.30
2.10
2.00
13.70
9.50
PORT USERS COMPLEX
EX CM-I CM II OFFICE
9.50
14.10
2.70
15.00
2.90
3.20
2.70
7.60
5.00
38M²
PAPAMOUNT
2.70
37.80
VACANT SPACE
LOCATION : PORT USERS BUILDING
AREA : 76.00M²
AE(L)
21/7/21

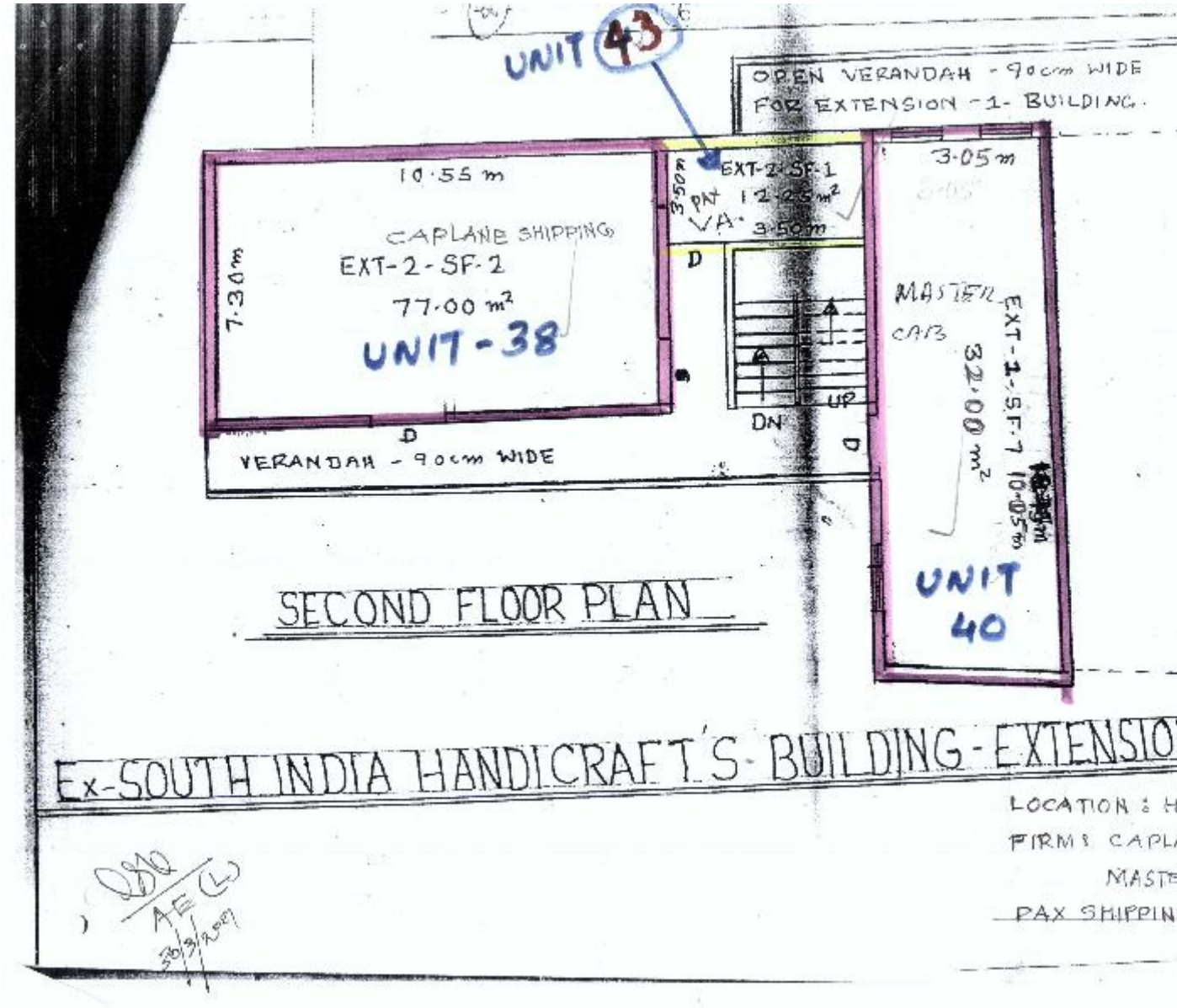
Unit – 34

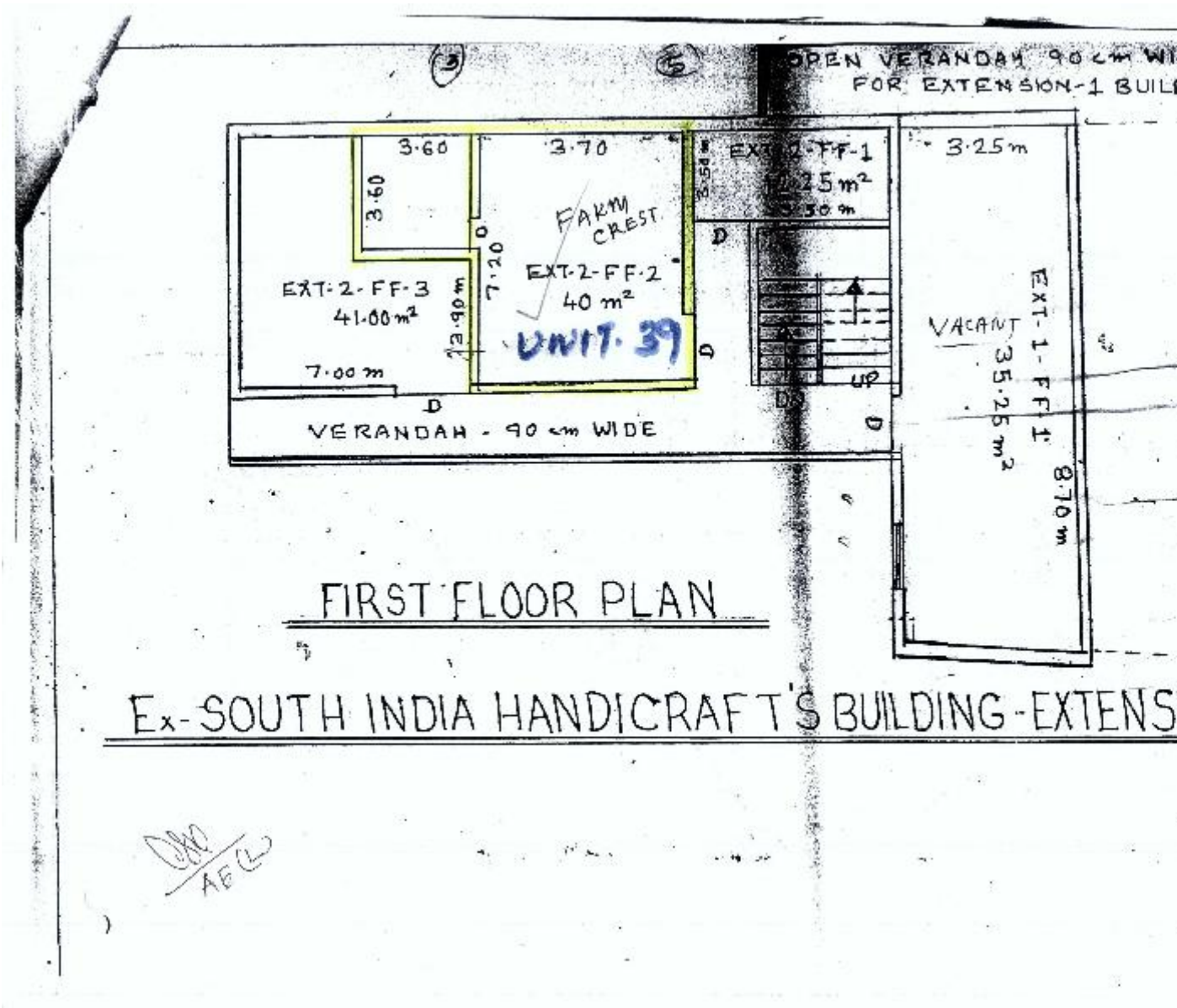
Sketches

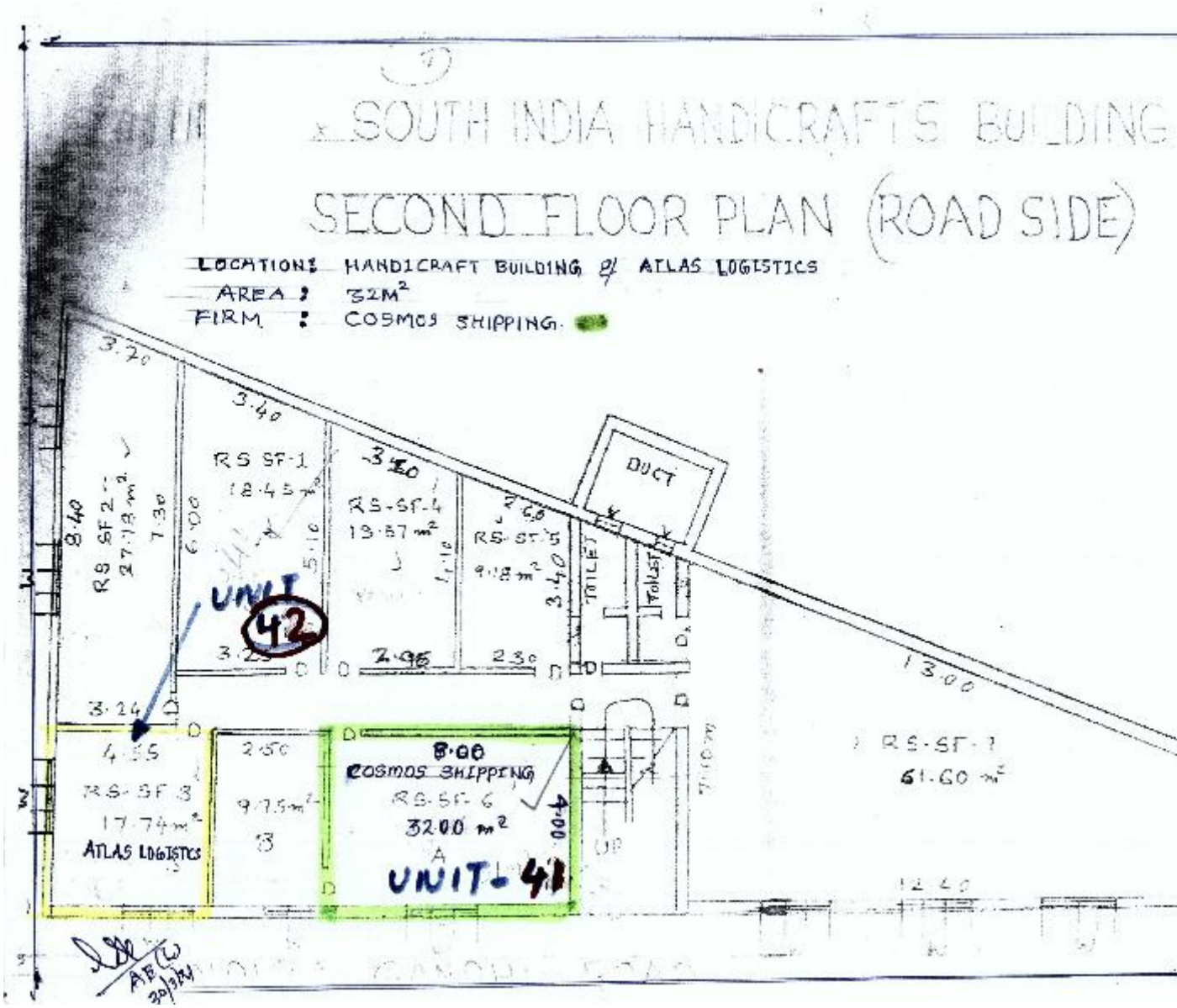

UNIT - 35
FIRST FLOOR PLAN
PORT USERS COMPLEX No: 7
OFFICE - F.1
33M²
DOWN
PASSAGE
TOILET
WASH
Sitting area
OFFICE
F-4
UNIT-35

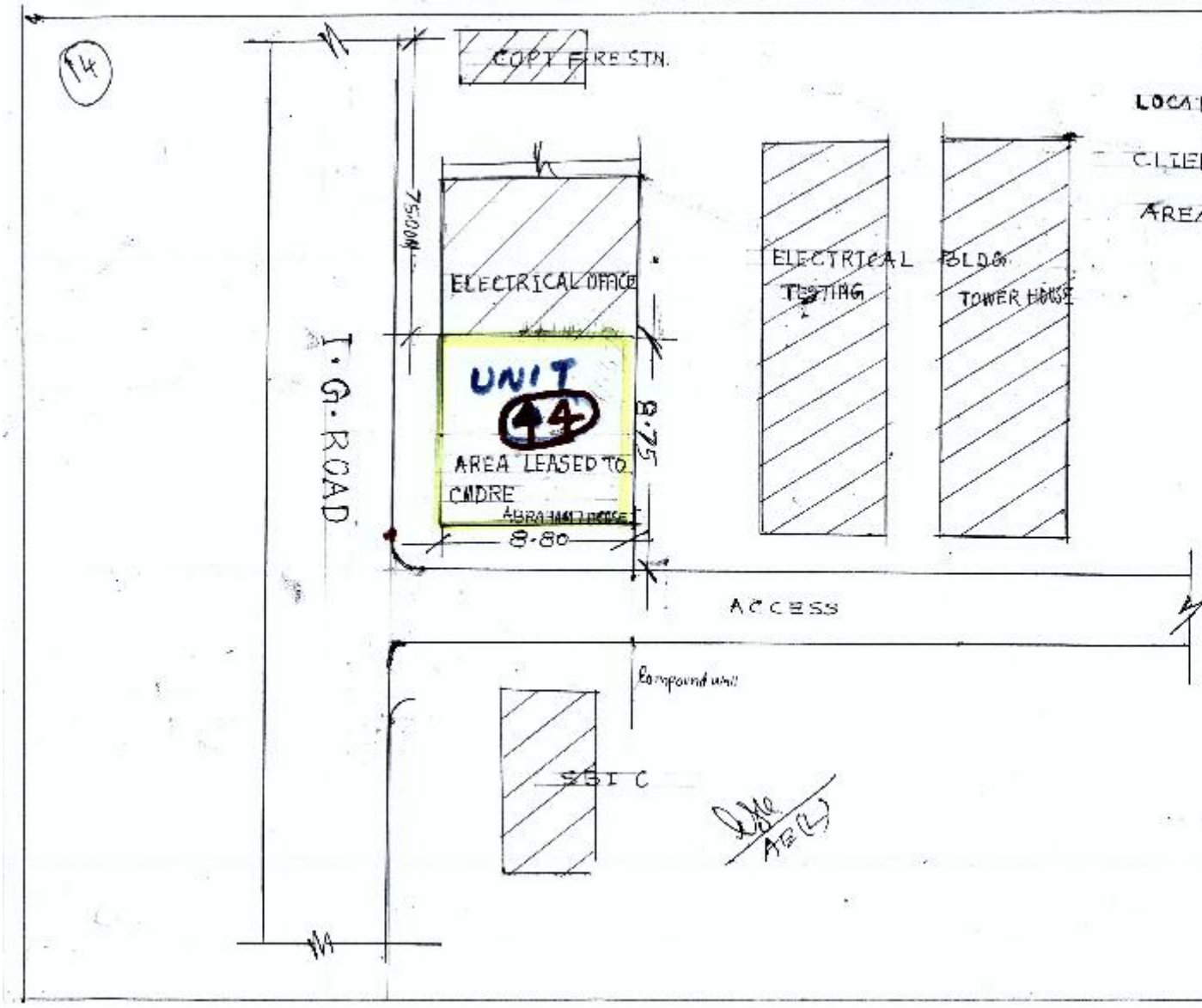

INDIAN OVERSEAS BANK (UNIT RS-G
320 m²
EXTENSION - 1 GROUND FLOOR
7m² LEASED TO
XAVIER
UNIT
36
DUCT
TOILET
TOILET
Ex-
AGENCIA
COMMERCIAL
(RS-GF-5)
28.25 m²
SYNDICATE BANK
(RS-GF-6)
97.09 m²
CANARA BNK.
SYNDICATE
BANK
(RS-GF-4)
28.97 m²
CANARA
BANK
Domestic
SPEED
&
SAFE
(RS-GF-3)
15.37 m²
VACANT
NATIONAL
UNION
OF
SEA
FARERS
(RS-GF-2)
12.18 m²
7m²
UP
9.33 m
3.25 m
8.96 m
6.80 m
6.70 m
5.80 m
4.20 m
3.70 m
9.14 m
3.10 m
3.35 m
2.90 m
2.90 m
27.94
RS
Ex- SOUTH INDIA HANDICRAFTS BUILDING
GROUND FLOOR


12.75M
UNIT- 37
GLOBEL TEA
BROKERS W.ISLAND
129.47M²
12.00
9.40M
12.10
LOCATION:
AREA :
AE (L)
30/3/2021


UNIT 43
OPEN VERANDAH - 90cm WIDE
FOR EXTENSION -1- BUILDING.
10.55 m
CAPLANE SHIPPING
EXT-2-SF-2
77.00 m²
UNIT-38
7.30m
3.50m
EXT-2-SF-1
PNT 12.25m²
VA. 3.50m
D
3.05m
MASTER
CAB
EXT-1-SF-7
32.00 m²
10.05m
UP
DN
D
VERANDAH - 90cm WIDE
UNIT 40
SECOND FLOOR PLAN
Ex-SOUTH INDIA HANDICRAFT'S BUILDING-EXTENSIO
LOCATION : H
FIRM : CAPLA
MASTE
PAX SHIPPIN
AE (L)
30/3/2007

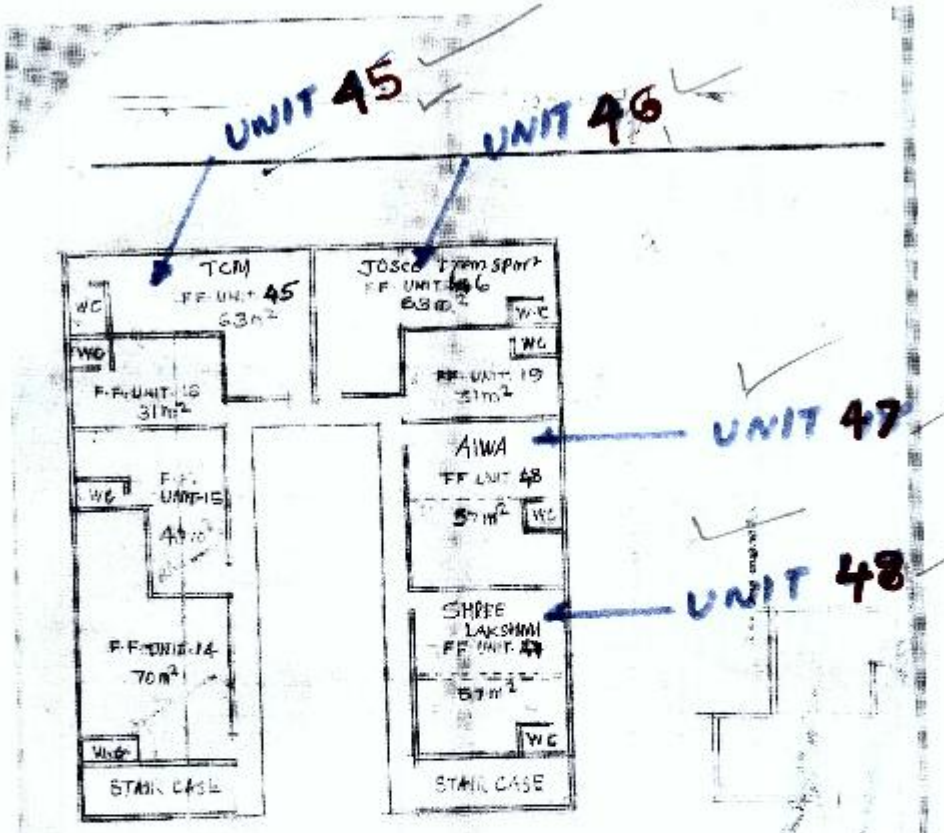

OPEN VERANDAH 90 cm WI
FOR EXTENSION-1 BUIL
3.60
3.70
3.60
3.25 m
FARM CREST
EXT-2-FF-2
40 m²
UNIT-39
EXT-2-FF-3
41.00 m²
7.20
2.90 m
7.00 m
D
VERANDAH - 90 cm WIDE
UP
VACANT
35.25 m²
EXT-1-FF-1
8.70 m
FIRST FLOOR PLAN
Ex-SOUTH INDIA HANDICRAFT'S BUILDING-EXTENS


SOUTH INDIA HANDICRAFTS BUILDING
SECOND FLOOR PLAN (ROAD SIDE)
LOCATION: HANDICRAFT BUILDING @ ATLAS LOGISTICS
AREA : 32M²
FIRM : COSMOS SHIPPING.
RS SF-1
18.45 m²
RS-SF-4
13.57 m²
RS-SF-5
9.18 m²
DUCT
TOILET
TOILET
UNIT 42
RS-SF-1
61.60 m²
RS-SF-3
17.74 m²
ATLAS LOGISTICS
COSMOS SHIPPING
RS-SF-6
32.00 m²
UNIT-41


14
COPT FIRE STN.
LOCA
CLIE
AREA
ELECTRICAL OFFICE
ELECTRICAL TESTING
BLDG. TOWER HOUSE
UNIT
44
AREA LEASED TO CMDRE
8.75
8.80
I.G. ROAD
ACCESS
Compound wall
SBI C

Bid No: 38731

unit. 46, 47, 48.



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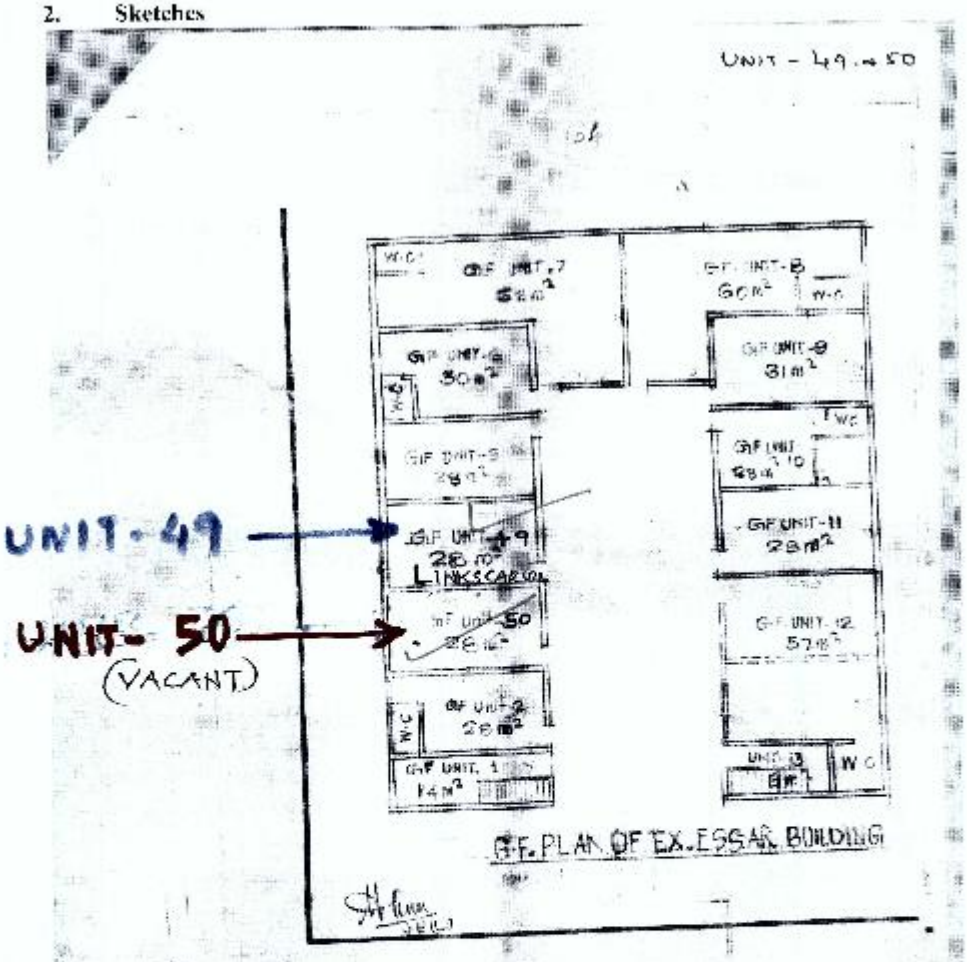
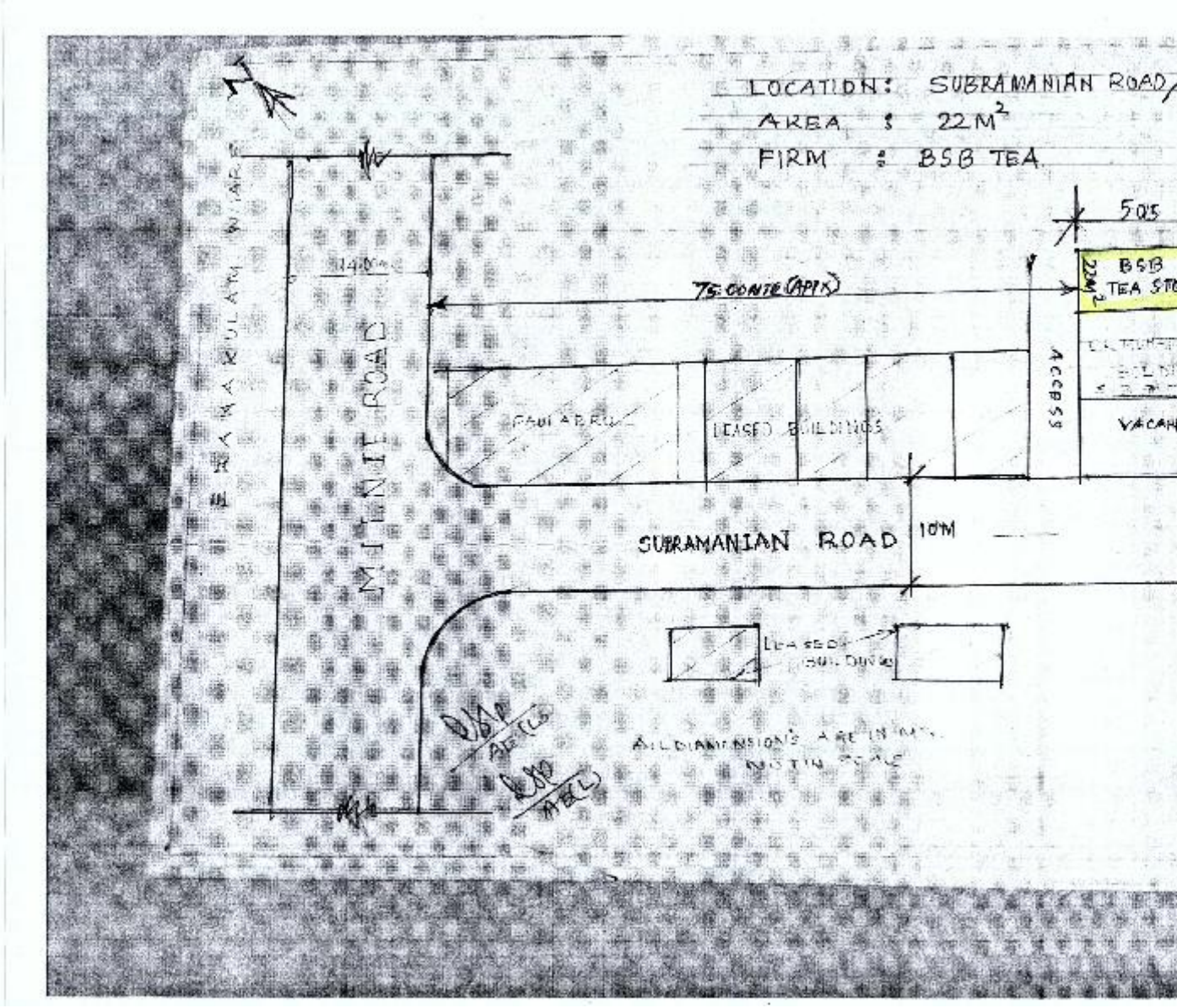
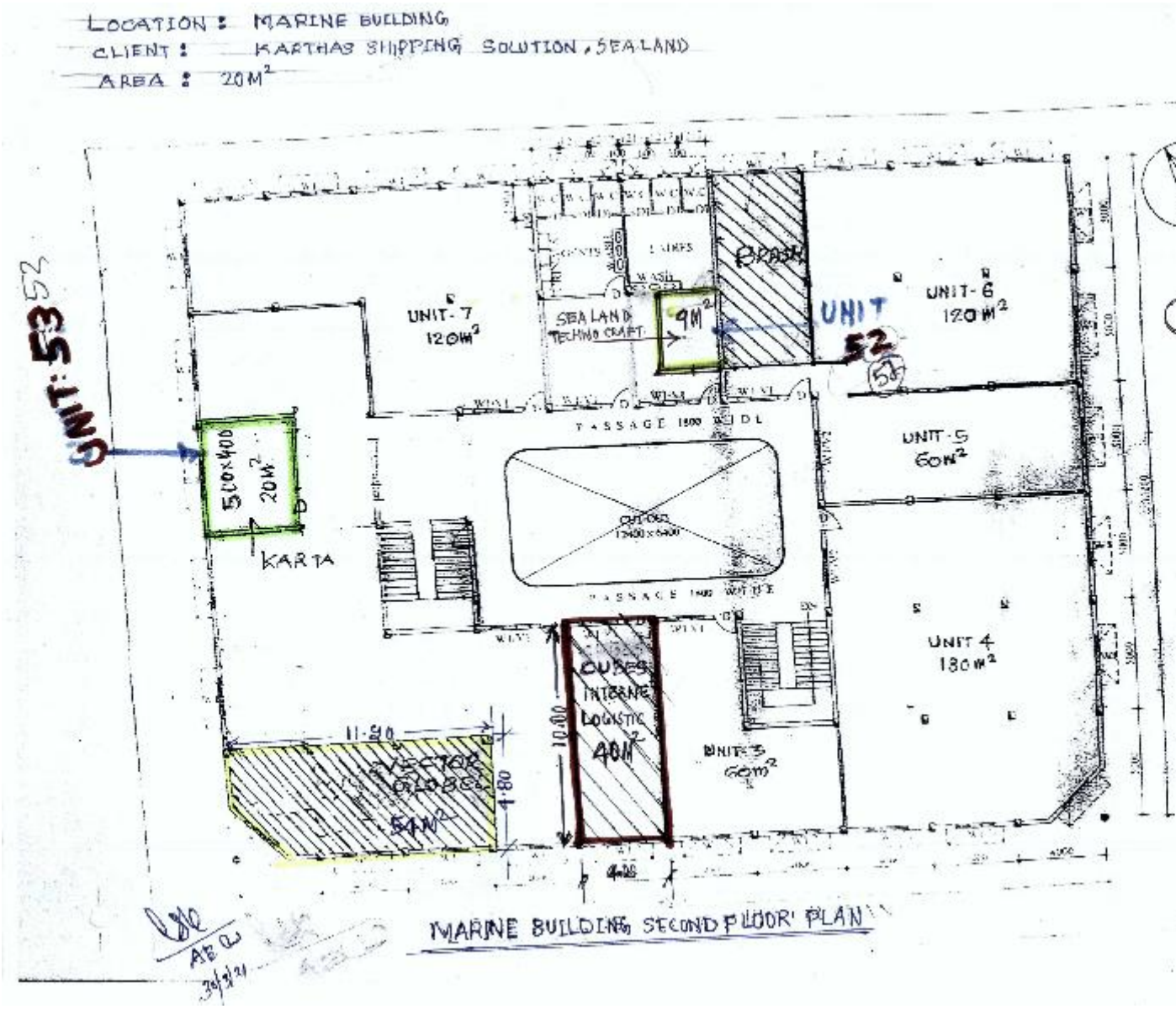
Bid No: 38731

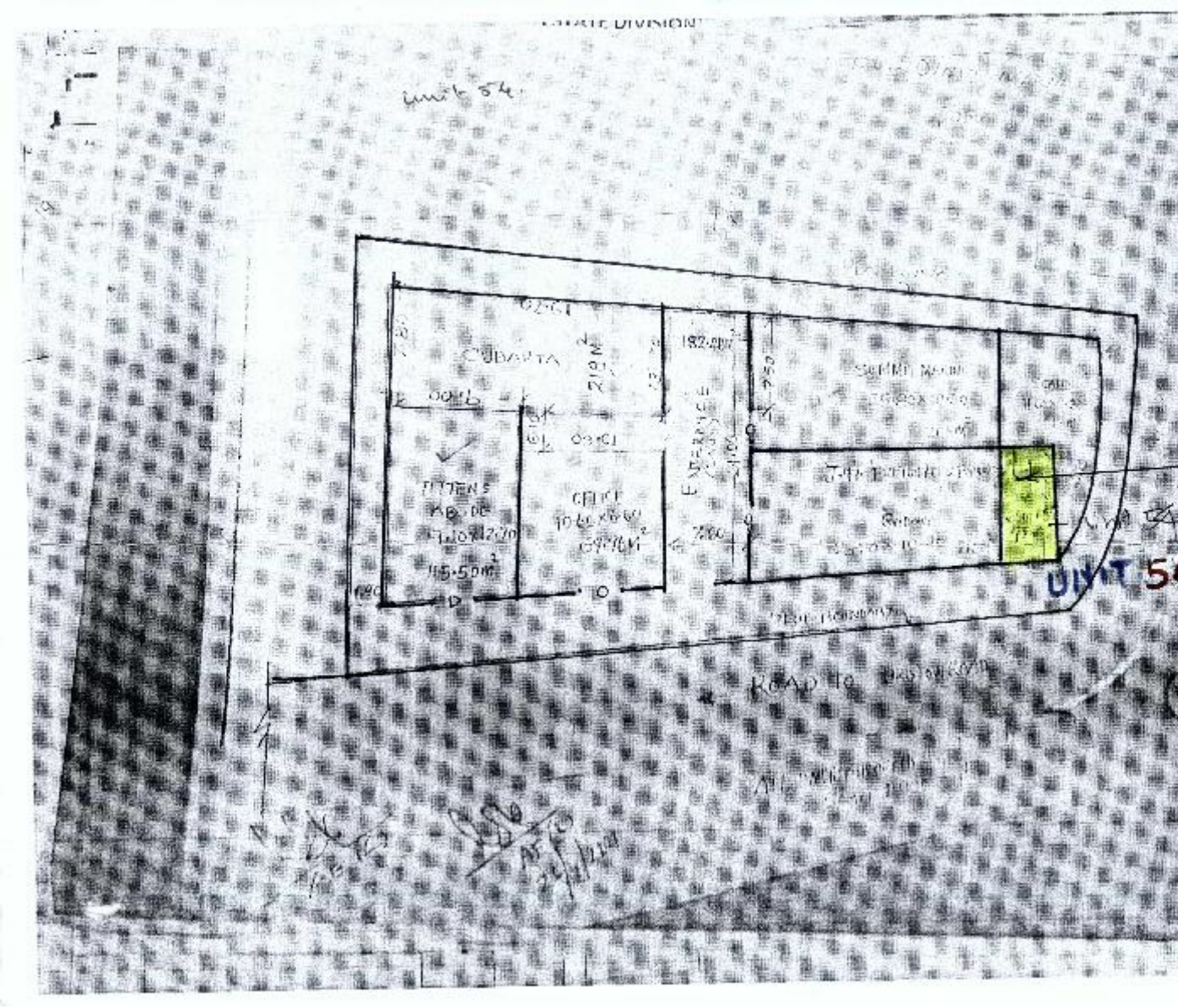
2. Sketches



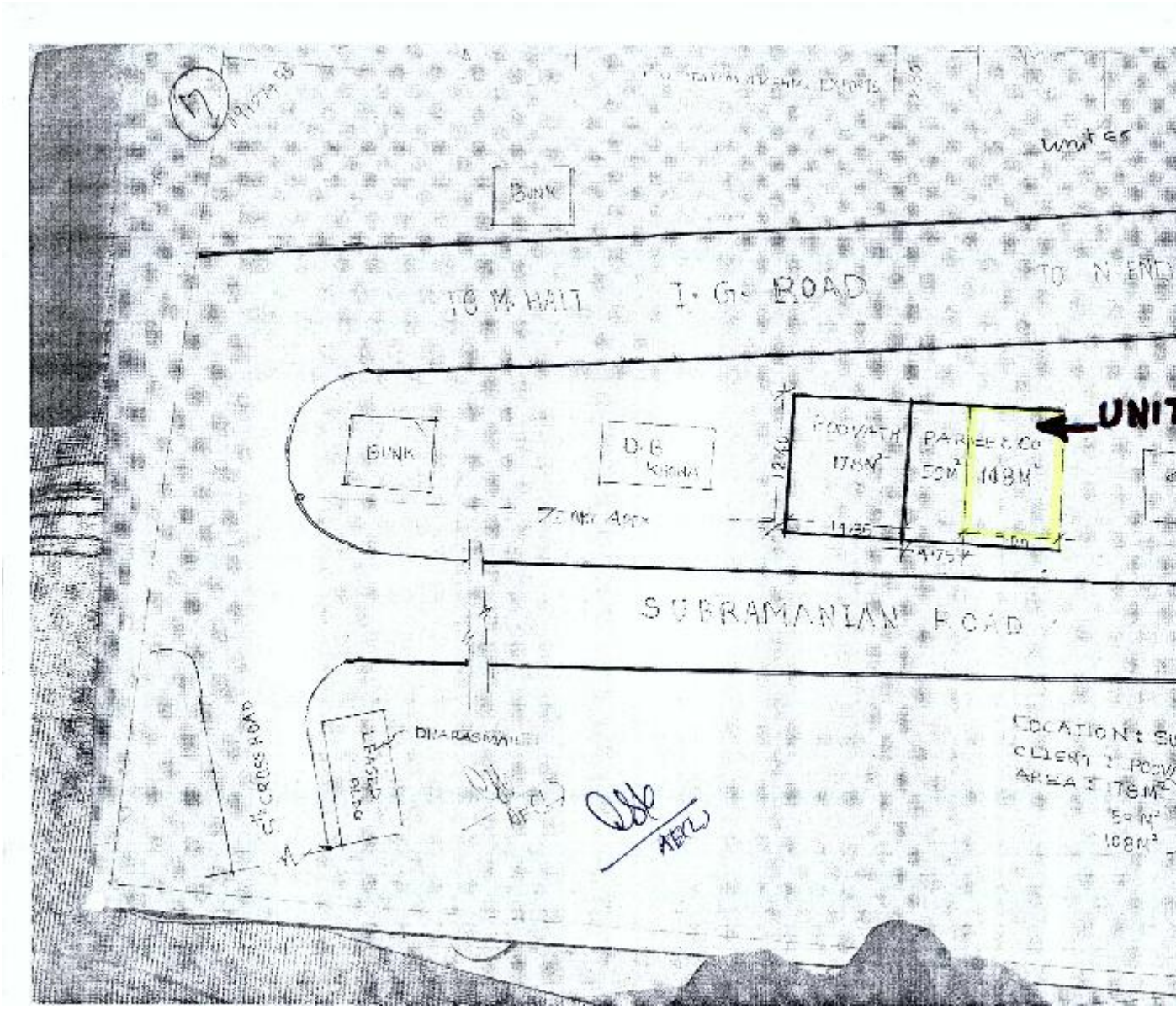

LOCATION: SUBRAMANIAN ROAD
AREA : 22M²
FIRM : BSB TEA
5.05
BSB TEA STO
22M²
75 CONTE (APPX)
ACCESS
LEASED BUILDINGS
VACAN
SUBRAMANIAN ROAD
10M
LEASED BUILDINGS
ALL DIMENSIONS ARE IN M
NOT IN SCALE
MILLENIT ROAD

Unit 51


LOCATION : MARINE BUILDING
CLIENT : KARTHAS SHIPPING SOLUTION, SEALAND
AREA : 20M²
UNIT 53
UNIT 52
UNIT-7
120M²
SEA LAND TECHNO CRAFT
9M²
UNIT-6
120M²
UNIT-5
60M²
UNIT 4
180M²
UNIT-3
60M²
5.00×4.00
20M²
KARTA
PASSAGE
CUBES INTERNE LOGISTIC
40M²
11.50
10.00
4.80
54M²
MARINE BUILDING SECOND FLOOR PLAN



Unit 54


Unit 55
BUNK
I. G. ROAD
TO N END
BUNK
D.G
SUBRAMANIAN ROAD
UNIT
DIVARASMAN
ABCL

Unit 55

3. General conditions of license

3.1. Applicable acts and directives

This license shall be governed by provisions of the Major Port Trusts Act, 1963, Indian Ports Act, 1908 and all directives issued by the Government of India from time to time. It shall be binding upon the licensee to comply with all such directives issued by the Government of India and communicated by the Licensor.

3.2. Site inspection: It would be deemed that prior to submission of bid, the bidder has made a complete and careful study of the existing conditions including but not limited to (a) the site conditions; (b) condition of building/structure (c) condition of the access road & surroundings and has assessed the extent of the work requirements for the proposed activity. It is also deemed that they are fully aware of all the applicable laws and applicable permits pertaining to the purpose for which they intent to use the premises. The Port Trust shall not be liable for any mistake or error or neglect by the bidder in respect of the above. The tendered asset is offered on as-is where-is basis. The office spaces put to tender was licensed to various parties whose license period have been expired. Some of the licensees might have made modification/improvements to the space at their cost, after obtaining approval of the Civil Engineering Department, CoPT. If the existing license happens to be the successful bidder, then they will be permitted for continued use of space with such modification/improvements. If the existing licensee is not the successful bidder for the space, they have to reinstate the space to its original condition and hand over the vacant possession of the space to CoPT. The bidder is expected to examine carefully the contents of the bid documents, including but not limited to the terms and conditions in the format of license deed given at Section 7.

3.3. Pre Acceptance letter

On acceptance of bid by Cochin Port Trust, a Pre-acceptance letter will be issued to the successful bidder, for remitting ONRP and security deposit.

3.4. One time non refundable premium

Successful bidder has to pay ONRP (H1 bid) plus GST, within 30 days of date of issue of Pre-acceptance letter. The said premium is non refundable under any circumstances.

3.5. Security Deposit

The successful bidder should pay six months license fee at the prevailing SoR as non interest bearing refundable security deposit for the duration of the license. As and when any deduction is made from the security deposit, or if the license fee is revised/increased, the licensee shall within a period of one month, deposit with the CoPT as additional security deposit such further amounts as will make the total security deposit equal to six months' then license fee. The security deposit so paid shall be refundable without interest, after adjustment of any dues including but not limited to any arrears of license fee or other amounts due to the Licensor and/or damages to the Premises, at the time of handing over vacant possession of the licensed premises on the expiry or termination of the license.

3.6. Mode of Payment

All payments to Cochin Port Trust shall be made through e-payment or by Demand Draft drawn in favour of the Financial Advisor & Chief Accounts Officer, Cochin Port Trust, from State Bank of India or any of its subsidiaries/ Nationalized Banks/ Scheduled Banks.

3.7. Bank Details of Cochin Port Trust for e-payment

State Bank of India, Cochin Port Trust Branch,
A/c No.10601197375, IFSC Code – SBIN0006367.

3.8. Allotment order

On receipt of security deposit and ONRP, Cochin Port Trust will issue Allotment order.

3.9. Execution of license deed

The licensee shall execute and get registered a license deed within 30 days from the date of allotment order as per the format given at Section-7. The licensee shall fill their part, sign in all pages with office seal in the format and submit along with tender. Credentials in support of person who is empowered for signing the license deed shall also be submitted. Other documents to be submitted are copy of PAN Card of executants, Copy of GST registration, address proof of the registration of the firm and address proof of executants, copy of Aadhar card of executants , Memorandum and Articles of association of the firm, resolution of the firm authorising their representative to execute license deed. Cochin Port Trust shall be entitled to cancel/terminate the allotment if the licensee does not execute the license deed within 30 days from the date of allotment order. Cost of stamp paper and all cost and expenses for execution of license deed shall be borne by the successful bidder.

3.10. Taking over of property and commencement of license

Licensee should take over the property within 30 days of issue of allotment letter. The licensee is liable to pay monthly license fee from the date of taking over of the property or from date of execution of license deed, whichever is earlier. Failure to take over the licensed property on or before the due date will not entitle the licensee for any remission in the license fee for delayed taking over of property.

3.11. Scope of license

What is tendered and allotted under this tender is only a license to use the property and the licensee does not have right to possess the property to the exclusion of Cochin Port Trust. The property is only temporarily allotted on license basis for the period stated in the final allotment order, starting from the date as stated in Section 3.10 of this document. The license is not automatically renewable. Any further extension, if at all, is at the sole discretion of the Port Administration. Allotment of property does not in any manner confer any right whatsoever over continued occupation / stay in the licensed property. Cochin Port Trust reserves the right to terminate the license at any time after giving one month notice for vacating the property.

3.12. License fee payable

License fee for every month, at prevailing SoR for open space with applicable escalation &GST should be paid to the Financial Adviser & Chief Accounts Officer, Cochin Port Trust, on or before 10th day of every month.

License fee for open space shall be as per the rate notified by TAMP from time to time. The current license fee applicable is Rs 190.64/m2/month.(FY-2021-22)

In the case of licensee who have deposit account with the port, license fee will be debited to their deposit account.

If at any time during currency of license, the TAMP or the Competent Authority revises the license fee, then notified SoR with annual cumulative escalations therein will be charged as license fee.

3.13. Eviction of licensee for default in payment.

Licensee shall pay license fee within the due date mentioned in the invoice.

If licensee fails to pay the license fee, within the due date, invoice amount will be deducted from the security deposit and the licensee has to replenish the security deposit immediately. If such licensee fails to make payment of license fee for two months or if the security deposit available with CoPT fall below an amount equivalent of five months license fee, Cochin Port Trust shall initiate eviction proceedings against the licensee.

3.14. Electrical energy charges

During the term of tenancy the licensee shall pay electrical energy charges consumed as shown in the Meter readings and also such rent as may be stipulated for the meter installation at the rates notified by the Port Trust, from time to time. The charges should be paid every month within 7 days on demand, failing which the connection will be stand disconnected on the 8th day without any notice. The restoration of electricity connection thereafter shall be done only after payment of restoration charges or such other charges as communicated by the Dy. Chief Mechanical Engineer (Electrical).

3.15. Water Charges

During the term of tenancy the licensee shall pay for fresh water used or consumed as shown in the Meter readings at the rates, notified by the Port Trust, from time to time. The charges should be paid every month within 10 days on demand failing which the connection will be stand disconnected on the 11th day without any notice.

3.16. Deducting payment due from Security Deposit

If the licensee defaults in payment of the license fee at any time, necessary adjustments shall be made by the Cochin Port Trust from the amount of security deposit and the licensee shall immediately make up the corresponding deficit in the security deposit.

3.17. Payment of taxes, charges, and assessments

The licensee shall from time to time and at all times during the term of license pay and discharge all rates, taxes, charges, and assessments of every description now subsisting, including arrears if any, accrued due after the date of commencement of the term of license, or which may at any time hereafter during the said term, be imposed, charged or assessed upon the licensed property, whether it be payable by the licensor or Cochin Port Trust.

3.18. Penal Interest for delayed payment

The Licensee shall be bound to pay interest on all overdue payments from the date when the same becomes due, at the rate as specified in the Scale of Rates for the time being in force and as revised from time to time, subject to a minimum of Rs.100/- (Rupees one hundred only), it being made clear that the liability for payment of interest shall not affect the other rights accruing to Cochin Port Trust on account of such defaults on the part of the Licensee.

3.19. Right to enter the licensed property

The Authorized officials of the Port with or without workmen or others will have the liberty to enter the licensed property at all times to view the conditions and state thereof or for any other reason.

3.20. Disconnection of utility services

Cochin Port Trust reserves the right to disconnect electricity & water connection and stop all port related services to the Licensee in the event of non-payment of any of the dues as stated above and the licensee shall be solely responsible for any loss or damage arising out of this.

Port will not be held liable for any loss or damage arising out of the disconnection of electricity and water connection on account of non-remittance of dues within the stipulated time.

3.21. Utilisation and up keeping of licensed property

The Licensee shall use the licensed property only for the purpose(s) for which the licensed property has been allotted/ licensed, unless otherwise approved by Cochin Port Trust. If it is noticed that the Building / open space is being used for the purposes other than what has been specifically permitted then the license shall be terminated without further notice at the risk and cost of the licensee. Permanent construction shall not be allowed in the licensed property.

The licensee shall not make any unnecessary excavation or remove or appropriate any minerals, mineral substances of any description, sand or clay, from the licensed property. Any such materials obtained from the licensed property should be placed or disposed of as directed by the Chief Engineer, Cochin Port Trust or his/its authorized representative.

The licensee should obtain prior approval of the Chief Engineer before making any alterations / modifications / additions to the structures / buildings / space so licensed. All plans for the development of licensed property shall be got approved by the Chief Engineer, Cochin Port Trust. Any alterations / modifications / additions to the structures / buildings / space done without the prior approval of the Chief Engineer will be treated as violation of the license condition and the license would be liable to be terminated without notice, at the risk and cost of the licensee. The plan should also be got approved by the Local Authority concerned before commencement of any work.

The licensee at all times during subsistence of the license shall carry out the painting of the property every block of two years in a uniform colour. Failing which Cochin Port Trust will do the same and the actual expenditure incurred will be recovered from the license.

The licensee shall have quiet and peaceful use of the licensed property, subject to their fulfilling the terms and conditions contained herein, however without in any matter compromising the right of the Cochin Port Trust to enter the property.

The licensee shall utilize the maximum permissible area of the Licensed property for purpose for which it is allotted. If the licensee does not or is not able to utilize the entire licensed property licensed to him, the portion of the licensed property not required by him should be vacated without any liability for payment of compensation. If the licensee fails to adhere to the same or the licensee does not vacate the unutilized portion of the licensed property, Cochin Port Trust shall have the right to takeover complete possession without any claim for compensation whatsoever, the whole or part of the portion of the licensed property left unutilized and use the same in any manner deemed expedient by Cochin Port Trust. In case there is any dispute regarding the extent of property that should be utilized for the construction/allotted purpose or the extent to be vacated, the decision of the Board of Trustees of Cochin Port Trust shall be final and binding.

The Licensee shall not at any time without the previous consent in writing of the Cochin Port Trust erect or suffer to be erected on the licensed property any structure(s) other than those approved by Cochin Port Trust or make any alteration in the plan or elevation of the said buildings or use the licensed property for any purpose other than that approved by Cochin Port Trust.

The licensee shall obtain all statutory and mandatory clearances as may be required under law including environmental clearances from appropriate authorities, before undertaking any activity and from time to time thereafter and also comply with all the norms as laid down by these statutory authorities.

It shall be the responsibility of the licensee to keep the surroundings adjoining their property clean and devoid of any wild growth or waste. The Licensee shall at all times during the subsistence of the license maintain the Licensed property in good sanitary condition and repair and keep the building(s)/structure(s) in the Licensed property in good and tenantable condition. If the Licensee fails to do so, Cochin Port Trust may, if necessary, arrange for execution of necessary works to maintain the licensed property and shall be entitled to recover the costs incurred for the execution of such works from the licensee.

The licensee shall keep the Port informed when any toxic or hazardous cargo is warehoused in the licensed property. Such cargo shall be warehoused only after obtaining all statutory sanctions and producing copies of the same before the CE/Secretary.

3.22. Indemnify Cochin Port Trust

Cochin Port Trust shall not be responsible to the licensee or any other person(s) for any loss or damage or injury to life or property arising directly or indirectly from the use of the licensed property and the activities the licensee is engaged in on the licensed property during the period of License. The licensee shall also indemnify Cochin Port Trust against all loss or damage or injury to life or property of any one, including third parties or claims and costs thereof arising directly or indirectly from the use of the licensed property by the licensee and the activities the licensee is engaged in the licensed

property, due to any defect or any act or default of any employees of the port or any other person during the period of license.

3.23. Applicable laws

License shall be governed by provisions of the Major Port Trusts Act, 1963, Indian Ports Act, 1908 and all directives issued by the Government of India from time to time. It shall be binding upon the Licensee to comply with all such directives issued by the Government of India and communicated by Cochin Port Trust to the licensee.

3.24. Utility services

If, on request in writing by the licensee, Cochin Port Trust removes/relays/re-routes or causes removal/relay/re-routing of any utility services such as underground or overhead electric lines, telegraphic or telephonic lines, water pipelines, drains etc., from the licensed property, the licensee shall pay the Cochin Port Trust the cost of such removal within fourteen days from the date on which demand in writing for such cost is served on the licensee.

Cochin Port Trust shall be entitled to allow any public utility services such as electric posts, or cables, water supply, sewer lines, drains, sanitary lines or telegraph post or cables, to be taken through the licensed property and the licensees shall not be entitled to any compensation in respect of the same, including compensation, if any, relating to the space occupied by such public utility services. Provided that while allowing such public utility services to be taken through the Licensed property, only the minimum possible hindrance shall be caused to other structures in the Licensed property.

3.25. Payment for damages

The Licensee shall pay for any damage done by him/it or his/its Employees/workers or agents during the license period to any property of Cochin Port Trust on the licensed property or land adjacent thereto.

3.26. Erecting Hoarding/advertisement board

Hoarding or advertisement board shall not be erected in the licensed property without the written permission of the Licensor.

3.27. Entry into the licensed property

Cochin Port Trust and their authorized agents shall be entitled to enter the licensed property at any time and inspect the same.

3.28. Ban on underlet/sublease/ assign/transfer

The Licensee shall not underlet, sublease, assign or transfer the licensed property or the building(s)/structure(s) in the licensed property. The licensee shall not create any charge in respect of the licensed property. Any underlet/ sublease/ assign/ transfer or creating charge of the licensed property or any part thereof shall be treated as unauthorized and the license shall be terminated without further notice at the risk and cost of the licensee. Licensee shall pay the penal rent at the rate of thrice the normal rent for the period of such unauthorized sublease/sublet/assign/transfer.

3.29. Termination of license

3.29.1 Early termination by licensee

The licensee may terminate the license at any time before the expiry of the license period by giving **one month** prior notice in writing to Cochin Port Trust. The licensee can also be terminated by the licensee any time by paying one month license fee at the then prevailing rate. Licensee shall be entitled to remove all structures/ fixtures which at any time during the currency of this license shall have been erected or fixed by the licensee upon the licensed property, without any claim or compensation whatsoever and vacate the licensed property to Cochin Port Trust.

3.29.2 Early termination by Cochin Port Trust

Cochin Port Trust shall be entitled to cancel the license either in respect of the whole licensed property or any part thereof, with improvements thereon, if any, before the expiry of the license period, if the licensed property or part thereof is required for Port's development purposes / activities.

In such case, Cochin Port Trust shall give **one month** prior notice to the licensee. In that event, the licensee shall be entitled to corresponding remission of the license fee where applicable. Licensee shall not be entitled for any compensation. The Port will not be held liable for any loss arising on this account.

3.29.3 Termination for default in payment

If the licensee makes default in payment of the license fee or electricity charges or water charges or cargo related charges or vessels related charges or interest on delayed payment of dues or any other dues, Cochin Port Trust shall be entitled to terminate and cancel the license **forthwith**. The licensee shall thereupon forfeit all his/its rights on the property and shall remain liable for any sum then due by the licensee and also for any loss, which may be caused to Cochin Port Trust by reasons of such default.

3.29.4 Termination on breach of conditions

Cochin Port Trust shall be entitled to terminate the license at the risk and the cost of the licensee in the event of violation of any of the terms and conditions of the license by the licensee, which is not rectified within a period of **thirty days** of a notice issued in this behalf by Cochin Port Trust.

Upon any breach or non-observance by the licensee of any of the covenants or conditions of license, Cochin Port Trust may enter upon the licensed property and takeover complete possession of it, as if this license had not been granted and thereupon the license shall absolutely determine and Cochin Port Trust shall be entitled within **fifteen days** from the date of such re-entry, to remove all structures and fixtures which at any time during the currency of this license shall have been erected or affixed by the licensee upon the licensed property, without any claim to any compensation whatsoever.

3.29.5 Termination on insolvency/bankruptcy

Cochin Port Trust shall be entitled to cancel/terminate the license before expiry of license period if the licensee is declared insolvent or bankrupt or is unable to pay its debts or makes a composition with its creditors or if a trustee, liquidator, receiver or administrator is appointed to take over the assets or the business or the undertaking of the licensee or if a substantial portion of the assets, property, revenues or business of the licensee is confiscated or expropriated by the Government (Central or State) or any governmental agency or third party orif the law relating to the sick companies applies to the licensee or the licensee is dissolved or wound up or if an order shall be made or an effective resolution is passed for the winding up of the licensee or the licensee is reconstituted or the business or operations of the licensee is closed either due to disputes inter-se amongst its stakeholders or otherwise.

3.29.6 Termination on public interest

Cochin Port Trust shall be entitled to terminate the license before expiry of License period on account of public interest.

3.30 Expiry of licensee

On expiry of the license period the licensee shall vacate the licensed property restoring it to its former condition.

3.31 Restoration of licensed property

Upon expiry or termination of the license for any reason whatsoever, the licensee shall remove the structures erected or other improvements made by him/it on the licensed property without any claim to compensation whatever and restore the licensed property to its original condition, within such time as directed by Cochin Port Trust. If the licensee does not remove the structures and fixtures erected thereon or restore the licensed property to its original condition as required and within the time prescribed, Cochin Port Trust shall have the right to remove the said structures and fixtures and restore the licensed property to its original condition and the cost of such removal and restoration shall be realized from the sale of materials and the balance, if any, from the licensee. In case there is any amount left from the sale price of the materials so removed, after realization of the cost of removal and

restoration referred to herein, the same may be utilized by Cochin Port Trust for recovery of any other amounts that may be due to the Cochin Port Trust from the Licensee.

3.32 Penalty for unauthorised occupation

After the expiry or earlier termination of license if the licensee continues to occupy the licensed property, such occupation shall be unauthorized and without prejudice to the right of Cochin Port Trust to evict the licensee for such unauthorized occupation, the licensee shall be liable to pay compensation for wrongful use and occupation at three times the monthly license fee applicable.

3.33 Penalty for breach of license conditions

If the Licensee commits any breach or violates any terms and conditions of allotment, Cochin Port Trust may, without prejudice to its right to terminate the license, impose appropriate penalty on the licensee depending upon the nature/ magnitude of breach/ violation. Such penalty may be imposed after giving a reasonable opportunity to the licensee to present his case.

In the event of any disputes the decision of the Chairman shall be final and binding to the parties.

4. Undertaking by the bidder

(To be downloaded, filled, signed with seal, scanned and uploaded in the e-tender portal)

1. I/We, _____ (Name of bidder) having examined the Tender Document and fully understood its content hereby submit the tender for allotment of office space, Unit No..... tendered by CoPT, on "as is where is" basis, through tender-cum-auction.
2. I/We accept all the terms & conditions of the Tender Document, including its addendum/corrigendum etc.
3. I/We do hereby confirm that no changes have been made in the tender document downloaded and submitted by us for the tender.
4. I/We do hereby undertake that I/we have not made any payment or illegal gratification to any person/authority connected with the bidding process of tender, so as to influence the bidding process and have not committed any offence under the PC Act in connection with the bid.
5. I/We have submitted copies of the required documents to prove MQC
6. I/We have quoted ONRP payable, above the Reserve Price.
7. I / We understand that CoPT reserves the right to accept or reject any tender and to annul the tendering process and reject all tenders at anytime without any liability or any obligation for such acceptance, rejection or annulment without assigning any reason thereof.
8. I / We hereby undertake that we will abide by the decision of CoPT in the matter of examination, evaluation and selection of successful bidder and shall refrain from challenging or questioning any decision taken by CoPT in this regard.

Name & Signature of the bidder with office seal
Date

Witness

Sl No.	Name	Address	Signature
1			
2			

5. Profile of Bidder & Details of the project proposed

5.1 Name of the bidder :

5.2 Address for communication :

5.3 Address of local/ branch office if any :

5.4 Date of incorporation and commencement of business :

5.5 Parent Company, if any

5.6 PAN Number of bidder :

5.7 GST Registration Number :

5.8 Brief description of the bidder, including years of Operations of the existing business , the extent it involves/is dependent on Port based activities, etc.:

5.9 Details of existing business, if any, in the Port with details of cargo handled (attach Separate sheet/document, if required)

5.10 Details of the existing business of the bidder :

5.11 Past experience of the bidder in implementing, operating and management of similar projects (details of project):

5.12 Annual Turnover for the past 3 years

2018-19 :

2019-20 :

2020-21 :

5.13 Brief description of the purpose for which the office space for which the land is proposed to be licensed (attach separate sheet/document, if required).

Note: If the activities proposed by the bidder are not acceptable to Cochin Port Trust the bid will be rejected.

5.14 If there is any tie-up with foreign companies, please furnish the details:

5.15 Brief details of structures proposed to be Erected/constructed. :

5.16 Are you prepared to meet the expenses towards the development of the plot and surroundings, including maintaining drains, roads, etc, within/towards the plot. :

5.17 Likely date of commissioning of the facility :

5.18 Requirement of power (apprx) (in MW) :

5.19 Requirement of water (apprx) (in KL) :

(S i g n a t u r e)
(Designation & Seal of Office)

6. Schedule of property put on tender.

Sl. No	Identity No:	Details of asset	Area (m2)	EMD	Reserve Price of ONRP
1	Unit-31	Office Space at FF of PUC NO.2 (DLD BLDG)	20	4810	11438
2	Unit-32	Office Space at FF of PUC NO.2 (DLD BLDG)	20	4810	11438
3	Unit-33	Office Space at FF of PUC NO.2 (DLD BLDG)	16	3850	9151
4	Unit-34	Office space at GF of PUC NO.3(EX-CMI & CMII BLDG)	38	9130	21733
5	Unit-35	Office space at FF of PUC NO.7 (EX-DLD BLDG ABOVE ICICI BANK)	15	3610	8579
6	Unit-36	Office space at GF of Ex.South India Handicrafts Bldg.	7	1690	4003
7	Unit-37	Office space at FF of Ex.South India Handicrafts Bldg	129	30990	73778
8	Unit-38	Office space at SF of Ex.South India Handicrafts Bldg	77	18500	44038
9	Unit-39	Office space at FF of Ex.South India Handicrafts Bldg	40	9610	22877
10	Unit-40	Office space at SF of Ex.South India Handicrafts Bldg	32	7690	18301
11	Unit-41	Office space at SF of Ex.South India Handicrafts Bldg	32	7690	18301
12	Unit-42	Office space at SF of Ex.South India Handicrafts Bldg	18	4330	10295
13	Unit-43	Office space at SF of Ex.South India Handicrafts Bldg	12.25	2950	7006
14	Unit-44	Office space at GF of EX-Electrical Dvn. Office	77	18500	44038
15	Unit-45	Office space at FF of EX-Azad/Essar Bldg.	63	15140	36031
16	Unit-46	Office space at FF of EX-Azad/Essar Bldg.	63	15140	36031
17	Unit-47	Office space at FF of EX-Azad/Essar Bldg.	57	13700	32599
18	Unit-48	Office space at FF of EX-Azad/Essar Bldg.	57	13700	32599
19	Unit-49	Office space at GF of EX-Azad/Essar Bldg.	28	6730	16014
20	Unit-50	Office space at GF of EX-Azad/Essar Bldg.	28	6730	16014
21	Unit-51	Office space at GF of Ex.E.K.Muhamed Building	22	5290	12582
22	Unit-52	Office space at SF of Marine Building	9	2170	5147
23	Unit-53	Office space at SF of Marine Building	20	4810	11438
24	Unit-54	Office space at GF of Ex.T.K.Parvathy Building	20	4810	11438
25	Unit-55	Office space at GF of Ex. D.B.Khona Building	108	25950	61767

7. Format of License deed

LICENSE DEED FORMAT FOR OFFICE SPACE

Licensee …….
rep. by its ……...

THIS DEED OF LICENSE, made the …….. day of …….. Two thousand and ……. BETWEEN THE BOARD OF TRUSTEES OF THE PORT OF COCHIN, PAN NO. AAALC1134F, a Body corporate under the Major Port Trusts Act, 1963 having its office at W/Island, Cochin-9 represented by its ……..…….(hereinafter called "the LICENSOR") of the one part;AND……..…..…… ……..……... (hereinafter called "the LICENSEE") of the other part:

WHEREAS pursuant to the decision to allot on Notice Inviting Tender issued by the Licensor, the Tender submitted by the Licensee has been accepted by the Licensor and the Licensor has agreed to allot to the Licensee by way of License the office Spaces on the terms and conditions herein contained.

NOW THEREFORE THIS DEED WITNESSETH that in consideration of the premium paid as stated hereunder and license fee to be paid as herein provided and other terms and conditions on the part of the Licensee to be observed, the Licensor does hereby grant to the Licensee, License of office containing by admeasurement ---------- or thereabout situated on Willingdon Island which part of premises is more particularly described hereunder written and for greater clearness, delineated with the measurement thereof in the plan annexed hereto (hereinafter referred to as the "licensed premises") TO HOLD the same for a term of Five (5) years from the ---------- day of ----------(i.e., the date of handing over of the Office Space) to the ---------- day of ---------- (month & year) , for the purpose(s) it is allotted ie. ----------, subject to the following conditions:-

1.

1.1. The Licensee has paid to the Licensor as one time premium for the License of the licensed premises an amount of Rs……..(Rupees……only) plus Service Tax / GST the said premium being non refundable under any circumstances.

1.2. The Licensee shall pay the Licensor during the said term monthly license fee, clear of all deductions, of Rs…… (Rupees…… only) (Corresponding to the base

license fee of Rs……per M2 per month for the base year 2016 as fixed by TAMP in its order dated …….. for Office Space and increased annually by 2% cumulative increment) with 2% annual cumulative increment in the license fee for offices after every financial year. However License fee for offices shall be as per the rate notified by TAMP from time to time. The base rate of license fee will undergo upward revision when notified by TAMP or the Competent Authority. The current base rent is notified by TAMP on 22.07.2016 and is in effect from 21.08.2016. The base rate of license fee will be revised upwards after every block of 5 years by TAMP or Competent Authority. If the base license fee is not revised after the first block of five years then the Licensor shall be entitled to revise the same at any time thereafter. The Licensee shall be liable to pay any increased fee calculated on the basis of the Scale of Rates approved by TAMP from time to time.

1.3. The Licensee has deposited with the Licensor as Security Deposit towards license fee an amount of Rs……..(Rupees……only) equivalent to 6 months current license fee, the receipt of which the Licensor hereby acknowledges. As and when the license fee is revised / increased, the licensee shall deposit with licensor an additional security deposit or such further amount as will make the total security deposit equal to 6 months then license fee. The security deposit so paid shall be refundable without interest, after adjustment of any dues including but not limited to any arrears of license fee or other amounts due to the Licensor and/or damage to the premises, at the time of handing over vacant possession of the licensed premises on the expiry or termination of the License.

1.4. The License fee for every month, at the rates prevailing as per Scale of Rates (SoR), should be paid in advance to the Ports Financial Advisor & Chief Accounts Officer by the Licensee, on or before the 10th day of every month.

1.5. If the Licensee defaults in payment of the license fee at any time, necessary adjustments shall be made by the Licensor from the amount of security deposit and the Licensee shall immediately make up the corresponding deficit in the security deposit.

1.6. The Licensee shall from time to time and at all times during the said term, pay and discharge all rates, taxes, charges towards electricity and water, and assessments of every description now subsisting, including arrears, or which may at any time hereafter during the said term, be imposed, charged or assessed upon the licensed premises.

1.7. The Licensee shall be bound to pay interest on all overdue payments from the date when the same becomes due at the rate as specified in the Scale of Rates for the time being in force, and as revised from time to time, subject to a minimum of Rs.100/- (Rupees one hundred only), it being made clear that the liability for payment of interest shall not affect the other rights accruing to the Licensor on account of such defaults on the part of the Licensee.

1.8. If the Licensee makes default in payment of the License fee, electricity & water charges, or any other dues to the Licensor under this Agreement or otherwise and/or interest as provided hereinbefore, the Licensor shall be entitled to terminate this agreement and cancel the License forthwith and takeover complete possession of the office . The Licensee shall thereupon forfeit all his/its rights hereunder and shall remain liable for any sum then due by the Licensee and also for any loss which may be caused to the Licensor by reasons of such default. The Licensor also reserves the right to disconnect electricity & water connection and stop all port related services to the Licensee in the event of non-payment of any of the dues as stated above and the Licensee shall be solely responsible for any loss or damage arising out of this.

1.9. The Licensee shall execute and get registered the License deed within thirty (30) days from the date of issue of allotment order .The Licensor shall be entitled to cancel the allotment order if the Licensee does not execute the License deed within 30 days from the date of allotment. The Licensee shall use the Licensed premises only for the purpose(s) ie.

…… for which the licensed premises has been allotted/ Licensed, unless otherwise approved by the Licensor failure of which may lead to termination of the License.

1.10. Any rearrangements of the allotted office shall be done by the Licensee without damaging the structural strength of the office and only after prior approval of the competent authorities of the Civil Engineering Department, of the Licensor.

1.11. If the Licensee does not or is not able to utilize the entire area of the licensed office, the portion of the office not required by him should be vacated without any liability for payment of compensation. If the Licensee fails to vacate the unutilized portion of the office, the Licensor shall have the right to takeover complete possession without any claim for compensation whatsoever, the whole or part of the portion of the licensed premises left unutilized and use the same in any manner deemed expedient by the Licensor.

1.12. The Licensee shall observe and perform in accordance with all Port Regulations/directions and follow all safety norms as may be prescribed by the competent/statutory authorities from time to time and the same are deemed to be a part of the License deed and shall be binding on the Licensee. The Licensee at all times during subsistence of the license shall carry out the painting of the premises every block of two years in a uniform colour failing which the licensor will do the same and the actual expenditure incurred will be recovered from the license.

1.13. This License shall be governed by provisions of the Major Port Trusts Act, 1963, Indian Ports Act, 1908 and all directives issued by the Government of India from time to time. It shall be binding upon the Licensee to comply with all such directives issued by the Government of India and communicated by the Licensor.

1.14. The licensee shall at all times during the subsistence of the license maintain the office in good sanitary / hygiene condition and repair, and keep the premises in good and tenantable condition. If the licensee fails to do so, the licensor may arrange for execution of necessary work to maintain the office in good sanitary condition and the licensor shall be entitled to recover the cost incurred for the execution of such work from the licensee.

1.15. The Licensee shall not obstruct or suffer to be obstructed the entrances, doorways, passages, or staircase.

1.16. The Licensee will pay the Licensor for any damage done by him/it or his/its employees/workers or agents during the License period, to any property of the Licensor or the office.

1.17. The Licensee shall not carry on any offensive trade or unlawful business in the office and not place or keep or permit to be placed or kept on the office any offensive, dangerous or highly inflammable or explosive material or any other article or things, which may constitute a danger, nuisance or annoyance to the licensed or surrounding premises or the owners or occupiers thereof.

1.18. The Licensee shall carry on his business in the office without causing nuisance or annoyance to the licensed or surrounding premises or the owners or occupiers thereof.

1.19. The Licensee shall keep the Licensor indemnified at all times against all loss or damage or injury to life or property of any one including third parties or claims and costs thereof arising directly or indirectly from the use of the licensed premises by the Licensee during the period of License.

1.20. The Licensee shall display his business address in front of the premises in which the licensed premises is located in the manner required by the Licensee. However, no hoarding or advertisement board shall be erected in the licensed premises without the written permission of the Licensor.

1.21. The Licensor and their authorized agents shall have the right and power to enter the licensed premises at any time and to inspect the same.

1.22. The Licensee shall not assign, transfer, underlet or otherwise sublet the licensed premises. Sub-letting of the licensed premises shall be treated as unauthorized and shall make the License liable for termination/cancellation.

2.

2.1. The Licensor hereby agrees that the Licensee observing all the aforesaid conditions shall peaceably hold and enjoy the office during the said term without any interruption by the Licensor, without however compromising Licensor's right to enter the premises.

2.2. Major repair works of the offices viz. leaking of the roof, cracking of wall etc. will be rectified by the licensor.

3.

3.1. The Licensee may terminate the License at any time before the expiry of the License period on giving one months prior notice in writing to the Licensor or one month's license fee at the then prevailing rate, in lieu thereof**.**

3.2. On expiry of the License period the Licensee shall vacate the office restored to its former condition.

3.3. Upon any breach or non-observance by the Licensee or by a person claiming through or under the Licensee of any of the aforesaid covenants or conditions herein provided or the breach or violation of any provision of this Agreement the Licensor may, enter upon the Licensed part of premises and takeover complete possession of it, as if this License had not been granted, and thereupon this license shall absolutely determine and the Licensee shall be entitled within 15 days from the date of such possession by the Licensor, to remove all structures/ partitions and fixtures which at any time during the currency of this License shall have been erected or affixed by the Licensee upon the office without any claim to any compensation whatsoever.

3.4. The Licensor shall be entitled to cancel / terminate the License before expiry of License period if the Licensee does not execute the License deed within three (3) months from the date of license (i.e.) from the date of taking over the property.

3.5. The Licensor shall be entitled to cancel/terminate the License before expiry of License period if the Licensee is declared insolvent or bankrupt or is unable to pay its debts or makes a composition with its creditors or if a trustee, liquidator, receiver or administrator is appointed to take over the assets or the business or the undertaking of the Licensee or if a substantial portion of the assets, property, revenues or business of the Licensee is confiscated or expropriated by the Government (Central or State) or any governmental agency or third party or if the law relating to the sick companies applies to the Licensee or the Licensee is dissolved or wound up or if an order shall be made or an effective resolution is passed for the winding up of the Licensee or the Licensee is reconstituted or the business or operations of the Licensee is closed either due to disputes inter-se amongst its stakeholders or otherwise.

3.6. After the expiry or earlier termination of License if the Licensee continues to occupy the licensed premises such occupation shall be unauthorized and without prejudice to the right of the Licensor to evict the Licensee for such unauthorized occupation, the Licensee shall be liable to pay compensation for wrongful use and occupation at three times the monthly license fee applicable as per the then prevailing Scale of Rates (SOR) of the Licensor for office irrespective of whether space was originally allotted on premium, till vacant possession is obtained.

3.7. Upon expiry or termination of the License for any reason whatsoever, the Licensee shall remove any structures / partitions erected or other improvements made by him/it on the office without any claim to compensation whatever and restore the licensed premises to its original condition, within such time as directed by the Licensor. If the Licensee does not remove the structures / fixtures or restore the office to its original condition as required and within the time prescribed, the Licensor shall have the right to remove the said improvements and fixtures and restore the office to its original condition and the cost of such removal and restoration shall be realized from the security deposit or the balance, if any, from the Licensee. In case there is any amount left from the sale price of the materials so removed, after realization of the cost of removal and restoration referred to herein, the same may be utilized by the Licensor for recovery of any other amounts that may be due to the Licensor from the Licensee.

4.

4.1. It is agreed between the parties that notwithstanding any other provisions herein contained, subject to one (1) months prior notice by the Licensor, the Licensor shall be entitled to cancel the License either in respect of the whole office or any part thereof, with improvements thereon, if any, before the expiration of the License period specified herein if the office or part thereof, is required for Port's development purposes / activities and in that event, the Licensee shall be entitled to corresponding remission of the License Rent where applicable.

4.2. It is distinctly agreed that the Licensee shall not claim or be entitled to any compensation.

4.3. It is also distinctly agreed that what is provided under this Deed is only a license to use office and the Licensee does not have right to exclusive possession of the office to the exclusion of the licensor.

5. It is also agreed that the terms "the LICENSOR" and "the LICENSEE" herein used shall, unless inconsistent with the context will include in the case of the former his/its successors in office and assigns and in the case of the latter permitted assigns.

SCHEDULE

The Schedule above referred to:

Registration District	:	Ernakulam
Registration Sub District	:	
Taluk	:	
Firka	:	
Village	:	
Desom	:	
Survey No.	:	
Sub Division No.	:	
Area (Sq. Mts)	:	
Limit	:	Corporation of Cochin

Tenure :

DESCRIPTION

A total built up / open area of approximately ……. square meters of the ……., Willingdon Island, as per the sketch attached containing the following fixtures.

a) ……nos. ……
b) ……nos. ……
c) ……nos. ……
d) ……nos. ……

Bounded on the North by : ……

East by : ……..

South by : ……

West by : ……

The SKETCH above referred to is appended.

IN WITNESS whereof the common seal of the Board of Trustees of Port of Cochin has been affixed and the Secretary of the Cochin Port Trust for and on behalf of the Board of Trustees of the Port of Cochin has signed and the Licensee has executed those presents on the day and year first above written.

The common seal of the Board of Trustees
of Port of Cochin has been affixed and the
Secretary of the Cochin Port Trust for and
on behalf of the Board of Trustees of the
Port of Cochin has signed in the presence of:

Witness (1)
(2)

The duly constituted attorney of the
Lessee has signed, in the presence of:

Witness (1)
(2)

The document is typewritten :
The document is prepared by :
Correction and interlineations :

8. Format of Price bid

(Bidder should not write here, to be quoted online only)

Sl. No	Identity No.	Details of asset.	Area(M2)	Reserve Price for Non-refundable onetime premium in Rs	Non-refundable onetime premium offered for the premises (Excluding GST) in Rupees	
					In fig	In words
1	Unit-31	Office Space at FF of PUC NO.2 (DLD BLDG)	20	11438		
2	Unit-32	Office Space at FF of PUC NO.2 (DLD BLDG)	20	11438		
3	Unit-33	Office Space at FF of PUC NO.2 (DLD BLDG)	16	9151		
4	Unit-34	Office space at GF of PUC NO.3(EX-CMI & CMII BLDG)	38	21733		
5	Unit-35	Office space at FF of PUC NO.7 (EX-DLD BLDG ABOVE ICICI BANK)	15	8579		
6	Unit-36	Office space at GF of Ex.South India Handicrafts Bldg.	7	4003		
7	Unit-37	Office space at FF of Ex.South India Handicrafts Bldg	129	73778		
8	Unit-38	Office space at SF of Ex.South India Handicrafts Bldg	77	44038		
9	Unit-39	Office space at FF of Ex.South India Handicrafts Bldg	40	22877		
10	Unit-40	Office space at SF of Ex.South India Handicrafts Bldg	32	18301		
11	Unit-41	Office space at SF of Ex.South India Handicrafts Bldg	32	18301		
12	Unit-42	Office space at SF of Ex.South India Handicrafts Bldg	18	10295		
13	Unit-43	Office space at SF of Ex.South India Handicrafts Bldg	12.25	7006		
14	Unit-44	Office space at GF of EX-Electrical Dvn. Office	77	44038		
15	Unit-45	Office space at FF of EX-Azad/Essar Bldg.	63	36031		
16	Unit-46	Office space at FF of EX-Azad/Essar Bldg.	63	36031		
17	Unit-47	Office space at FF of EX-Azad/Essar Bldg.	57	32599		
18	Unit-48	Office space at FF of EX-Azad/Essar Bldg.	57	32599		
19	Unit-49	Office space at GF of EX-Azad/Essar Bldg.	28	16014		
20	Unit-50	Office space at GF of EX-Azad/Essar Bldg.	28	16014		
21	Unit-51	Office space at GF of Ex.E.K.Muhamed Building	22	12582		
22	Unit-52	Office space at SF of Marine Building	9	5147		
23	Unit-53	Office space at SF of Marine Building	20	11438		

24	Unit-54	Office space at GF of Ex.T.K.Parvathy Building	20	11438		
25	Unit-55	Office space at GF of Ex. D.B.Khona Building	108	61767		