Vastu/SBI/Nashik/10/2024/11674/2308561

Date: 09.10.2024

**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.

1. **Builder taking (carpet to build up) loading factor 35% for residential flat.**
2. **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: 09.10.2024

**Manoj B. Chalikwar** Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3