Vastu/SBI/Nashik/10/2023/4274/2302928

Date: 10.10.2023

Remarks:

1. **This APFisbasedonsanctionedplancopy providedbySBI.**
2. **Constructionstageiscalculatedaspernooffloorssanctioned.**
3. **RatederivedinreportisbasicrateandonCarpetarea.**
4. **Flat area (Carpetarea)consideredinAPFreportisprovidedbySanctionedBuildingPlan/RERA.**
5. **Builder taking (carpet to build up) loadingfactor35%forresidentialflat.**
6. **Wehavenotconsideredlegalcharges,Stampdutyforvaluation**

We have considered Market Approach for Valuation and Composite Method Valuation. I/ We here by declare that Parking space, Infra structure charges, MSEB Charges, Water Charges, One Time Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

Place: Nashik

Date: 10.10.2023

## Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763 SBI Empanelment No.: SME/TCC/2021-22/86/3