

PRELIMINARY VALUATION REPORT OF FIXED ASSETS

Land Only

Client	:	Client
Present Address	:	Banepa-07, Kavre
Owner of Property	:	Owner
Address of Property (LORC)	:	Banepa-10, Kavre
Plot No(s).	:	3018, 3019, 3021, 3023 and 3025
Plot Area	:	0-5-1-0.53 167.98 Sq. m

Total Fair Market Value of the Property : NRs. 12,080,000.00
Total Distress Value of the Property : NRs. 8,456,000.00

Submitted to

**ABC Bank
Banepa Branch**

Submitted By



URBANO MULTIPURPOSE PVT. LTD.

Head Office: Pulchowk, Lalitpur
Branch Office: Banepa-06, Kavre Contact no. 9843429106
Email: urbanoat40@gmail.com

3/25/2025

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Date :- 25-Mar-25

Bank
Banepa Branch

Subject :- Final Valuation Report

Dear Sir/Ma'am,

We are submitting the Final valuation report of the properties which is intended to be mortgaged to the Bank by:

Client:- **Client**
Address:- **Tukucha-08, Kavre**

We have taken all care to ascertain Fair Market & Distress Value of the following properties as directed by the client:

Owner of the property:- **Client**
Address of the property as per title deed:- **Banepa-10, Kavre**
Present address of the property:- **Banepa-07, Kavre**

We hereby declare and certify that:

- 1 We have physically inspected, verified & measured the properties in the presence of the client on **23-Mar-25**
- 2 We also certify that no individual in our firm has any financial interest in the said property and client or the client's business.
- 3 The conclusion in this report are our unbiased considered opinion of Fair Market Value and Distress Value of the subject assets as of the date of valuation which is : **25-Mar-25**
- 4 The area of the land as per Land Ownership Registration Certificate (LORC) for is **0-5-1-0.53** ropani. **5.2831** Ana
& as per measurement is **0-5-0-3.99** ropani & net area consider for valuation is **0-4-0-3.98** ropani. **4.2488** Ana
Property is located at a distance of **0.65** km from nearest Banepa Siddhartha Branch Premises.
- 5 Width at the narrowest part of the plot **3021, 3018 and 3019** is **36'-8"** will not be an issue
- 6 Commercial Rate Rs. **3,800,000** per Ana & Government Rate Rs. **611,000** per Ana.
- 7 **Access to Site = Earthen Road = 23'-0" Existing with 23'-0" ROW ; Road Facing = North ; Area Deduction for Road Setback = 342.42 sq.ft. (0-1-0-0.01) ; Front face of the property = 36'-8" ; Narrowest Part of the property = 36'-8"**
- 8 ROW (Right of Way) of **0-1-0-0.01** has been deducted as per Fundamental Guidelines issued by Ministry of
- 9 Federal Affairs and Local Development regarding town development, town planning and building construction 2072.
- 10 Does the Collateral comply Collateral Acceptance Criteria of the Bank ? **Yes**
- 11 Valuation Guidelines of the bank provided to us have been fully complied with.

12 Land Rate:	Market Rate per Ana	Gov. Rate per Ana	FMV Rate per Ana	FMV
	3,800,000.00	611,000.00	2,843,300.00	12,080,000
	Weightage 70%	Weightage 30%		

13 Comments / Remarks:

Fair Market Value of the Assets.

a.	Land (Plot No.) :	3018, 3019, 3021, 3023 and 3025	Rs. 12,080,000
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Fair Market Value Rs. 12,080,000 (In words: Rs. One Crore Twenty Lakh and Eighty Thousand Only)

Distress Value of the Assets.

a.	Land (Plot No.) :	3018, 3019, 3021, 3023 and 3025	Rs. 8,456,000
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Distress Value Rs. 8,456,000 (In words: Rs. Eighty Four Lakh and Fifty Six Thousand Only)

Attached valuation summary sheet constitutes an integral part of the report.

All relevant calculation and documents are attached herewith for the reference and record which constitute integral part of this valuation report.

- 1 We have no direct and indirect interest in the said property.
- 2 The information in the report are true and correct to the best of knowledge and belief which
- 3 are based on the document and information collected from the client and resident during our visit.
- 4 The market condition may change in course of time affecting the values.
- 5 All relevant calculation and documents are attached herewith for the reference and record which constitute integral part of this valuation report.
- 6 Does Property falls under watchlist category ? **No**
- 7 Comment for Watchlist category :- **Not Necessary**

Yours Truly,

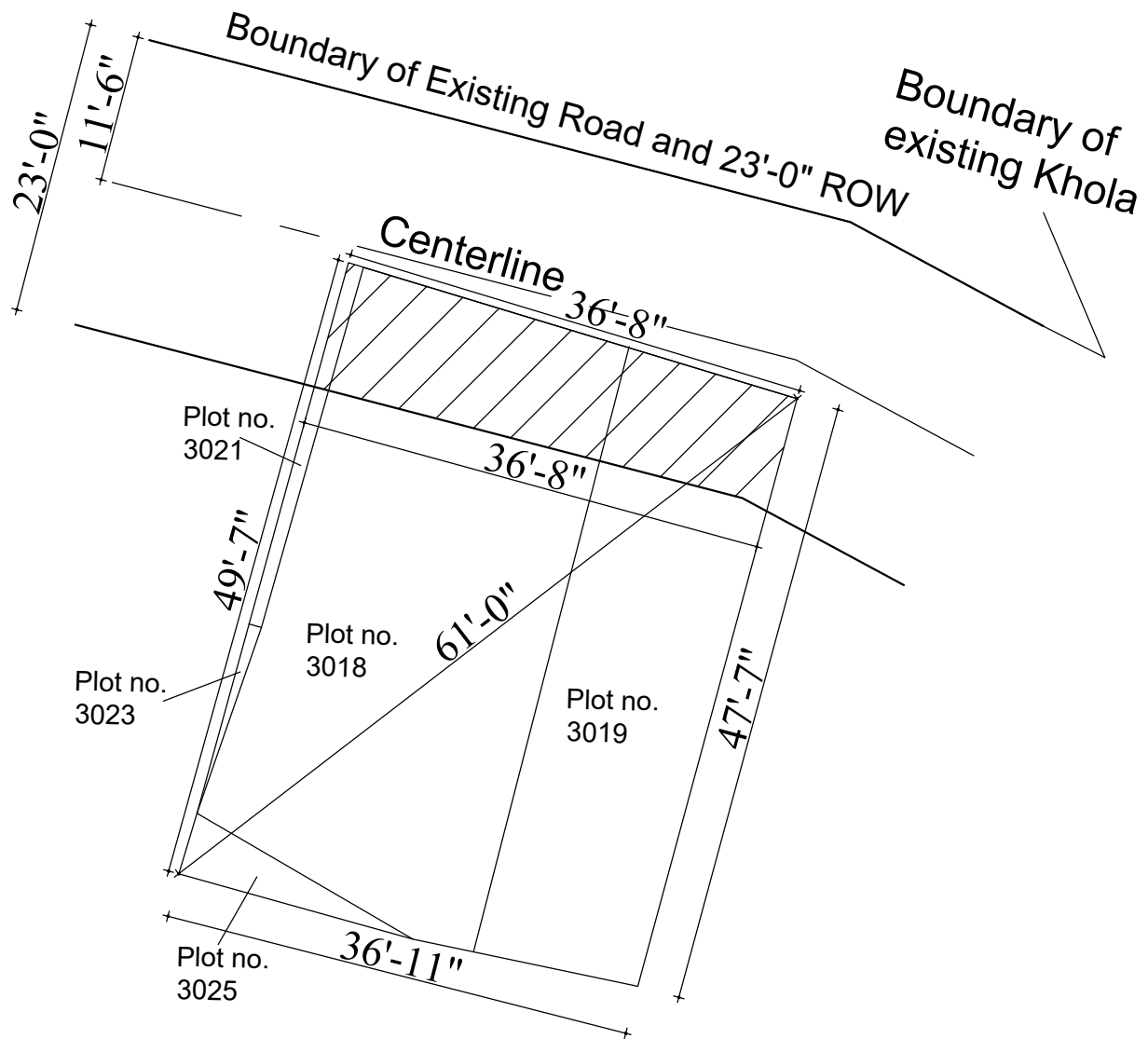
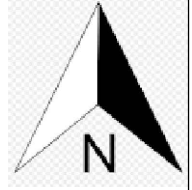

(Govinda Baniya)
Engineer

Urbane

The features of the property undergoing the mortgage process in your bank is listed as below:

S.N	Description	Valuator Response
1	Type of Road	Earthen
2	Width of Road	23'-0" Existing with 23'-0" ROW
3	Motorable Road	Yes
4	Road Expansion Activity	Not Necessary
5	Uses of Land	Residential
6	Shape of Land	Slightly Rectangular
7	Frontage of Land	36'-8"
8	Requirements of Filling	Not Required
9	Classification of Land	Aabadi Raikar Niji
10	Type of Land (Simsar or Not)	No
11	Area as per Lalpurja(Ropani -Aana)	0-5-1-0.53
12	Area as per actual measurement (Aana)	0-5-0-3.99
13	As per Cadastral Map (Aana)	0-5-1-0.53
14	Area Considered for Valuation (Aana)	0-4-0-3.98
15	High Tension Line	Not Applicable
16	Type of Building	NA
17	No. of Storey	NA
18	Builtup Area (Sq.ft)	NA
19	Year of Completion	NA
20	Naksa Pass	NA
21	Construction Completion Certificate	NA
22	Building Constructed as per approved drawing	NA
23	Anticipated future life of Building	NA
24	Type of Construction	NA
25	Type of Ownership	Single
26	Type of Land	Freehold
27	Date of Registration	8/21/2077
28	Land registration done by way of	Rajinama Likhit Parit
29	Legal Litigation period	Yes
30	ROW has been deducted as per Government Rule	Yes
31	FAR Standards	NA
32	Features like sewerage dumping, water logging, hazardous factory, army barracks, cremation area, fuel storage depot etc. affecting the collateral	No
33	Collateral within any protected heritage area	No
34	Rivers/Streams/Lakes near to the collateral	Kandkhola Which setback fall under the road setback
35	Properties within 200m air distance from the International Border Distance	No

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AREA AS PER LORC = 1808.12 Sq. ft.
AREA AS PER MEASUREMENT = 1796.51 Sq. ft.
Deduction for Road Setback = 342.42 sq. ft. (0-1-0-0.01)
Area Considered for Valuation = 1454.09 Sq. ft.

Geof.
Urbano

Urbano Multipurpose Pvt. Ltd

Scale 1:150

CLIENT NAME: Client

PLOT No. 3018, 3019, 3021, 3023 and 3025

AREA AS PER LALPURJA : 0-5-1-0.53

ACTUAL AREA MEASURED : 0-5-0-3.99
Area Taken for Valuation : 0-4-0-3.98