

# VALUATION REPORT OF FIXED ASSETS

*(For education loan)*

CLIENT	:	Mr. Ambar Bahadur Shrestha
ADDRESS	:	Lakhanpur, ward no.8, Ramechhap



OWNER OF THE PROPERTY	:	Mr. Ambar Bahadur Shrestha
LOCATION OF THE PROPERTY	:	Sabik-Nilbarahi, ward no.9-ga, Haal-Madhyapur Thimi Municipality, ward no.3, Bhaktapur
CONTACT NO.	:	9843-503598
PLOT NO.	:	692
		Ropani
AREA IN LALPURJA	:	(0-2-2-0)
		sqm.
		79.49

**SUBMITTED TO:**  
M/S NABIL BANK LIMITED  
Kausaltar, Bhatapur

**SUBMITTED BY:**  
**EN-ARC PLANNERS (P.) LTD.**

MAITIGHAR-11, KATHMANDU  
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Regd. No.: 22322/720

# EN-ARC PLANNERS (P.) LTD.

[ENGINEERS, ARCHITECTS, PLANNERS & DESIGNERS]

To,  
**M/S NABIL BANK LIMITED**  
Kausaltar, Bhatapur

Date: 8-12-2016

Subject: Valuation Certificate

Dear Sirs,

Valuation report of the properties, which are intended for **education loan** to be mortgaged to the bank by:

Owner of the property	Plot no.	Area in lalpurja sqm.	Location of property	Client	Address
Mr. Ambar Bahadur Shrestha	692	79.49	Sabik-Nilbarahi, ward no.9-ga, Haal-Madhyapur Thimi Municipality, ward no.3, Bhaktapur	Mr. Ambar Bahadur Shrestha	Lakhanpur, ward no.8, Ramechhap

In compliance with your instruction received on dated 6th Nov. 2016 to evaluate the property of Mr. Ambar Bahadur Shrestha We visited the site and conducted the valuation of the property and its fair and distress value is as under:

**We hereby declare and certify that:**

1. We have physically inspected, verified and measured the property on 6th Nov. 2016.
2. We have no direct or indirect interest of the said company or properties.
3. The information furnished is true and correct to the best of our knowledge and belief that are based on the documents furnished by the client.
4. The value of the property with remarks (attached on the separate headings) as on relevant date 8th Dec. 2016.

**Property details**

Property	considered area in aana	Market rate/aana	Gov. rate/aana	Weightage rate/aana	Fairmarket value	Adjusted value	Distress value(90% of adjusted value)
land	2.28	1600000.00	240000.00	1,192,000.00	3,648,000.00	2,717,760.00	2,445,984.00
Building					3,360,331.53	3,360,331.53	3,024,298.37
Total value of property					7,008,331.53	6,078,091.53	5,470,282.37

Distress value in words:-

Rs. Fifty four lakhs seventy thousand two hundred eighty two & paise thirty seven only.

We are submitting a copy of valuation report for your kind perusal.

Thanking You  
Very Truly Yours

Er. Shyam Krishna Shrestha  
(For- EAP)



## SUMMARY OF VALUATION REPORT

**Client name :** Mr. Ambar Bahadur Shrestha  
**Address :** Lakhanpur, ward no.8, Ramechhap

Citizenship no./ date : 18485 5/12/2047  
 Issued office : Distric administration office, Ramechhap  
 Mobile No. : 9843-503598  
 Father's name : Mr. Dhan Badadur Shrestha  
 Grand father's name : Mr. Ram Narayan Shrestha

**Owner of the property**

**Name :** Mr. Ambar Bahadur Shrestha  
**Address :** Lakhanpur, ward no.8, Ramechhap  
 Father's name : Mr. Dhan Badadur Shrestha  
 Grand father's name : Mr. Ram Narayan Shrestha  
 Citizenship no./ date : 18485 5/12/2047  
 Issued office : Distric administration office, Ramechhap

**Location of the property** Sabik-Nilbarahi, ward no.9-ga, Haal-Madhyapur Thimi Municipality, ward no.3, Bhaktapur

Town/ village : Town

**List of Property Evaluated Land**

Present Plot No. : 692

**Boundary of property (4 Killa) for plot no.692**

	On East by	On West by	On North by	On South by	
	Plot no.1206,1191	Road	Plot no.691	Plot no.693	
Discription of property	As per Lal Purja		As per area verified		Area considered
Area of land	Plot no.	sqm.	Aanas	sqm.	Aanas
	692	79.49	2.50	80.61	2.53

**Rates and Values of the Land**

Land Rates				
Commercial Rate	:	Rs.	1600000.00	Per aana
Government Rate	:	Rs.	240000.00	Per aana
Average Market Rate	:	Rs.	1192000.00	Per aana
Considered area	:		2.28	Aana
Fair market value of land	:	Rs.	3648000.00	
Adjuated Value	:	Rs.	2717760.00	
Distress Value	:	Rs.	2445984.00	

**Rates & values of building**

Fairmarket value of building	Rs.	3360331.53
Adjusted value of building	Rs.	3360331.53
Distress value of building	Rs.	3024298.37
Fairmarket value of property	Rs.	7008331.53
Adjusted value of property	Rs.	6078091.53
Distress value of property	Rs.	5470282.37





### REMARKS AND LIMITATION

- 1) The options of the value stated are based upon facts and assumption identified in this report. The Valuer takes non-responsibility for changes in market condition.
- 2) The stated options of value are effective as of the date of value based upon information that was available to the valuer at the time of valuation analysis was conducted. Values may be changes substantially with time and the valuer reserve the right to alter stated options of value if relevant information later becomes available.
- 3) To the best of our knowledge, all matters of factual nature discussed in this report are true and correct. No important factors have been intentionally overlooked or withheld.

4) Right of way

The property is situated in the 13ft.wide earthen road on West on Sabik-Nilbarahi, ward no.9-ga,Haal-Madhyapur Thimi Municipality, ward no.3, Bhaktapur. There is 3m. right of way deducted from the centre line of the road on West as per approved drawing.

5) Free access to the property

There is 13ft.wide earthen road on West. Client has submitted charkilla, building drawing from the concern authority regarding the free access to the property.

6) Impact of current Earthquake

We have verified the building construction damaged due to earthquake on dated 25 April 2015. There is no damaged seen in the structure.

7) Completion certificate of building

The building completion certificate is submitted.

8) National building ( construction) code

Approved drawing, approved letter and completion certificate are provided. Building is constructed as per approved drawing.

9) Facts requiring critical examination in the Valuation Report

The width of access should be minimum 8ft. for the plots up to 1ropani or equivalent. Minimum 10ft. wide access is required if the land size is more than 1 ropani or equivalent.

13ft.wide earthen road on West

- 10) Features like sewerage, dumping, electricity supply line (hitesion line), water logging, temple/shrine, river, hazardous factory, army barracks, cremation area, fuel storage depot etc.

None

- 11) Four boundary and area of the land is physically verified and tallied with the official survey map (Blue print) and confirmed there is no dispute with the neighbouring plots.

No disputes

- 12) The type of land -Agriculture, residential, commercial etc

Residential

- 13) Guthi land and land with tenants (Mohi)

None

- 14) The bank is requested to ask the client for insurance papers of the property.

**Remarks:** We have deducted 3m. Right of way from the center of the road on West as per approved drawing & only remaining area is considered for valuation.

There is 13ft.wide earthen road on West but plot no. is shown in blue print/trace map.



## REPORT

### LOCATION

- a) The property is located as such : Sabik-Nilbarahi, ward no.9-ga, Haal-Madhyapur Thimi Municipality, ward no.3, Bhaktapur
- b) Road, street or lane on which the property is abutting : 13ft.wide earthen road on West
- d) Location Map : Attached

### COMMERCIAL IMPORTANCE

#### **Present importance of locality is as follows**

- a) Proximity to Civil, amenities e.g. Market, School, Hospital Office, etc. around 2.5km. All these facilities are available
- b) Means & proximity surface : Vehicle can reach the property  
Transportation by which locality is served.
- c) Uses of land Building e.g. Vacant, : Residential  
farm, Garden, barren land,  
Developed for residential purpose, or  
as a factory, godown residence
- d) Features for increase of value of : Residential  
property
- e) Prominent Land mark nearest to the :  
Property **Radhe Radhe Araniko hi-way to site approx. 1km.**



## DESCRIPTION OF LAND

- |    |  |   |                                 |
|----|--|---|---------------------------------|
| a. | Shape of land e.g. Rectangular, Triangular, Trapezoidal and  | : | Almost rectangular              |
| b. | Frontage, depth & facing of land   | : | 24'9" * 36'3" on West facing.   |
| c. | Requirement of filling   | : | No                              |
| d. | Area recorded on legal document  |   |                                 |
|    | Plot no. 692   | : | 79.49 sqm.<br>2.50 In Aana      |
| e. | Area verified by Tape measurement  | : | 80.61 sqm.<br>2.53 In Aana      |
|    | <b>Considered area</b>   |   | 72.45 sqm.<br>2.28 In Aana      |
| f. | Classification of land   | : | Khet Ka                         |
| g. | <b><u>Facts requiring critical examination in the Valuation Report</u></b>   |   |                                 |
|    | The width of access should be minimum 8ft. for the plots up to 1ropani or equivalent. Minimum 10ft. wide access is required if the land size is more than 1 ropani or equivalent.        |   |                                 |
|    |  |   | 13ft. wide earthen road on West |
| h. | Features like sewerage, dumping, electricity supply line (hitesion line), water logging, temple/shrine, river, hazardous factory, army barracks, cremation area, fuel storage depot etc. |   |                                 |
|    |  |   | None                            |
| i. | Four boundary and area of the land is physically verified and tallied with the official survey map (Blue print) and confirmed there is no dispute with the neighbouring plots.           |   |                                 |
|    |  |   | No disputes                     |
| j. | The type of land - Agriculture, residential, commercial etc  |   |                                 |
|    |  |   | Residential                     |
| k. | Guthi land and land with tenants (Mohi)  |   |                                 |
|    |  |   | None                            |





## METHODS OF VALUATION

### A. Land value

While considering the value of the land, lesser area recorded in the Land Ownership Documents and that measured at the site is considered for valuation. There are two methods for estimating value of the land.

### B. Comparative Method

In this method, sales or transactions of land in the vicinity are studied and then a fair price for the land is fixed based on the collected data. The physical characters such as length, width, situation etc. are considered in detail before fixing up the price.

Extensive inquiry is carried out by our associates with the local residents namely 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 Government Registration Department is also noted. Information from the Real Estate Company or broker is also collected and weight age is given to all the information collected and consequently most probable Current Land Rate is fixed and adopted.

### C. PLINTH AREA METHOD

Determination of cost by detailed measurement and bill of quantities is laborious and lengthy. Without detailed drawing determination of cost is not possible for analysis so, here we use the 'Plinth Area Method'. The plinth area of the building is measured and the present day plinth area rate of similar building in the locality is obtained by inquiries and then cost is calculated. To fix the plinth area rate, it is necessary to examine thoroughly the different parts of the building viz the foundation, structure floor, roof, doors and window, finishing etc. Since the calculation is judiciously worked out, the cost determined by plinth area method will be fairly correct and sufficient for practical.





## LEGAL ASPECT

Following related documents have been checked and noted as under:

### Land Ownership Document (Lalpurja)

- |   |   |  |
|---|---|--|
| a. Type of ownership  | : | Single   |
| b. Ownership of land  | : | Free hold  |
| c. Name of the owner  | : | <b>Mr. Ambar Bahadur Shrestha</b><br>Sabik-Nilbarahi, ward no.9-ga,Haal-<br>Madhyapur Thimi Municipality, ward<br>no.3,Bhaktapur |
| d. Location of property   | : |  |
| e. Area recorded in documents                                   | : |  |
| 692   | : | 79.49                  sqm.<br>2.50                  In Aana   |
| f. Relation between the client and the<br>owner of the property | : | Same person  |
| g. Comments (If any)  | : | None   |

### Land Revenue (Malpot)

- |  |   |           |
|--|---|-----------|
| a. Whether Current Revenue<br>has been paid  | : | Paid      |
| b. Date of regd.   | : | 14-7-2070 |
| c. Normal sale/gift  | : | Rajinama  |
| d. Whether 1 year 35 days in case of<br>normal sale (as per Mulki Act Chap.<br>17, clauses 20 & 2 years 35 days in<br>case gift) (as per Mulki Act chap. 19<br>Clause 5 ) has elapsed. | : | Elapsed   |
| e. Comments (If any)   | : | None      |

### Map of the plot prepared by Govt. Survey Department

- |  |   |             |
|--|---|-------------|
| a. Whether the plot is indicated<br>in the map   | : | Yes         |
| b. Whether access is clearly<br>marked on the map prepared by<br>Govt. Survey Department | : | Yes         |
| c. Whether the shape of land in field<br>tally with map                                  | : | Almost same |
| d. Comments (If any)   | : | No          |



### VALUATION TABLE OF LAND

OWNER'S NAME :		Mr. Ambar Bahadur Shrestha	
	Plot no:	692	
1	Land area in ownership :	In Aana 2.50	sqm. 79.49
2	Area verified by measurement :	2.53	80.61
3	Net area considered for :	2.28	72.45
4	Land rate adopted in this valuation		
6	LAND RATE ADOPTED IN THIS VALUATION (Market rate/aana)	: Rs. 1,600,000.00	
7	GOVERNMENT RATE per aana	: Rs. 240,000.00	
	A. Current Market rate by local inquiry (70% of serial No. 06)	: Rs. 1,120,000.00	
	B. Government rate (30% of S. no. 07)	: Rs. 72,000.00	
8	LAND RATE ADOPTED IN THIS VALUATION (Weighed Rate/aana)	: Rs. 1,192,000.00	
5	Total value of		
a)	Fairmarket value of land	: Rs. 3,648,000.00	
b)	Adjusted value of land	: Rs. 2,717,760.00	
c)	Distress value of land	: Rs. 2,445,984.00	

*hues*  




### VALUATION TABLE OF BUILDING

<i>Description of structure</i>		Frame structure
		:
		sft.
1	For Ground floor	: 568.24
	For First floor	: 583.30
	For Second floor	: 213.87
		<b>1,365.41</b>
2	Built up area rate (Rs/sft)	
	For Ground floor	Rs. 3,000.00
	For First floor	Rs. 2,400.00
	For Second floor	Rs. 2,400.00
3	Value of structure( Rs.)	
	For Ground floor	Rs. 1,704,720.00
	For First floor	Rs. 1,399,920.00
	For Second floor	Rs. 513,288.00
	<b>Total</b>	<b>Rs. 3,617,928.00</b>
	Electrification 4% of S.No.3	Rs. 144717.12
	Sanitation 4% of S.No.3	Rs. 144717.12
	<b>Total value of structure</b>	<b>Rs. 3,907,362.24</b>
4	Depreciation	
a)	Year of construction completion	: 2,066
b)	Year of valuation	: 2,073
c)	Life Elapsed (Year)	: 7
d)	Total life of the structure	
	Considering obsolescence (Year)	: 50
e)	Remaining useful life (Year)	: 43
	<b>Depreciation</b>	
f)	(2%/year for 7 years)	: Rs. 547,030.71
5	Fairmarket value of structure	: Rs. 3,360,331.53
6	Net value of structure	: Rs. 3,360,331.53
7	Distress value of structure	: Rs. 3,024,298.37



## TECHNICAL SPECIFICATION

Following paragraphs highlights the technical details of the main residential building. Information provided are based on the field inspection and detailed discussion with the owner of the property. The residential building has sound structure. Based on the finishing, type of structure and other facilities provided in the building, this building is classified under 'A' category and other details of the residential building is as under:

- |                                   |                   |
|-----------------------------------|-------------------|
| 1.9. External wall construction   | : 9"              |
| 1.10. Partition wall construction | : 4"              |
| 1.11. Door frame and window frame | : Salwood         |
| 1.12. Window and door shutter     | : Salwood         |
| 1.13. Floor finishing             | : Cement Punning  |
| 1.14. Exterior Finishing          | : Brick exposed   |
| 1.15. Internal Finishing          | : Plaster & Paint |

### 2.1 Plinth area of the building

The details of plinth and built up area is as under:

A	SN	Floor	Length Ft.	Width in Ft.	Area (Sqft)
	1	Ground floor	max.28-11	max.19-0	568.24
	2	First floor	max.28-11	max.19-0	583.30
	3	Second floor	max.28-11	max.19-0	213.87
				<b>Grand Total</b>	<b>1,365.41</b>





### 3.1 Structural System

Structural system of the building is **Frame structure**.

### 4.1 Type of Foundation

All foundation have **isolated footing**. Size of foundation is about 6'-0"x6'-0"ft size and depth 6'-0" ft . The 9 inches thick plinth wall is built below the tie beam. Plinth wall is built by brick machinery with 1:6 cement mortar.

### 5.1 Damp Proof Course (DPC)

At the plinth level, DPC of PCC is done along the main walls and all over the surface of the building. Ground floor flooring is done as follows: compacted earth, 6 inches thick and sand filling brick soling and 3 inches thick PCC work.

### 5.2 Face of the Building

The main building is West facing. The building has openings for windows and ventilation.

### 5.3 Inner Wall, Wall finishing and Ceiling surface

Inner walls are 4 inches thick as shown in the Floor plan drawings. Walls are built by brick masonry on cement mortar. All interior walls and the ceiling surfaces of the building have been plastered by cement mortar, & colour paints .

### 5.4 Floor Finishing

Staircase, Lobby have marble. All rooms have punning. Toilet/kitchen have tile finishing.

### 5.5 Flooring & Roofing

Flooring in the building is as stated in paragraph 5.4 All floor slabs are built by RCC system. Slabs are 4 inches thick.

### 5.6 Rooms

Description and the dimensions of the rooms and other prevailing utilities in the building are shown in attached drawings.

### 5.7 Doors, Windows, Staircase & Veranda

This building has sufficient number of windows and doors, and ensure adequate amount of natural light, ventilation and free movement with in the building. All door and window frames are made of salwood.

### 5.8 Sanitary and Water Supply System

The building is facilitated with a toilet bathroom each floor and drainage line connected with sewage line .Water supply with ground water system.

### 5.9 Sanitary Fittings

Toilet has fitted with comode, basin, & tap etc..

### 5.10 Electricity Supply System

Electrification in the building is done by conceal wiring. All rooms have sufficient light points and power points. These rooms have conceal telephone and TV lines. Enough light points are provided on the passage, staircase and terraces. Light and electric fittings are of moderate quality.



## LAND RATE

**OWNER'S NAME**

**Mr. Ambar Bahadur Shrestha**

01. Source of information : By inquiry

**Sale/Prevailing  
Market Price** : 16 lakhs per Aana

**Govt. rate** : 2.4 lakhs per Aana

**Location of land** : Sabik-Nilbarahi, ward no.9-ga.Haal-Madhyapur Thimi  
Municipality, ward no.3, Bhaktapur

02. Current Market required from  
local resident Rs./aana : Rs 1,600,000.00

03. Minimum Regd Gov rate. Per aana : Rs 240,000.00

a. Market rate by local inquiry  
(70% of S No. 02) : Rs 1,120,000.00

b. Market rate adopted by tax department  
(30% of S No. 03) : Rs 72,000.00

04. Land rate adopted in this valuation  
(Weighed Rate/ aana) : Rs 1,192,000.00

Description		Per ropani	Per aana	Total Cost
Market rate		25,600,000.00	<b>1600000.00</b>	
Govt. rate		3,840,000.00	<b>240000.00</b>	
Market 70 %	70	17,920,000.00	1,120,000.00	
Gov 30%	30	1,152,000.00	72,000.00	
Adjusted rate		19,072,000.00	<b>1,192,000.00</b>	
Actual Land weight		0.00	<b>2.28</b>	
Ajusted value		0.00	<b>2,717,760.00</b>	<b>2,717,760.00</b>
fair Market value		0.00	<b>3,648,000.00</b>	<b>3,648,000.00</b>





# **LAND AREA VERIFICATION**

**OWNER'S NAME :** Mr. Ambar Bahadur Shrestha

<b>AREA</b>	<b>sqm.</b>	<b>Ropani</b>	<b>Aana</b>
<b>Lalpurja</b>	<b>:</b>	<b>79.49</b>	<b>(0-2-2-0)</b>
<b>Measurement</b>	<b>:</b>	<b>80.61</b>	<b>(0-2-2-0.55)</b>
<b>Considered area</b>	<b>:</b>	<b>72.45</b>	<b>(0-2-1-0.44)</b>
			<b>2.53</b>
			<b>2.28</b>

No	Description	a (ft.)	b (ft.)	c (ft.)	s	Area (Sft)
A	Area of land according to field measurement					
1	Triangle	36.25	24.75	43.33	52.17	448.43
2	Triangle	43.33	24.83	33.83	51.00	418.99
				Total Area of Land in Sqft.		867.41
				Total Area of Land in sqm.		80.61
				Total Area of Land in aana		2.53
B	Area of land according to Lalpurja	Ropani	Aana	Paisa	Dam	Area (Sqm)
	Plot no. 152	0.00	2.00	2.00	0.00	855.62
				Total Area of Land in sft.		855.62
				Total Area of Land in sm.		79.49
				Total Area of Land in aana		2.50
				Right of way deduction in Sqft.		87.83
				Area considered for valuation after Right of way deduction in Sqft.		779.58
					in sqm.	72.45
					in aana	2.28

