

Mumbai Port Trust

Tender no: **59/2023- Allotment of Tank Terminal inside custom bound area near Victoria Dock at 12/14VD on long term lease through e-Tender cum e-Auction**

Annexure 1

2% escalation in October every year							
Year	Period		Rent per month from 01 Dec to 30 Sep	Rent per month from 01 Oct to 30 Nov	Rent per Annum	Discounting Factor in %	NET PRESENT VALUE
(1)	(2)	(3)	(4)	(5)=(3)*10+(4)*2	(6)	(7) = (5)*(6)	
1	01.12.2023	30.11.2024	1712283.64	1746529.31	20615894.99	1.0000	20615894.99
2	01.12.2024	30.11.2025	1746529.31	1781459.90	21028212.89	0.9319	19595762.64
3	01.12.2025	30.11.2026	1781459.90	1817089.09	21448777.15	0.86840	18626109.30
4	01.12.2026	30.11.2027	1817089.09	1853430.88	21877752.69	0.80924	17704437.13
5	01.12.2027	30.11.2028	1853430.88	1890499.49	22315307.74	0.75412	16828371.89
6	01.12.2028	30.11.2029	1890499.49	1928309.48	22761613.90	0.70275	15995656.82
7	01.12.2029	30.11.2030	1928309.48	1966875.67	23216846.18	0.65488	15204146.82
8	01.12.2030	30.11.2031	1966875.67	2006213.19	23681183.10	0.61027	14451802.96
9	01.12.2031	30.11.2032	2006213.19	2046337.45	24154806.76	0.56869	13736687.19
10	01.12.2032	30.11.2033	2046337.45	2087264.20	24637902.90	0.52995	13056957.35
11	01.12.2033	30.11.2034	2087264.20	2129009.48	25130660.95	0.49385	12410862.45
12	01.12.2034	30.11.2035	2129009.48	2171589.67	25633274.17	0.46021	11796738.14
13	01.12.2035	30.11.2036	2171589.67	2215021.47	26145939.66	0.42886	11213002.43
14	01.12.2036	30.11.2037	2215021.47	2259321.90	26668858.45	0.39965	10658151.59
15	01.12.2037	30.11.2038	2259321.90	2304508.33	27202235.62	0.37242	10130756.34
16	01.12.2038	30.11.2039	2304508.33	2350598.50	27746280.33	0.34705	9629458.08
17	01.12.2039	30.11.2040	2350598.50	2397610.47	28301205.94	0.32341	9152965.46
18	01.12.2040	30.11.2041	2397610.47	2445562.68	28867230.06	0.30138	8700051.04
19	01.12.2041	30.11.2042	2445562.68	2494473.93	29444574.66	0.28085	8269548.10
20	01.12.2042	30.11.2043	2494473.93	2544363.41	30033466.15	0.26172	7860347.65
21	01.12.2043	30.11.2044	2544363.41	2595250.68	30634135.47	0.24389	7471395.58
22	01.12.2044	30.11.2045	2595250.68	2647155.69	31246818.18	0.22728	7101689.96

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23	01.12.2045	30.11.2046	2647155.69	2700098.81	31871754.55	0.21180	6750278.41
24	01.12.2046	30.11.2047	2700098.81	2754100.78	32509189.64	0.19737	6416255.68
25	01.12.2047	30.11.2048	2754100.78	2809182.80	33159373.43	0.18392	6098761.34
26	01.12.2048	30.11.2049	2809182.80	2865366.46	33822560.90	0.17139	5796977.51
27	01.12.2049	30.11.2050	2865366.46	2922673.78	34499012.12	0.15972	5510126.79
28	01.12.2050	30.11.2051	2922673.78	2981127.26	35188992.36	0.14884	5237470.25
29	01.12.2051	30.11.2052	2981127.26	3040749.80	35892772.21	0.13870	4978305.53
30	01.12.2052	30.11.2053	3040749.80	3101564.80	36610627.65	0.12925	4731965.00
		Total Upfront Premium			836347260.80		325730934.41
				Rs in Crore	83.63		32.57