



सत्यमेव जयते

Office of the Development Commissioner
Cochin Special Economic Zone (CSEZ)
Govt. of India, Ministry of Commerce and Industry
Administrative Building
Kakkanad, CSEZ P.O., Cochin-682 037.
Kerala State
Tel # 91-484-2413111, 2413234
Fax # 91-484-2413074

No.A-3/01/2012:CSEZA

Dated: 11th Aug.,2016

Notice inviting Bids for allotment of built up space in Cochin SEZ.

The Chairman, Cochin Special Economic Zone Authority (CSEZA) invites bids in sealed envelopes for allotment of built up space for setting up units in Cochin Special Economic Zone (CSEZ). Details of vacant built up space available as on 01.08.2016 are as under.

Sl. No.	Approximate area in sq.m.	Type of building	Location	Remarks, if any
1	228.00	MSDF - 16	Block - A, Ground Floor	Mfrg. Units requiring heavy machineries
2	332.00	MSDF - 16	Block - A, Second Floor	
3	531.00	MSDF - 16	Block - A, Second Floor	
4	189.00	MSDF - 16	Block - A, Second Floor	
5	445.00	MSDF - 16	Block - A, Third Floor	
6	730.00	MSDF - 16	Block - A, Third Floor	
7	148.00	MSDF - 16	Block - A, Fourth Floor	
8	206.00	MSDF - 17	Block - D, First Floor	
9	999.00	MSDF - 17	Block - A, Second Floor	
10	1100.00	MSDF - 17	Block - A, Third Floor	
11	300.00	MSDF - 17	Block - C, Fourth Floor	
12	439.00	MSDF - 43A	Second Floor	
13	2000.00	Bldg. in Plot 31	Ground Floor	Preference will be given to units requiring entire built-up space of the bulding (8000sq.m.)
14	2000.00	Bldg. in Plot 31	Ground Floor	
15	2000.00	Bldg. in Plot 31	First Floor	
16	2000.00	Bldg. in Plot 31	First Floor	
17	1000.00	Warehouse-cum-office	Basement	For warehouse purpose only
18	1000.00	Warehouse-cum-office	Ground Floor	For warehouse purpose only
19	1000.00	Warehouse-cum-office	First Floor	
20	1000.00	Warehouse-cum-office	Second Floor	



The eligibility of bidders is as under:

- i) Valid LOA holders for setting up units in CSEZ
 - ii) A non-LOA applicant shall be permitted subject to the condition that such participant shall obtain a valid LOA from the competent authority to set up a unit in CSEZ within a period of 30 days, failing which the Earnest Money Deposit shall be forfeited. Such non-LOA applicant shall submit a detailed project proposal alongwith bid application, which shall be evaluated by CSEZA for its suitability and feasibility.
1. The rates quoted should be per sq. mtr. Per annum for built up Space for over and above the minimum basic rent.
 2. The present minimum basic rent is Rs.2333/- per sq.mtr. per annum for built-up space .
 3. The allotment shall be on **“as is where is basis”**
 4. The lease period shall be for a period of 15 years or co-terminus with the validity of Letter of Approval, whichever is earlier.
 5. CSEZA reserves the right to renew lease agreement and in case of renewal of the agreement, lease rent in force at the time of renewal shall be applicable. The renewal of lease after expiry of 15 years would be on fresh terms and conditions as may be fixed by the CSEZA.
 6. The lease rent shall be enhanced by 25% once in three (3) years in respect of existing units.
 7. The bidder shall submit Earnest Money Deposit (EMD) equal to one year's rent in the form of Demand Draft from any Nationalized Bank drawn in favour of Cochin SEZ Authority, Cochin along with Bid.
 8. The EMD shall be treated as advance rent in respect of successful bidders.
 9. The amount paid as EMD shall be forfeited if the offer of allotment is refused/denied by the allottee/bidder.
 10. After finalization of bids, the successful bidder shall submit an undertaking to the effect that they shall abide by the terms and conditions of Cochin SEZ Authority.
 11. The amount quoted by the successful bidder for the built up area shall be deposited with the CSEZ Authority within a period of seven (7) days which shall be non-refundable.
 12. The allotted space shall be utilized within a period of six months from the date of issue of Letter of Approval, failing which the Letter of Approval will be cancelled and the leased property will be resumed by the Authority.
 13. Upon surrender/cancellation of LOA the built up space shall be handed over to the Authority in its original form and the lessee shall not have any right over the same built up space
 14. The allottee shall also pay user charges, if any, as may be fixed from time to time in addition to rent for built up space in SDF.
 15. The possession should be taken within 15 days from the date of allotment.
 16. The rent shall be charged from the date of allotment.
 17. The allottee shall execute and get registered the lease deed with Sub-Registrar, Thrikkakara within a period of one month from the date of possession.
 18. The CSEZA shall have absolute right/discretion to accept or refuse/reject the bid without assigning any reason.
 19. The envelope should be superscribed as “Tender for allotment of built up space in SDF” and should reach the undersigned on or before 30th August, 2016 at 4.00 p.m.




(Secretary – In-charge)
K.C. RAMAKRISHNAN
Secretary in-charge
CSEZ Authority