

State Bank Of India (SME GHATKOPAR) - Eskay Dyestuffs at Taloja

Land Value	Sq. m.			
Land area	4,500.00			
Rate	20,000.00			
Value	9,00,00,000.00			

Structure Value

Items	Built Up Area In Sq. M.	Year Of Const.	Valuation Year	Total Life of Structure	Full Rate	Age Of Build.	% of the depreciation rate to be deducted	% Value	Final Depreciated Rate to be considered	Final Depreciated Value to be considered	Insurance Value / Full Value	Depreciation
Building No. 1		0	2024	60		0	0	0.00	0.00	0.00	0.00	
Ground	477.33	2005	2024	60	22,000.00	19	28.5	6,270.00	15,730.00	75,08,401.00	1,05,01,260.00	29,92,859.00
mezzanine	83.95	2005	2024	60	15,000.00	19	28.5	4,275.00	10,725.00	9,00,364.00	12,59,250.00	3,58,886.00
Building No. 2	0	0	2024	60	0.00	0	0	0.00	0.00	0.00	0.00	0.00
Ground	1046.51	2019	2024	60	25,000.00	5	7.5	1,875.00	23,125.00	2,42,00,544.00	2,61,62,750.00	19,62,206.00
mezzanine	70.92	2019	2024	60	15,000.00	5	7.5	1,125.00	13,875.00	9,84,015.00	10,63,800.00	79,785.00
First	980.14	2019	2024	60	20,000.00	5	7.5	1,500.00	18,500.00	1,81,32,590.00	1,96,02,800.00	14,70,210.00
Second	980.14	2019	2024	60	20,000.00	5	7.5	1,500.00	18,500.00	1,81,32,590.00	1,96,02,800.00	14,70,210.00
Third	530.67	2019	2024	60	15,000.00	5	7.5	1,125.00	13,875.00	73,63,046.00	79,60,050.00	5,97,004.00
Tank Farm 1 & 2	204.18	2019	2024	60	10,000.00	5	7.5	750.00	9,250.00	18,88,665.00	20,41,800.00	1,53,135.00
Building No. 2 (Part 2)	67.06	2019	2024	60	20,000.00	5	7.5	1,500.00	18,500.00	12,40,610.00	13,41,200.00	1,00,590.00
sub structure area for addition of FSI	26.53	2019	2024	60	20,000.00	5	7.5	1,500.00	18,500.00	4,90,805.00	5,30,600.00	39,795.00
Pump Room	34.20	2019	2024	60	12,000.00	5	7.5	900.00	11,100.00	3,79,620.00	4,10,400.00	30,780.00
security cabin	7.19	2019	2024	60	12,000.00	5	7.5	900.00	11,100.00	79,809.00	86,280.00	6,471.00
	0.00	0	2020	50	0.00	2020	3636	0.00	0.00	0.00	0.00	
										8,13,01,059.00	9,05,62,990.00	92,61,931.00

Land Development Value

Net Land area	2,976.16
Rate	1,000.00
Value	29,76,160.00

Valuation

Land Value	9,00,00,000.00
Structure Value	8,13,01,059.00
Interior and Other Development	0.00
Land Development	29,76,160.00
Total Value	17,42,77,219.00
Realisable Value	15,68,49,497.00
Distress Value	13,94,21,775.00
Insurance Value	6,50,40,847.20

745.51