



NB SQUARE

Engineering Consultancy Pvt. Ltd.

Date: 6-March, 2024

To Whom It May Concern

This is to certify that total value of the property of **Mr. Prakash Maharjan** Father of the applicant, permanent resident of Kathmandu Municipality, Ward No. 15, Bagmati Province, Nepal, is true to the best of my knowledge and beliefs, which is based on the documents furnished by the applicant. Details of the property of individual and the values are shown in the sheets attached herewith.

All legal documents shall be scrutinized by legal expert. This valuation is only for Embassy purpose.

Applicant: Mrs. Mangal Devi Maharjan

Address: Kathmandu, Ward No. 15, Bagmati Province

Summary of the Property value

S.N.	Owner of property	Type of property	Value of Property (NRs.)	Remarks
1.	Mr. Prakash Maharjan	Land	Rs 28,959,403 /-	
Grand Total In NRs.			Rs 28,959,403 /-	

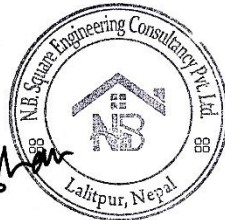
In Words: Twenty Eight Million Nine Hundred Fifty-Nine Thousand & Four Hundred Three Only. (NRs.)

Fair Market Value of Property in NRs.	Rs 28,959,403 /-
Equivalent Amount in CAD \$	296,472

In Words: Two Hundred Ninety-Six Thousand Four Hundred Seventy Two Dollars only. (CAD \$)

As per Prevailing Market Exchange Rate by **Nepal Rastra Bank** on 6 March, 2024

CAD \$1= NPR 97.68



Er. Niraj Bhandari
Civil Engineer
NEC No : 10760 CIVIL "A"



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A. Valuation of Land :

Calculation of Weighted Average Value of Land:

S.N.	Owner of property	Location	Plot No.	Land Area (Sq-m)	Weighted Average Value (Rs.)	Remarks
1.	Mr. Prakash Maharjan	Ward No.15, Kathmandu, Bhuikhel	958	141.84	Rs. 98,12,000 /-	Land
2.	Mr. Prakash Maharjan	Ward No.15, Kathmandu, Bhuikhel	1150	65.26	Rs. 45,16,262 /-	Land
3.	Mr. Prakash Maharjan	Ward No.15, Kathmandu, Bhuikhel	893	131.92	Rs. 91,29,411 /-	Land
4.	Mr. Prakash Maharjan	Ward No.15, Kathmandu, Bhuikhel	62	79.50	Rs. 55,01,730 /-	Land
Total (NRs.)					Rs 2,89,59,403/-	

In Words: Twenty Eight Million Nine Hundred Fifty-Nine Thousand & Four Hundred Three Only. (NRs.)

W. Prakash