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

Date: 20.11.2024

Remarks:

1. **This APFisbasedonsanctionedplancopy providedbySBI.**
2. **Constructionstageiscalculatedaspernooffloorssanctioned.**
3. **RatederivedinreportisbasicrateandonCarpetarea.**
4. **Flatarea(Carpetarea)consideredinAPFreportisprovidedbySanctionedBuildingPlan/RERA.**
5. **Buildertaking(carpettobuild up)loadingfactor35%forresidentialflat.**
6. **Wehavenotconsideredlegalcharges,Stampdutyforvaluation**

We have considered Market Approach for Valuation and Composite Method Valuation. I/Weherebydeclarethat Parkingspace,Infrastructurecharges,MSEBCharges,WaterCharges, OneTimeMaintenanceCharges,andGST is notconsideredwhilearrivingatvaluationoftheunit.

Place:Nashik

Date: 20.11.2024

## Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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