

OFFICE OF THE DEVELOPMENT COMMISSIONER
COCHIN SPECIAL ECONOMIC ZONE AUTHORITY
GOVT. OF INDIA, MINISTRY OF COMMERCE & INDUSTRY,
ADMINISTRATIVE BUILDING, KAKKANAD, COCHIN-682 037.

F.No.A-03/01/2012:CSEZA

Dated, 7th July, 2014.

Sub:- Notice for inviting Bids for allotment of built-up space in SDFs in Cochin SEZ.

Chairman, Cochin SEZ Authority invites bids in sealed envelopes for allotment of built-up space to set up units in Cochin Special Economic Zone. The details are:

IDENTIFICATION	SDF built-up area in sq. mtrs. (Approx.)
SDF-16A (2ND FLOOR) A-Block	333
SDF-16A (3 rd FLOOR) A-Block	110
SDF-16A (3 rd FLOOR) A-Block	245
SDF-43A (2ND FLOOR) F-Block	439.74
SDF-16A (3rd FLOOR) B-Block	103.50
SDF-16A (1 st FLOOR) B-Block	466.16

1. The rates quoted should be a sum over and above the minimum basic rent for one year per sq. mtr. for built-up space i.e., Rs.1493/- on non-refundable basis.
2. The lease rent for built-up space allotted will be revisable up to 25% at every three years.
3. The lease period will be for 15 years. However, it will be co-terminus with Letter of Approval. The LOA period will be initially for 5 years which is extendable on case to case basis.
4. The allotment will as is where is condition.
5. The EMD will be equal to the amount of one year lease rent for built-up space which shall be paid through Demand Draft drawn from any nationalized bank drawn in favour of CSEZ Authority Fund. The amount paid as EMD will be forfeited if the offer of allotment is refused/denied by the successful bidder.
6. The successful bidder shall be governed/abide by terms and conditions of CSEZ Authority and an undertaking to this effect has to be submitted by the successful bidder.
7. The first installment of lease shall be deposited as advance for one year, further rent for subsequent years may be deposited in advance on a quarterly basis.
8. The allotted space shall be utilized within a period of six months from the date of issue of date of allotment of space failing which the LOA will be cancelled and the leased property will be resumed by the Authority. In such cases, the unit will not be eligible for any refund of remitted amount.

9. Upon surrender/cancellation of LOA the built-up space shall be handed over to the Authority in its original form and the Lessee will not have any right over the same.
10. The renewal of lease after expiry of 15 years would be on fresh terms conditions as may be fixed by the Chairman/Development Commissioner of Cochin SEZ.
11. 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.
12. The possession should be taken within 15 days from the date of allotment.
13. The lease rent shall be charged from the date of allotment.
14. The allottee will execute and get the registered the lease deed with the Sub-Registrar, Thrikkakara within a period of one month from the date of allotment.
15. The Chairman/Development Commissioner will have absolute right/discretion to accept or refuse/reject the bid without assigning any reason.
16. The tender shall be submitted in a sealed cover super scribed as “Tender for allotment of built-up space in SDF, CSEZ” and should reach the undersigned on or before 11th July, 2014.

(Secretary In-Charge)