**PROPERTY**

**VALUATION**

**REPORT**

**ON**

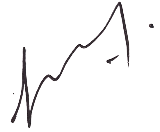
**FIXED ASSETS**

**FOR**

**APPLICANT: Mr. Niraj Bhandari**

**OWNER OF PROPERTY: Mr. Devi Prasad Bhandari**

**LOCATION OF PROPERTY: Soyang Ward No.04, Ilam**

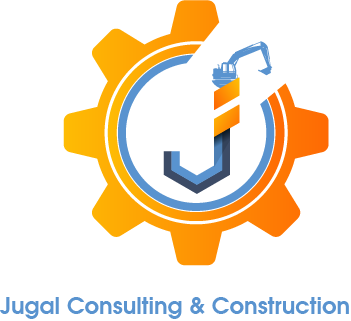
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**PREPARED BY:**

**Jugal Consulting & Construction Pvt. Ltd.**

**Duwakot-2, Bhaktapur**

**29th May 2024**



**JUGAL CONSULTING AND CONSTRUCTION PVT. LTD.**

Contact: 9869115291

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Duwakot-2, Bhaktapur

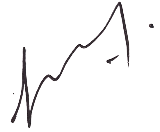
(Nepal)

PAN: 610090651

|  |  |
| --- | --- |
| **1. VALUATION CERTIFICATE** |  |
| **Date:**  **TO WHOM IT MAY CONCERN** | Wednesday, May 29, 2024 |
| **Subject: Valuation Report of Fixed Asset/s (Land)** |  |

Dear Sir/Madam,

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **We are submitting herewith this property valuation report of the fixed property (Land) for your respective purpose:**  Name of Client/Applicant: **Mr. Niraj Bhandari**  Address of Client: **Kanakai Ward No.04, Ilam**  Owner of the Property (Plot no.95,143): **Mr. Devi Prasad Bhandari**  Citizenship No. & Issued Date: **641/3269, Ilam & 2036/10/16 AD**  Address of the owner: **Kanakai Ward No.04, Ilam**  Relationship with the client: **Grandfather** | | | | |  | |
|  | | **DETAIL OF PROPERTY VALUED:** | |  | | |
| **S.N.** | **OWNER’S NAME** | **LOCATION (ADDRESS OF PROPERTY)** | **OWNERSHIP**  **TYPE** | **PLOT NO.** | **AREA**  **(R-A-P-D)** | |
| **1.0** | **Mr. Devi Prasad Bhandari** | **Soyang Ward No.04, Ilam** | **Single Ownership** | **95** | **1-1-1-3** | |
|  | **Mr. Devi Prasad Bhandari** | **Soyang Ward No.04, Ilam** | **Single Ownership** | **143** | **1-1-2-2** | |

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**Er. Paras Bikram Thapa**

**NEC Regd. No. 16448 “Civil & Rural” “A”**

**We hereby declare that:**

* We have physically inspected, verified and measured the property on **29th May, 2024 A.D.**
* We also certify that no individual in our firm/company has any financial interest in the said property and client or the client's business.
* The information furnished by us is based on our actual site visit and verification of property, which is true and correct to the best our knowledge.

o We have taken care and proper measure to ascertain the commercial market value of the said property. The Commercial Market Value (CV) of the properties are as under:



**Based on our valuation we hereby certify the value of the properties as following:**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **S.N.** | **DETAILS** | | | **AMOUNT** | |
| 1 | Commercial/Market Value (CV) of Assets. | | |  |  |
|  | **Land only.** | | | **NRs. :** | **80,30,000** |
|  | **Total Value of Property (Land):** | | | **NRs. :** | **80,30,000** |
|  | **In Words: NRs. Eight Million Thirty Thousand Only.** | | | **Say:** | **8,030,000** |
| **Equivalent in AUD:** | **$90,724.21** | **(Selling exchange rate in Nepal:1 Australian Dollar = NRs. 88.51)** | | |

**As on 29th May, 2024 A.D. (Source: Nepal Rastra Bank)**

**Thanking you. Yours’ Truly**

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**Er. Paras Bikram Thapa**

**NEC Regd. No. 16448 “Civil & Rural” “A”**

**(Authorised Signatory)**

**2. Calculation of Land Area**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| As per Lalpurja | | | | | | |
| **S.No.** | **Description** | **Plot No.** | **Plot Area (sqm.)** | **Area in Sq.ft.** | **Area in Ropani.** | **Area in (R-A-P-D)** |
| **1.** | **Regular** | **95** | **554.44** | **5967.98** | **1.089** | **1-1-1-3** |
| **2.** | **Regular** | **143** | **560.40** | **6032.15** | **1.101** | **1-1-2-2** |
|  | **Total** |  | **1114.84** | **12000.13** | **2.19** | **2-3-0-1** |
| As per Measurement | | | | | | |
| **S.No.** | **Description** | **Plot No.** | **Plot Area (sqm.)** | **Area in Sq.ft.** | **Area in Ropani.** | **Area in (R-A-P-D)** |
| **1.** | **Regular** | **95** | **554.44** | **5967.98** | **1.089** | **1-1-1-3** |
| **2.** | **Regular** | **143** | **560.40** | **6032.15** | **1.101** | **1-1-2-2** |
|  | **Total** |  | **1114.84** | **12000.13** | **2.19** | **2-3-0-1** |
| The minimum area is taken for valuation | | | | | | |
| **S.No.** | **Description** | **Plot No.** | **Plot Area (sqm.)** | **Area in Sq.ft.** | **Area in Ropani.** | **Area in (R-A-P-D)** |
| **1.** | **Regular** | **95** | **554.44** | **5967.98** | **1.089** | **1-1-1-3** |
| **2.** | **Regular** | **143** | **560.40** | **6032.15** | **1.101** | **1-1-2-2** |
|  | **Total** |  | **1114.84** | **12000.13** | **2.19** | **2-3-0-1** |

**\*Formula for Calculation of Land Area**

Area of Triangle = **SQRT s(s-a)(s-b)(s-c) or L\*B** in case of Rectangle; where **s=(a+b+c)/3**

**\*Unit of Area Measurement \*Unit of length Measurement**

1 Ropani= 16 Aana = 5476.00 sq.ft. = 508.737 sq.m. 1 Feet = 12 inches = 0.3048 metre

1 Aana = 4 Paisa = 342.25 sq.ft. = 31.796 sq.m. 1 inch = 0.0254 metre

1 Paisa = 4 Daam = 85.56 sqft. = 7.949 sq.m.

1 Daam = 21.39 sq.ft. = 1.987 sq.m.

|  |
| --- |
| **Plot no./ Ropani** |
| **(95,143)** |
| **44,37,070** |
| **40,33,700** |
| **36,37,000** |

**3. Value of Land**

**1. Market Rate**

\*Current Market Rate inquired from Local Resident (RS.)/Ropani :

**2. Weighted Average Calculation:**

**3. Land Rate Adopted in this**

**Report** **(Rs.)/Ropani:**

|  |
| --- |
| **Plot No.** |
| **x(95,143)** |
| **Hill land Type** |
| **2-3-0-1** |
| **2-3-0-1** |
| **2.19** |
| **36,37,000** |
| **80,30,730** |
| **0.00** |
| **80,30,730** |
| **80,30,730** |
| **80,30,000** |

**Valuation Table of Land**

**===================**

**\*** Description of land :

\* Total Area 0n Ownership Document:

**\*** Actual Area verified on site by Measurement**:**

**\*** Net Area considered for Valuation **:**

\* Land Rate Adopted in this Valuation

(Rs./Ropani) **:**

\* Gross Value of Land (Rs.) **:**

\* Deduction, if any (Rs.) **:**

**\*** Net Value of Land (Rs.) **:**

**Total Value (Rs.) :**

**Say (Rs.) :**

**Total Value (Rs.) :**

**In words: NRs. Eight Million Thirty Thousand Only.**

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**Criteria for valuation of land:**

a) The width of the road must be at least 8 ft. wide for the valuation. The property located

under high tension line, sloppy line river banks are considered by taking necessary

offset provided by the government authority.

b) For the determination of prevailing market rate of the land under consideration,

property owner, local people, from the site area & the local land brokers are

consulted & a reasonable rate has been adopted.

c) The minimum registration rate fixed by the Nepal government is referred to from the

minimum valuation book prepared & provided by the respective malpot office.

d) Fair market rate adopted for valuation is calculated by providing 70% weight to the

prevailing market rate & 30% weight to the government registration rate.

e) Distress value is taken as 80% of Fair market value.

**METHOD OF VALUATION:**

* **Land Value**
* **Comparative Method**

In this method, the sales from transaction of vicinity of land properties are studied and then a

fair price for the land is fixed based on the collected data. The physical natures such as length,

width, situation etc. are required to be considered in detail before fixing up the price. Extensive

enquiry is carried out by our associates with the local residents familiar with the property transaction

around the locality to find out the current buying and selling price of the land. Minimum registration

rate of the land charged by the Government Registration Department is also collected. The rate of

the land adopted by the Government Tax Department of the particular locally is also noted.

Information from the Real Estate Company or broker is also collected. Due weight age is given to all

the information and most probable Current Land Rate is fixed and adopted.

**Remarks and Limiting Condition**

* The information furnished is based on documents provided by the beneficiary. No

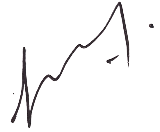
important factors have been intentionally overlooked or withheld.

* The valuator takes no responsibility for changes in market conditions or for the inability

of the owner to locate a purchaser at the concluded value.

* It has been ascertained that lending of the Bank is secured by this mortgaged only

after necessary deduction process as per prevalent rules & regulation.

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**Er. Paras Bikram Thapa**

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**Opinion**

ln our opinion this property may be taken as mortgage considering the distress aspect value

recommended in the valuation certificate. However, all the remarks made shall be taken into

consideration and all the legal documents shall be scrutinized by the legal experts.

**Conclusions:**

* This valuation was conducted for the purpose of establishing Fair Market and Distress Values of

said property for the Client for mortgaging these properties. It is not to be used

for any other purpose, and no part of this report is to be disseminated to the public or third

parties.

* We certify that our firm is fully authorized to carry out the valuation work under the prevalent

laws and we are fully equipped and competent to carry out the assignment and have the

necessary qualifications, skills and experience required for the same.

* We also certify that no individual in our firm has any financial interest in the said property.
* To the best of our knowledge, all matters of a factual nature discussed in this report are true and

correct. No important factors have been intentionally overlooked or withheld.

* We have physically inspected, verified and measured the properties in the presence of the

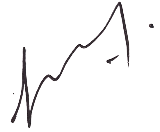
Client/Representative of the Client

* The conclusions in this report are our unbiased considered opinions of Fair Market and Distress

Values of the subject assets as of the date of valuation.

* We transformed all the details and information furnished by the Client/Owner for the above

property and he confirmed all details is true in my presence.

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**Er. Paras Bikram Thapa**

**NEC Regd. No. 16448 “Civil & Rural” “A”**