

ROTORK INDIA

Valuation & Transaction Advisory



KEY FACTS

Job – Analyse Business Model of Rotork India

Units In India – Chennai & Bangalore

Total Built Up Area – 6,29,191 sq ft

Total Deal Value - INR 50 million

CLIENT OBJECTIVES

Rotork is the world's leading designer and manufacturer of industrial valve actuators, valve control systems, valve gearboxes and accessories and has a global network of over 150 offices and representatives. In India, it has its assembly plants in Chennai & Bangalore. To cater to the growing demand, the company wanted to analyse its business model providing them suitable real estate options to relocate their facilities and hence approached our company to carry out valuations for both their production units. Our Valuation Experts successfully carried out the assessments and sourced a built to suit lease facility in Jigani to relocate their unit in Bangalore and helped in increasing their production capacity while keeping the real estate costs to the minimum.

PROJECT CHALLENGES

The primary assembly unit is located in Chennai and the supplementary unit was based in Bangalore which acted as a backup for operation in case of emergency. Rotork had seen growth in output in excess of 44% over the past four years. This growth was anticipated to increase over the next eighteen months and thereafter continue to grow at 10-12% per annum. The real estate holdings would not be able support this growth and hence the advise for relocation of the Bangalore unit.

Both the premises had matured and if retained, would be in need of refurbishment.

SERVICE OFFERED

Consulting, Research & Valuation: Our Valuation team verified the valuation report prepared MMC valuers for the Units. Our extensive market intelligence helped us provide fair value expectations and carried out valuation of land & building while being committed to the RICS (Royal Institute of Chartered Surveyors) Standards.