



Cochin Special Economic Zone

कोच्चिन विशेष आर्थिक क्षेत्र प्राधिकरण
COCHIN SPECIAL ECONOMIC ZONE AUTHORITY

वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
MINISTRY OF COMMERCE AND INDUSTRIES
DEPARTMENT OF COMMERCE
भारत सरकार/GOVERNMENT OF INDIA
काक्कनाड/KAKKANAD
KOCHI - 682 037.

No.A-3/01/2012:CSEZA

Dated: 20th May, 2020

Sub: - Notice for inviting Bids allotment of built up space in SDFs 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 of units in Cochin Special Economic Zone [CSEZ]. Details of vacant built up space available are as under:

Building/ Block/ Division	App. Area in Sq.m.	EMD @ 10% of Annual rent for Built up space to the nearest 1000	Valuation of the building	EMD @ 2% of the value of building	Total EMD Rounded off to the nearest 1000
SDF 16, 2 nd Floor	192.00	Rs.56,000/-	Rs. 2,72,000/-	Rs.5,440/-	Rs.62,000/-
SDF 16, 2 nd Floor	768.87	Rs.2,25,000/-			Rs.2,25,000/-
SDF 16, 2 nd Floor	606.08	Rs.1,77,000/-			Rs.1,77,000/-
SDF 16, 2 nd Floor	377.00	Rs.1,10,000/-			Rs.1,10,000/-
SDF 16, 4 th Floor	169.70	Rs.50,000/-	Rs.5,91,000/-	Rs.11,820/-	Rs.62,000/-
SDF 16, 3 rd Floor	332.68	Rs.98,000/-			Rs.98,000/-
SDF 17, 3 rd Floor	166.95	Rs.49,000/-			Rs.49,000/-
SDF 17, 2 nd Floor	495.52	Rs.1,45,000/-			Rs.1,45,000/-
SDF 17, 3 rd Floor	227.23	Rs.67,000/-	Rs.5,27,000/-	Rs.10,540/-	Rs.78,000/-
SDF 17, 3 rd Floor	924.30	Rs.2,70,000/-			Rs.2,70,000/-
SDF 17, 4 th Floor	300.61	Rs.88,000/-			Rs.88,000/-
SDF 43A, 1 st Floor	398.53	Rs.1,17,000/-	Rs.10,57,000/-	Rs.21,140/-	1,39,000/-
SDF 43A, 2 nd Floor	238.00	Rs.70,000/-			Rs.70,000/-
SDF 10/Part, Ground Floor	525.00	Rs.1,53,090/-			Rs.1,53,090/-


The eligibility of bidders is as under:

- Valid LOA holders for setting up units in CSEZ
- A non-LOA holder shall be permitted subject to the condition that such participant shall obtain a valid LOA from competent authority to set up a unit in CSEZ within a period of 90 days, failing which the Earnest Monsey Deposit (EMD) shall be forfeited.

Terms and Conditions:

- The rent [in Rs. per Sq. mtr. per annum] shall be the bid variable. The base rate for the E-Auction of SDF modules is the prevailing rate of Rs.2916/- per Sq.mtr. per annum. The minimum increase for a bid shall be Rs. 10/-. Successful [H-1] bidder shall be decided based on the highest rate quoted towards the rent [in Rs. per Sq. mtr. per annum].
- Validity of BID shall be 120 days.
- Following payments is to be made by successful [H-1] bidder to CSEZA Account within 30 days from intimation to the bidder after the bid opening
 - Security Deposit:** Equivalent to One year rent at H-1 rate [Refundable on exit from CSEZ] subject to a maximum of Rs.20 lakh.
 - Advance Rent:** One year rent at H-1 rate which will be adjusted towards future rent.
 - Valuation of the building:** Valuation amount mentioned against each lot of space, if any.

4. On failure to make the above payments within the given time, the EMD would be forfeited.
5. The lease rent shall be enhanced by the rate decided by CSEZ Authority once in three {3} years in respect of allotted units.
6. The bidder shall submit Earnest Money Deposit [EMD] against the interested lot as mentioned above in the form of Demand Draft from any Nationalized Bank drawn in favour of Cochin SEZ Authority, Cochin along with Bid.
7. The EMD of successful [H-1] bidder shall be adjusted against advance rent in respect of successful bidders.
8. The amount paid as EMD shall be forfeited if the offer of allotment is refused/denied by the successful bidder. EMD [without interest] shall be returned to unsuccessful bidders after the issuance of the Allotment letter.
9. 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.
10. The allotment shall be on **“as is where is basis”**
11. The lease period shall be for 15 years or co-terminus with the validity of Letter of Approval, which is earlier.
12. 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 the lease after expiry of 15 years would be on fresh terms and conditions as may be fixed by the CSEZA.
13. The allotted space shall be utilized within a period of three months from the date of issue of Letter of Approval, failing which the Letter of Approval will be cancelled and the vacant peaceful possession of leased property will be returned to the CSEZ Authority.
14. 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. IF any modification works done or any material left out in the space during surrender, CSEZA shall have the right to charge the demolition/disposal charge of the same.
15. 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.
16. The possession should be taken within 15 days from the date of allotment, after making all the payments.
17. The rent will be charged from the date of allotment.
18. 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.
19. The CSEZA shall have absolute right/discretion to accept or refuse/reject the bid without assigning any reason. With regard to Acceptance or Rejection of the Bid, the decision of the CSEZA shall be final
20. The participation in the bidding process or the submission of EMD does not per se confer any right on the bidders.
21. The envelope should be super-scribed as “Tender for allotment of built up space in SDF” and should reach the undersigned on or before 5th June 2020 at 3.00 P.M.. The same will be opened by 3.30 P.M. on the same day. The bids without proper EMD against quoted space will be summarily rejected.
22. In the event of H-1 backing out from the offer or failing to make the payments in time or failing to obtain the LOA in time, H-2 may be given the offer at the rate quoted by H-1.


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Secretary, CSEZA)