

Property Valuation Report

APPLICANT

Mrs. [REDACTED]

OWNER OF PROPERTY

Mr.
(Father of the applicant)



LOCATION OF PROPERTY

PREPARED BY

ND ENGINEERING CONSULTANCY PVT. LTD.
Kathmandu, Nepal



N.D. Engineering Consultancy Pvt. Ltd.

(Planners, Designers, Engineers, Valuers)

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Teku, Kathmandu, Nepal

ND-

November 30, 2016

PROPERTY VALUATION REPORT

We hereby declare that land and building belonging to the family of Mrs. [REDACTED] (Applicant), resident of [REDACTED] Nepal. The Land and building have been done on the basis of Legal document of survey and inquiries made in the neighbourhood and have valued approximately at current prevailing rates. The above-mentioned property is true to the best of my knowledge and beliefs, which is based on the documents furnished by the client.

RECOMMENDED VALUE OF THE PROPERTY

| | | |
|--------------------|----------|----------------------|
| Value of Land | = | 11,318,700.00 |
| Value of Building | = | 5,927,922.00 |
| Grand Total | = | 17,246,622.00 |

Present Value of Land and Building is Rs. 17,246,622.00

(In Words: Seventeen Million Two Hundred Forty Six Thousand Six Hundred Twenty Two Rupees Only)

EQUIVALENT IN AUD \$ 209,736.37@NRs. 82.23

Source: Nepal Rastra Bank

All the necessary calculation details have given and the ownership certificates are attached herewith this report.

VALUATION OF LAND

| S. N. | Owner's Name | Location | Plot No. | Area (Sq. Ft) | Rate Per Sq. Ft | Amount (Rs) |
|--------------|--------------|--|--------------------|---------------|-----------------|----------------------|
| 1 | Mr | Kerwani, Ward No. 8/Ga, Rupandehi, Nepal | 174, 175, 16 & 384 | 37,729.00 | 300.00 | 11,318,700.00 |
| Total | | | | | | 11,318,700.00 |

Present value of the land is Rs. **11,318,700.00**

(In Words: Eleven Million Three Hundred Seventy Two Thousand Six Hundred Fifty Two Rupees And 42/100 Paisa Only)



KATHMANDU
INFOSYS EDUCATIONAL
CONSULTANCY

SAMPLE

VALUATION OF BUILDING

Technical details of land with building constructed at plot no. `6

Located at [REDACTED]

R.C. C. framed structure three and half storied building

Proper adjustment of service like electricity and sanitary.

Property Owner: Mr. [REDACTED]

Building constructed at plot no -16

| S. No. | Description | Plinth Area | Rate/Sq. Ft. | Amount (NRS) |
|--------|---|-------------|--------------------|---------------------|
| 1 | Ground Floor | 940.00 | 1,950.00 | 1,833,000.00 |
| 2 | First, Second and Top Floor | 2,350.00 | 1,950.00 | 4,582,500.00 |
| | | | Total | 6,415,500.00 |
| 3 | Cost of electricity and sanitary system @ 10% | | | 641,550.00 |
| | | | Net Total | 7,057,050.00 |
| 4 | Depreciation 16% of the Net Cost | | | 1,129,128.00 |
| | | | Grand Total | 5,927,922.00 |

Present value of the building is Rs. **5,927,922.00**

In Words: (Five Million Nine Hundred Twenty Seven Thousand Nine Hundred Twenty Two Rupees Only)