Vastu/SBI/Nashik/02/2023/7047/2305071

Date: 21.02.2024

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 (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.**
5. **Builder taking (carpet to build up) loading factor 35% for residential flat.**
6. **We have not considered legal charges , Stamp duty for valuation**

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

Place: Nashik

Date: 21.02.2024

## Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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