

# VALUATION REPORT

OF

*FIXED ASSETS*

Applicant

Mr. [REDACTED]

Owner

Mr. [REDACTED]



**KATHMANDU**  
**INFOSYS** EDUCATIONAL  
CONSULTANCY



SUBMITTED BY: -

PREPARED BY

**SB Engineering Consults**

Kathmandu, Nepal

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# SB ENGINEERING CONSULTS

Planners | Designers | Engineers | Valuers

PAN : [REDACTED]

## TO WHOM IT MAY CONCERN

Ref. No. [REDACTED]

Date : - 03 Nov., 2016

This certificate has been issued on the request of Mr. [REDACTED] for valuation of the property. Please find attachment valuation report of the property owned by Mr. [REDACTED] which is based on documents furnished by client and carried out as per prevailing market rate.

APPLICANT: Mr. [REDACTED]

We hereby declare that:

- \* We have no direct or indirect interest in the said company or property.
- \* The information furnished is true and correct to the best of our knowledge and belief.

And certify that:

The Market value Land (NRs) :	17,547,500.00
The Market value Building (NRs) :	4,636,550.00
The Total value of the property (NRs) :	22,184,050.00
Equivalent in AUD (1 AUD = 81.79 NPR)	271,231.81

In words NPR. Twenty Two Million One Hundred Eighty Four Thousand Fifty Only.

All necessary calculations and documents are enclosed herewith for the reference.

Sincerely yours,

**Er. Sanu Babu Dangol**  
Civil Engineer  
NEC No. 4023

## I. LAND VALUATION

ACCORDING TO PREVAILING MARKET RATE

SN	PLOT NO.	LOCATION	OWNER NAME	TOTAL QUANTITY				TOTAL Anna	RATE PER Anna	TOTAL COST Rs.	REMARKS
				Ropani	Anna	Paisa	Dama				
1				5	7	-	-	87.00	75,000.00	6,525,000.00	
2				1	11	2.00	-	27.50	75,000.00	2,062,500.00	
3				1	2	-	-	18.00	70,000.00	1,260,000.00	
4				-	13	2.00	-	13.50	70,000.00	945,000.00	
5				6	-	2.00	-	96.50	70,000.00	6,755,000.00	
<b>TOTAL COST OF LAND</b>										<b>17,547,500.00</b>	

TOTAL PREVAILING MARKET VALUATION OF LAND = Rs. 17,547,500.00

## II. BUILDING VALUATION

ACCORDING TO PREVAILING MARKET RATE

SN	PLOT NO.	LOCATION	OWNER NAME	TOTAL BUILDING AREA Sq.ft	RATE /SQ.FT	DESCRIPTION	TOTAL COST Rs.	REMARKS
1				1,854.62	2,500.00	Two & Half storied RCC Structure Building	4,636,550.00	
<b>TOTAL COST OF BUILDING</b>							<b>4,636,550.00</b>	

TOTAL PREVAILING MARKET VALUATION OF BUILDING = Rs. 4,636,550.00



**Method of Valuation :**

**LAND VALUE:** Lesser of the area recorded in the Land ownership Document and that measured at the site is considered for valuation. There are two methods for estimating the value of the land.

**a) Comparative Method.**

In this method, the sales from transactions 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 inquiry 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 locality is also noted. Information from the Real Estate Company or broker is also collected. Due Weightage is given to all the information and most probable Current land rate is fixed and adopted.

**b) Development Method.**

When a property to be valued is fairly big and no data available from similar land but sale transactions of small plots are available, on that basis we may adopt the Method of development. In this method, we divide the said plot into small imaginary plots with adequate road provision in such a way that the similar facilities and condition is maintained to match with the available surrounding units for comparison.

**BUILDING VALUE:**

**a) Construction Cost Method.**

This method is used for properties, which rarely come to the market for sale. In such cases, the actual cost incurred is taken as the basis to decide the value of the property. The market value of the building is derived by Elementary costing of the structure. Present basic rates of the materials and labours are considered for calculating the same. Government norms of analyzing rate are also adopted.

**b) Plinth Area Method**

For costing by Elementary Costing Method , detail drawing of the building is required and also it takes considerable time. Hence, considering the condition, this method seems quite reasonable.

Following points have to be considered while using this method in valuation:

- Unnecessary features like ornamental work should not be involved as far as possible.
- Any obsolete method of construction or over specification or unnecessary heavy sections are left out for valuation purpose and only compatible normal type of constructions are submitted and valued for.
- Some allowance should be made for the possible difficulty in finding a purchaser for such a property.
- The amount required to find the property in usable condition should be considered.
- The cost providing similar accommodation should be considered rather than the cost of replacement of the same

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