

ABCD

PH –, PO BOX –,, Kathmandu,

CONSULT (P) LTD.

Ref No – /....-2012

28th January, 2012

VALUATION CERTIFICATE

To,
M/S Bank
.....
Nepal.

**Valuation Certificate of the Property (Land & Building) owned by Mr. at
Ward No.- 6,, Kathmandu, Nepal.**

Dear Sir,

We are pleased to submit the report on the valuation of property owned by **Mr.**, which has been already mortgaged to the M/SBank on September, 2010.

The general information of our client and the said property is presented below:

Client	:	Mr.
Owner of the property	:	Mr.
Permanent Address (owner)	:	Ward No.- X,, Kathmandu
Contact No	:
Location of the property	:	Ward No.- Y,, Kathmandu
Type of Property mortgaged	:	Land & Building

After the detail and careful study of all the relevant documents provided by our client, along with the examination of ownership papers, cadastral maps, inspection of site followed by the detail measurement of site and considering prevailing norms; the Consultant has certified the Fair Market Value and Distress Value of the above mentioned property on the 28th Jan, 2012 as follows:

Total Fair Market Value of the Property - NRs. X

Total Distress Value of the Property - NRs. Y (X>Y)

Also, we declare that we have no direct or indirect interest in the said property and all the information furnished here are true and correct to the best of our knowledge and belief; which are based on the documents provided by the Client/Owner. All the necessary documents have been enclosed in the valuation report of the same property prepared on February, 2011 and submitted to the M/SBank

Thank You.
Sincerely,

Er.
(Managing Director)
ABCD Consult Pvt. Ltd.

1. Purpose of Valuation : To mortgage at
M/SBank

2. Assets to be valuated : Land & Building

3. Client Detail

Name : Mr.
Permanent Address : Ward No.- X,, Kathmandu
Current Address : Ward No.- Y,, Kathmandu
Citizenship No. & Date of Issue :/.....-.....
Contact No. :

4. Owner Detail

Name : Mr.
Permanent Address : Ward No.- X,, Kathmandu
Current Address : Ward No.- Y,, Kathmandu
Citizenship No. & Date of Issue :/.....-.....
Contact No. :

5. Location of the Property : Ward No.- X,, Kathmandu

6. Plot No. of the Land :

7. Total Area considered for the Valuation

Area of Land as per the Land Ownership Certificate (LaL Purja)

S.No.	Plot No.	Area of Land	Area of Land in sq. ft.
1	-----	0-3-0-0	1026.75

Total Area of the Plot as per Lal Purja = 1026.75 sq. ft. (0-3-0-0)

As per Site Measurement = 832.64 sq. ft. (0-2-1-2)

Area considered for the Valuation = 832.64 sq. ft. (0-2-1-2)

(8.0) AREA COMPUTATION OF THE PROPERTY

8.1 Area Computation of the Land

However, for the purpose of area computation, the entire land area was considered as a trapezoidal one.

Site plan, showing all the measurement details is attached.

Area of Plot = 832.64 sq. ft. (0-2-1-2)

Area of the Land with Plot No: as per the actual Site Measurement is calculated as: 832.64 sq. ft. (0-2-1-2)

8.2 Area Computation of the Building

Number of Storey = Six & half

Plinth Area = Sq.ft

Built up Area = U sq.ft

9.0 BUILDING DETAILS

9.1 Technical Details of the Building

Type of Structure	:	RCC Frame structure
Number of Storey	:	
i) As per Approved Drawing	:	Six & half
ii) As per Site Measurement	:	Six & half

The Six & half storey building constructed on the concerned land was of RCC frame structure type. Marble flooring at corridors and staircase. Ceiling and walls at the interior of the building are plastered over which normal cement paint is coated; whereas, the flooring works is of cement punning.

9.2 LEGAL ASPECTS OF THE BUILDING**9.2.1 Building Ownership Document**

Name of the Owner : Mr.
 Type of the Ownership : Single
 Ownership of the Building : Freehold

9.2.2 Location of the Building : Ward No.-X,, Kathmandu

9.2.3 Access Road for the Building : 10 ft. wide blacktop Road

9.2.4 Land occupied by the Building

Plot No. : -----
 Total Area of the Plot : 1026.75 sq. ft. (0-3-0-0)

9.2.5 Map/Drawing Information

Map registration : Not Known

9.2.6 Total Built up Area of the Building

As per approved drawing : 3237.91 sq.ft
 As per actual site measurement : U sq.ft.

10. Valuation Rate of Land**10.1. Rate of Land**

Government Rate of Land
 (As obtained from Land Revenue Department) - NRs. (16A) per Ropani
 (or, NRs. (A) per Ana)

Commercial Rate of Land
 (Based on prevailing market rate) - NRs. (16B) per Ropani
 (or, NRs. (B) per Ana)

Weighted average rate of Land per Ana = $(0.3 \times A + 0.7 \times B)$
 = NRs.(C)

Rate of Land adopted for the Valuation purpose = NRs. (C) per Ana

10.2. Value of Land

Calculation of Fair Market Value of Land

Value of Land

$$\text{Commercial Value of Land} = \text{NRs. } B \times (832.64/342.25)$$

$$\approx \text{NRs. } (D)$$

$$\text{Fair Market Value of Land} = \text{NRs. } (C) \times (832.64/342.25)$$

$$\approx \text{NRs. } (R)$$

Hence the **Fair Market Value of the Land** is calculated as **NRs. (R) (Nepalese Rupees Only)**

Calculation of Distress Value of Land

$$\begin{aligned} \text{Distress Value of Land} &= (0.8 \times R) \\ &= \text{NRs. } (S) \end{aligned}$$

Hence the **Distress Value of the Land** is calculated as **NRs. (S) (Nepalese Rupees)**

11.0 VALUATION OF THE BUILDING

11.1 Rate of Building

The rate per unit built up area of the building is adopted based on its structural system, type of materials used for construction, type of finishing works etc. Besides, the building's location, its aesthetic and commercial values are also considered while adopting its rate per unit built up area to calculate the total value of the building as a whole.

The concerned **six and half** storied building is **RCC frame structure** with cement punning as its flooring works. Also it has got normal type of finishing works done. Marble at its staircase and corridors.

Rate for Valuation Purpose

$$\text{Rate of building} : \text{NRs. } (T) \text{ per sq.ft}$$

11.2 Total Built up Area for the Valuation purpose

The total built up area as per the **site measurement** is considered for the valuation purpose.

$$\text{Total Built up Area of the Building} : \text{(U) Sq.Ft.}$$

11.3 Value of Building

Calculation of Fair Market Value of Building

$$\begin{aligned} \text{Total Fair Market Value of the Building} &= \text{NRs. } U \times T \\ &= \text{NRs. } V \end{aligned}$$

Hence the **Fair Market Value of the Building** is calculated as **NRs. V (Nepalese Rupees only)**

Calculation of Distress Value of Building

$$\begin{aligned} \text{Distress Value of Building} &= 0.80 \times V \\ &= \text{NRs. } W \end{aligned}$$

Hence the **Distress Value of the Building** is calculated as **NRs. W (Nepalese Rupees only)**

$$\begin{aligned} \text{Total Fair Market Value of the Property} &= (R + V) \\ &= \text{NRs. } X \end{aligned}$$

(Nepalese Rupees Only)

$$\begin{aligned} \text{Total Distress Value of the Property} &= (S + W) \\ &= \text{NRs. } Y \end{aligned}$$

$$\begin{aligned} \text{Total Distress Value of the Property} &- \text{NRs. } Y \\ \text{(Nepalese Rupees Only)} & \end{aligned}$$

Remarks/Comments:

The concerned property is already mortgaged to M/S Bank,, Kathmandu. Valuation report was prepared by M/S ABCD Consult on 24th December, 2011 and concerned parties are referred to the previous valuation report for other essential documents.

Calculation Hint

$$A=300000 \quad B=1100000$$

$$T=1500 \quad U=2834.41$$

Then, C=860000 and so on.

OR

Calculate those variable data, Assuming suitable values.