Vastu/SBI/Nashik/04/2023/31174/2300327

Date: 27.08.2024

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: 27.08.2024

## Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13