

THE PORT ASSETS TO BE HANDED OVER TO THE DEVELOPER

Mormugao Port Trust is offering immovable assets along with appurtenant land and waterfront, on lease for 30 years, for Leasing and operation of existing Ship Repair Facility.

The details of Port Assets which are offered to the Bidders are as follows:

Sr. No	Description	Length (Mtrs)	Area (Sq. mtrs)	Remarks
1	Land Area			
a	Berth No.4	194	1940	
b	Reclaimed area near B.No.4	168	1344	
c	Alongside Berth	.....	1705	Width shall be considered as 15 meters
d	Sheds and other structures	.....	10100	
e	Other land area	.....	19841	
	Total	....	34930	
2	Water Area	....	
a	Finger Jetty	170	2765	
b	Other water area		36693	
	Total		39458	

All the infrastructure at Sr. No.1 and 2 has been valued at the **Rs.45.95 Cr**, abstract of which is shown below:

Sr. No	Port Assets	Value (Rs. In Cr)
A	Finger Jetty	12.79
B	Berth No-4	12.61
C	Reclaimed area near Berth-4	9.07
D	Alongside Berth	7.89
E	Sheds and other structures	3.59
	Total	45.95

Note:

- Land and water area at Sr. No1 and 2 above will be chargeable as per the Lease Rent clause stipulated in the tender, based on the area handed over at actual.
- The upfront payment shall be increased or decreased on pro rata basis in the event of variation in the area or length as stated above, which will be confirmed through a joint survey within one month after signing of the Agreement
- For sheds, the amount stated as above shall be paid by the Developer.

DETAILS OF SHEDS

Sl. No	Building Description	Size Construction Apprx.	Total Area in Sq. mtr	Value (Rs. In lakhs)
1	T1 Shed for Workshop (a) Main Building –RCC Columns with brick wall, Roofing-asbestos Sheets	84mx22mx7m	1848.00	43.20
	(b) Auxiliary Building – 2 floors			
	Ground Floor with RCC slab	3mx45mx7m	135.00	4.30
	First floor, asbestos sheets roofing for second floor	3mx45mx7m	135.00	3.16
	(c) Office Building one floor with asbestos sheet roofing	45mx4mx4m	180.00	4.59
		22mx4mx4m	88.00	2.24
		8mx4mx4m	32.00	0.82
2	D1 shed for contractor Offices and stores-2 floors	81 mx20mx7.5m	1620.00	51.64
	RCC Column with brick walls. Ground Floor with RCC slab, First floor with asbestos sheet roofing and false ceiling	81 mx20mx7.5m	1620.00	37.87
3	D2 Building for main offices and maintenance workshop-3 floors	104 mx17 mx7.0 m	1768.00	56.36
	Ground Floor with RCC Slab & First Floor with asbestos sheet roofing & false Ceiling		1768.00	41.33
	3rd Floor Asbestos Sheet of	12mx17mx5m	204.00	4.77
		12mx17mx5m	204.00	4.77
4	D3 Shed –Store room RCC Column with brick wall & asbestos sheet roofing	81mx20mx7.5m	1620.00	51.64
5	Fire & Safety Shed RCC Column with brick wall and asbestos sheet roofing	12mx18mx5m	216.00	6.89
6	Rig Repair Shop RCC Column with brick wall and asbestos sheet roofing	20mx12mx5m	240.00	7.65
7	Engine room & switchgear room SS-I room RCC Column with RCC roof and brick wall.	20mx34mx7.5m	680.00	26.01
8	S.S.-II Room RCC Column with brick wall and RCC roofing	8mx9mx5m	72.00	2.45
9	S.S.-III Room RCC Column with brick wall and RCC roofing	12mx5.5mx4m	66.00	1.96
10	Contractor shed near DG room Brick wall with asbestos sheet roofing	3 m x 6m x 4 m	18.00	0.38
11	Entry gate/time office shed Pipe columns with asbestos sheet roofing	6.2 mx 5.4 m x2.0 m	33.48	0.57
12	Parking shed Pipe columns with asbestos sheet roofing	13.5 m x 17.5 mx 2.5 m	236.25	4.02
13	Security office – 2floors RCC columns with brick wall, RCC slab for first floor and asbestos sheet roofing for 2nd floor	9 m x 7m x 6 m	63.00	2.01
	Total		10,100	358.6