



Date : 5/15/2023

File No: MARVEL-107-2023

Ref No:

**TO WHOM IT MAY CONCERN****Subject: Assessment of property Values**

Dear Sir/Ma'am,

We are pleased to submit herewith Valuation Report of following property based on weighted average value by:

Applicant's Name (1) : mnb jkbkj  
Applicant's Name (2) : jhvhjgjh  
Contact No. : 9976276676  
Address (Past) : jhbjbh  
Address (Present) : Address (Present)  
Type of Property : land and building

We have taken all care to ascertain value of properties as directed by the client:

a	Owner's Name of the Property	jhvhjgjh
b	Location of property (Cadastral)	hjbjbh
c	Location of property (Present)	jbjb
d	Plot No.	55
e	Sheet No.	67567
f	Area (as per Land Ownership Certificate)	444 SQ MT, O-13-3-3.42 (R-A-P-D)

**We hereby declare and certify that:**

- The information furnished is true and correct to the best of our knowledge and belief, which are based on documents furnished by clients/owners
- 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.
- We have prepared independent valuation assessments for each category of assets.

S.N	Value of the Asset(s)	In digit (NPR)
1	Land (All Plots)	NPR: 67526756357
2	Building	NPR: 7826185673
Total Amount: <b>NPR: 78627171</b>		<b>In Words: hbjbh hvhjw hwhdebhbw nuywgehjd nw vyuvwdjh ed</b>

**NOTE:** Exchange Rate As Per Nepal Rastra Bank on .....

c	<b>Equivalent In Euro</b> 1 EUR = NPR 5555	<b>\$ 6736734</b>	<b>hbjbh hvhjw hwhdebhbw nuywgehjd nw vyuvwdjh ed</b>
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All relevant calculation and documents are attached herewith for the reference and record which constitute integral part of this valuation report.

We hope you will find this in order. Thanking you for entrusting us with our works and assuring you of our best professional service.

Yours Sincerely,

Marvelous Construction And  
Engineering Consult (P) Ltd  
Er. Shyam Raj Shrestha  
Contact No: 9843143409

