

Annexure - I

Statement of Market Value of Land, Foreshore area/Water area and Port buildings as per the valuation, current escalated SoR and the proposed SoR

LAND									
Sr.No.	Zone/Location	Market Value as per Approved Valuer (Per Sq. Mtr)	Rate As Per State Govt Reckoner Per Sq. Mtr	Relevant Transactions In Port'S Vicinity	Highest Tender-cum-Auction Rate (Per 10 sq. mtr per annum	Monthly Rent of The Property @ 6% per 10 Sq.mtr.	Any Other Relevant Factor (Current Rent / SOR) /10 sq.m. (April 2017)	Proposed Rate (per 10 sq.m. per month)	Remarks
1	Mormugao Harbour & Vasco Bay	11800.00	3500.00	0.00	0.00	590.00	590.00	590.00	
2	Baina	11800.00	3500.00	0.00	0.00	590.00	590.00	590.00	
3	Vasco	58000.00	3500.00	0.00	0.00	2900.00	2950.00	2950.00	
4	Dabolim	14000.00	3500.00	0.00	0.00	700.00	354.00	700.00	
5	Headland Sada	9250.00	3500.00	0.00	0.00	462.50	472.00	472.00	
6	Bogda	9375.00	3500.00	0.00	5970.00	468.75	472.00	500.00	

FORESHORE									
Sr.No.	Zone/Location	Fair Rent as per Approved Valuer (per sq. mtrs. Per year)	Rate As Per State Govt Reckoner Per Sq. Mtr per year	Relevant Transactions In Port'S Vicinity	Highest Tender-cum-Auction Rate (Per 10 sq. mtr per annum	Monthly Rent of The Property per 10 Sq.mtr.	Any Other Relevant Factor (Current Rent / SOR) /10 sq.m. (April 2017)	Proposed Rate (per 10 sq.m. per month)	Remarks
1	Foreshore Area at Vasco & Betul	135.00	120.00	0.00	0.00	112.50	132.50	133.00	
2	Foreshore Area at Betul	135.00	120.00	0.00	0.00	112.50	132.50	133.00	

BUILDINGS									
Sr.No.	Zone/Location	Market Value as per Approved Valuer (Per Sq. Mtr)	Rate As Per State Govt Reckoner Per Sq. Mtr	Relevant Transactions In Port'S Vicinity	Highest Tender-cum-Auction Rate	Rent of The Property @ 6% per Sq.mtr. Per month	Any Other Relevant Factor Current Escalated SOR rate/sq.m. (April 2017)	Proposed Rate (per sq.m. per month)	Remarks

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1	100 bedded hospital building near garbage treatment plant at Headland, Sada for MPT at Goa	22500.00	3500.00	0.00	0.00	112.50	210.00	113.00	There is garbage dump next to Hospital. The latest valuation is less than the previous valuation
2	"B" type Quarters at Headland, Mormugao Port Trust (MPT), Vasco, Goa.	28000.00	3500.00	0.00	0.00	140.00	147.00	147.00	
3	"C" type Quarters at Headland, Mormugao Port Trust (MPT), Vasco, Goa.	28000.00	3500.00	0.00	0.00	140.00	147.00	147.00	
4	Cruise Terminal Building at Harbour, Mormugao Port Trust (MPT) AT Vasco Goa.	45000.00	3500.00	0.00	0.00	225.00	225.75	225.00	
5	"Old Administrative Building" Outside custom bound area at Harbour, MPT, Vasco.	31500.00	3500.00	0.00	0.00	157.50	212.63	213.00	
6	Port Users Building (IOCL), inside custom bound area at Harbour, Mormugao Port Trust (MPT) at Vasco, Goa	31500.00	3500.00	0.00	0.00	157.50	259.88	158.00	The building is inside the Custom bound area, hence not accessible to the Public
7 (a)	MPT Shopping Complex at Headland, MPT, Sada, Vasco. - <u>Ground floor</u>	47000.00	3500.00	0.00	0.00	235.00	273.00	273.00	
7 (b)	MPT Shopping Complex at Headland, MPT, Sada, Vasco. - <u>Upper floor</u>	28000.00	3500.00	0.00	0.00	140.00	273.00	273.00	

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8 (a)	Commercial building, Near Vasco railway station, Vasco, Goa – Ground Floor	93000.00	3500.00	0.00	0.00	465.00	377.00	465.00	
8 (b)	Commercial building, Near Vasco railway station, Vasco, Goa – Other than Ground Floor	72000.00	3500.00	0.00	0.00	360.00	377.00	360.00	
9	MPT Institute', adjacent to Swatantra Path, Next to Bank of Baroda, Mormugao Port Trust (MPT), Vasco, Goa.	60000.00	3500.00	0.00	0.00	300.00	1216.85	300.00	Less demand for the Building
10	V2 & V3 shed, opp. Menezes Braganza Road, Mormugao Port Trust, Baina (MPT),at Goa	13500.00	3500.00	0.00	0.00	67.50	78.75	68.00	Less demand for the Building
11	Transit Shed, Near Berth No. 10, inside custom bound area, Mormugao Port Trust, Vasco at Goa	13500.00	3500.00	0.00	0.00	67.50	78.75	78.75	
12	G.C.B building near berth no.11 at Harbour,MPT,Goa.	36000.00	3500.00	0.00	0.00	180.00	189.00	189.00	
13	Sayantara Auditorium, MPT, Headland Sada, Vasco-Goa.	32000.00	3500.00	0.00	0.00	160.00	168.00	168.00	
14	Old CME's office building,MPT at Jetty,Goa.	36000.00	3500.00	0.00	0.00	180.00	189.00	189.00	
15	Sports Academy, MPT at Baina, Goa.	45000.00	3500.00	0.00	0.00	225.00	289.41	289.41	
16	MPT shopping complex at Harbour, MPT, Sada, Vasco, Goa.	28000.00	3500.00	0.00	0.00	140.00	147.00	147.00	
17	Old Primary Health Centre, MPT at Headland Sada, Goa.	36000.00	3500.00	0.00	0.00	180.00	189.00	189.00	
18	Dr. Ambedkar Voacational centre at Headland ,MPT, Goa.	36000.00	3500.00	0.00	0.00	180.00	189.00	189.00	
19	CHLD Community Building at Headland ,MPT, Goa.	36000.00	3500.00	0.00	0.00	180.00	189.00	189.00	

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20	Port Users Building inside custom bound area, Major Bunder, MPT at Vasco, Goa.	32000.00	3500.00	0.00	0.00	160.00	385.35	385.35	
21	'Old Power House" building near berth No.11 at Harbour, Mormugao Port Trust, Vasco, Goa.	27000.00	3500.00	0.00	0.00	135.00	141.75	141.75	
22	Sub Standard Quarters at Desterro, Mormugao Port Trust (MPT),Goa.	15000.00	3500.00	0.00	0.00	75.00	78.75	78.75	
23	Information Centre (SBI ATM) at Headland, Mormugao Port Trust(MPT), Goa.	78000.00	3500.00	0.00	0.00	390.00	409.50	409.50	
24	HRD Centre, Mormugao Port Trust (MPT) at Headland,Goa	60000.00	3500.00	0.00	0.00	300.00	315.00	315.00	
25	Officers Club Buildings, near main bus- Stop at Headland, Mormugao Port Trust (MPT) at Vasco,Goa.	45000.00	3500.00	0.00	0.00	225.00	236.25	236.25	
26	"A" type Quarters at Headland, Mormugao Port Trust (MPT),Goa.	28000.00	3500.00	0.00	0.00	140.00	147.00	147.00	
27	"D" type Quarters at Headland, Mormugao Port Trust (MPT),Goa.	28000.00	3500.00	0.00	0.00	140.00	147.00	147.00	
28	Bungalow for Head of Department at Headland, Vasco Goa.	55000.00	3500.00	0.00	0.00	275.00	288.75	288.75	
29	C.F.S, which is owned by 'Mormugao Port Trust', near AC plant, Ganesh Benzo Plast Tanks, at Bogda, Mormugao Port Trust (MPT),Goa.	13500.00	3500.00	0.00	0.00	67.50	70.88	70.88	

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30	Cruise Business Centre (Old CHLD Building) at Harbour, Mormugao Port Trust, Vasco ,Goa.	40500.00	3500.00	0.00	0.00	202.50	212.63	212.63	
31	Civil Engineering Maintenance Site Office at Headland, Mormugao Port Trust (MPT) ,Goa.	36000.00	3500.00	0.00	0.00	180.00	189.00	189.00	
32	'Old MPT Hospital Building', behind Sanjeevani Hospital and Anandf Square Building, at Baina, Mormugao Port Trust (MPT),Goa.	15000.00	3500.00	0.00	0.00	75.00	78.75	78.75	
33	'Old Palace Hotel Building', inside custom bound area at Harbour, Mormugao Port Trust (MPT),Goa.	10000.00	3500.00	0.00	0.00	50.00	105.00	105.00	