Vastu/SBI/Nashik/02/2024/7043/2305041

Date: 19.02.2024

Remarks:

1. **This APF is based on sanctioned plan copy provided by SBI.**
2. **Construction stage is calculated as per no of floors sanctioned.**
3. **Rate derived in report is basic rate and on Carpet area.**
4. **Flat area (Carpetarea)consideredinAPFreportisprovidedbySanctionedBuildingPlan/RERA.**
5. **Builder taking (carpet to build up) loadingfactor35%forresidentialflat.**
6. **We have not considered legal charges, Stamp duty for valuation**

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: 19.02.2024

## Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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