

Property Valuation Report

CLIENT

[REDACTED]

OWNER OF PROPERTY



ABROAD STUDY INSIDER

LOCATION OF PROPERTY

[REDACTED]

PREPARED BY

[REDACTED]

Phone: 0 [REDACTED]

Engineering Consultancy Pvt. Ltd.

(Planners, Designers, Engineers, Valuers)

Ph: 0 [REDACTED]

[REDACTED]@mail.com

Ref. No: ND- [REDACTED]

PROPERTY VALUATION REPORT

We hereby declare that the land and building belongs to Mr. [REDACTED] (Applicant's Grandfather), resident of [REDACTED] I No. 16 [REDACTED] Nepal. The valuation of land & building located at [REDACTED] District, Nepal has been done on the basis of Legal document of cadastral survey and inquiries made in the neighborhood and have valued approximately at current prevailing rates. The above- mentioned property is true to the best of my knowledge and belief, which is based on the document furnished by the client.

RECOMMENDED VALUE OF THE PROPERTY

Value of Land = 16,374,000.00

Value of Building = 7,224,937.50

Grand Total = 23,598,937.50

ABROAD STUDY INSIDER

Present value of Land and Building is Rs. **23,598,937.50**

In words: (Twenty Three Million Five Hundred Ninety Eight Thousand Nine Hundred Thirty Seven and 50/100 Only.)

Equivalent to AUD = 272,065.22 (@ 86.74 Dated on [REDACTED])

In Words: Two Hundred Seventy Thousand Sixty Five and 22/100 Only

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

Engineering Consultancy Pvt. Ltd.**(Planners, Designers, Engineers, Valuers)**

Ph: 0

[@gmail.com](#)**VALUATION OF LAND**

S.N	Type of property	Owner's Name	Location	Plot No.	Area Sq. Ft.	Rate (NRs.)	Amount
1	Land		Mahendranagar-16, Kanchanpur, Nepal	1828	1,450.00	1,200.00	1,740,000.00
2	Land		Same Location		11,454.00	1,200.00	13,854,000.00
3	Land		Same Location		650.00	1,200.00	780,000.00
Total							16,374,000.00
In Words: Sixteen Million Three Hundred Seventy-Four Thousand Only.							

ABROAD STUDY INSIDERPresent value of the land is Rs. **16,374,000.00**

In words: (Sixteen Million Three Hundred Seventy-Four Thousand Only.)

Engineering Consultancy Pvt. Ltd.

(Planners, Designers, Engineers, Valuers)

Ph: [REDACTED]

[REDACTED].com

VALUATION OF BUILDING

Technical details of land with building constructed at plot no. 1830

Located at [REDACTED] District, Nepal

Normal framed structure of two & half storied building.

Proper adjusted of service is available like electricity and sanitary.

Proper Owner: [REDACTED]

Building constructed at plot no -1 [REDACTED]

S. No.	Description	Average Value	Amount (NRS)
1	Whole Building	6,913,815.79	6,913,815.79
		Total	6,913,815.79
4	Cost of electricity and sanitary system @ 10%		691,381.57
		Net Total	7,605,197.37
5	Depreciation 5% of Net Cost		380,259.86
		Grand Total	7,224,937.50

ABROAD STUDY INSIDER

Present value of the building is Rs. 7,224,937.50

In Words: (Seven Million Two Hundred Twenty Four Thousand Nine Hundred Thirty Seven and 50/100 Only.)

