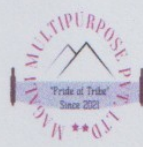


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दर्ता मिति: २०७९/८/१४  
मिति: \_\_\_\_\_

# Valuation Report On Fixed Asset

Client : M/S Cultural Corporation (Rastriya Nach Ghar)  
Address : Ward no. 27 - Kathmandu Metropolitan, Kathmandu,  
Bagmati State, Nepal



Submitted By: -  
**MAGALI MULTIPURPOSE PVT. LTD.**  
KATHMANDU  
Kartik-30, 2081

**TABLE OF CONTENTS**

1. GENERAL INFORMATION ..... 2

2. REMARKS & OBSERVATION ..... 2

2.1. OPINION ..... 2

2.2. FREE ACCESS TO THE PROPERTY ..... 2

2.3. VALUATION THEORY AND METHODOLOGY ..... 3

3. SOURCES OF INFORMATION..... 3

3.1. INFORMATION UTILIZED IN THE REPORT..... 3

3.2. RELIANCE AND LIMITATIONS..... 3

3.3. ADHERENCE TO GUIDELINES TO VALUATION FURNISHED BY THE BANK..... 3

4. QUALIFICATION AND DECLARATIONS ..... 3

5. APPENDIX..... 4

5.1. DETAILS OF ASSETS..... 4

6. POSSIBILITY OF FUTURE IMPROVEMENT..... 6

7. SALES VALUE..... 6

8. RENT ..... 6

9. LAND AREA CALCULATION..... 7

10. VALUATION TABLE OF LAND..... 8

11. SUMMARY OF THE PROPERTY VALUTATION.....8

12. REMARKS AND LIMITING CONDITIONS.....9





## 1. GENERAL INFORMATION

- 1.1 Name and address of the client : M/S Cultural Corporation, Kathmandu metropolitan-27, Kathmandu
- 1.2 Type of property to be mortgaged : Land
- 1.3 Owner of the property : M/S Cultural Corporation
- 1.4 Company's address : Kathmandu-27, Kathmandu Dt, Bagmati State, Nepal
- 1.5 Plot no. of the land : 164
- 1.6 Area of the land as per Lalpurja : Total 2,615.20 Sq. m
- 1.7 Location
- 1.7.1 Address where the property is situated : Kathmandu-27, Kathmandu Dt, Bagmati State, Nepal

## 2. REMARKS & OBSERVATION

- River set back : Not applicable
- Electric Transformers : Not applicable
- Mines : Not applicable

### 2.1. **Opinion**

The area is developed for government property and governed by the Cultural Corporation. During last few years, it has been found that the price of the land has gone up all of the sudden due to its proximity to the city and the valuation has been considered accordingly. Its proximity to the Kathmandu central area makes it more important.

### 2.2. **Free access to the Property**

After site visit, it has been confirmed that the property has got a free access through the road from Kantipath Road (Sundhara to Maharajgunj Road). Alignment is clearly shown on the government cadastral survey map.



### **2.3. Valuation Theory and Methodology**

#### **2.3.1. Land Value**

Following method has been adopted for estimating the value of land:

#### **2.3.2. Comparative method**

In method, the sales from transaction of vicinity of land properties are studied and then a fair price for the land is fixed based on the collective data.

The Physical nature such as length, Width, situation etc. is required to consider in detail before fixing up the price.

Extensive inquiry is carried by the associates with the local resident familiar with the property transactions around the locality to find out the current buying and selling price of the land.

The rate of the land adopted by the government tax department for the particular locality is also noted. Due weight age is given to all the information and most probable current land rate is fixed and adopted.

### **3. SOURCES OF INFORMATION**

#### **3.1. Information utilized in the report**

- i) All Necessary documents were made available to us.
- ii) Direct inquiry from the local people.
- iii) Physical verification and measurement.

#### **3.2. Reliance and Limitations**

The opinions of the value are based upon the fact and assumption identified in this report. The valuator takes no responsibility for the changes in market conditions.

The stated opinions of the value are effective as of the date of value based upon information that was available to the valuator at the time of valuation analysis was conducted. Values may change substantially with time and the valuator reserves the right to change.

To the best of our knowledge, all matters of factual nature discussed in this report are true and correct. No Important factors have been intentionally over looked or withheld.

#### **3.3. Adherence to Guidelines to valuation furnished by the Bank**

The guidelines furnished by Bank have been fully adhered to in this valuation.

### **4. QUALIFICATION AND DECLARATIONS**

This valuation was conducted for the purpose of establishing Fair Market & Distress values of the said property for the Client & the Bank for use in mortgaging these properties.

We certify that our firm is full authorized to carry out the valuation work under the prevalent laws and we are fully equipped and competent to carry out the assignment and have the necessary qualifications, skills and experience required for the same.





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All matters of a factual nature discussed in this report are true and correct. No factors have been overlooked or withheld.

We have physically inspected, verified & measured the properties in the presence of the representative of the owner/client on **Date: Kartik-29, 2081.**

We have obtained all required papers/documents of the property examined and verified. The property being valued does not have legal or any other complications.

Valuation guidelines of the bank has been fully complied with the conclusions in this report are our unbiased considered opinions of Fair Market and Distress Values of the subject assets as of the valuation which is on **Date: Kartik-30, 2081.**

## **5. APPENDIX**

### **5.1. Details of Assets**

#### **5.1.1. Location**

The Property is Located as such: Road, street or a lane on which the  
Width and type of road : The property is abutted below the road to local plots.  
Distance from Chowk, Temple or any : **14 m**, named as a Kanti path of bituminous road on the **Eastern side.**  
Distance from permanent structure, from centerline of the road : About 50 meters from Jamal Chwok at left side.  
Location map : 7 meters from centerline.  
Comments : Attached with report  
: None

#### **5.1.2. Commercial Importance**

Present importance of locality is as follows:

Proximity to Civil amenities e.g. Market, School, hospitals etc. : All normal facilities are available near the locality.  
Means of proximity to the surface transportation by which locality is served to. : Vehicles and people can reach to the property.  
Uses of Land, Building : The main use of the land is for establishing government corporation building.

#### **5.1.3. Description of Land**

Shape of the land e.g. Rectangular, triangular, Trapezoidal, and irregular : Irregular  
Facing of land : East  
Requirement of filling : Not applicable

#### **5.1.4. Area recorded in Legal Documents**

Total Sq. m : 2,615.23  
Total Sq. ft. : 28,150.10





**5.1.5. Area as per Trace Map Measurement:**

Sq. m : 2,602.71  
Sq. ft. : 28,015.38

**5.1.6. Land Ownership Documents (Lalpurja):**

- a. Type of ownership : Single  
b. Owners of the property : M/S Cultural Corporation (Rastriya Naach Ghar)  
c. Comments (if any) : None

**5.1.7. Land Revenue (Malpot):**

- a. Whether current revenue has been paid : Unpaid  
b. Comments (if any) : None  
c. Comments (if any) : None

**5.1.8. Land Registration paper:**

- a. Whether normal sale/gift : Government Property  
b. Date of registration : 2038/11/29  
c. Whether 1 year 35 days in-case of normal sale (as per Muluki Act chap. 17, Clause No. 2) & 2 years 35 days in-case of gift (as per Muluki Act chap. 19, Clause No. 5) has elapsed : Elapsed  
d. Comments (if any) :

**5.1.9. Map of the land Plots (i.e. Cadastral Map) prepared by GON, Geodetic Survey Department:**

- a. Whether the plot is indicated in the map : Yes  
b. Whether the access is clearly marked on the map : Yes  
c. Whether the shape of land in field tally with the map : Yes  
d. Comments (if any) : None

**5.1.10. New Survey of Land:**

- a. Whether new survey of the land has been carried out : Yes  
b. Whether new land ownership document has been issued : Yes  
c. Whether the area of the land has been increased or decreased compare to that recorded in the existing land ownership document and Trace Map : Slightly Decreased  
d. If the area of land has increased in the new survey whether the land revenue office has carried out the spot inquiry/verification & surveyed to confirm the increase : N.A.  
e. Comments (if any) :

The land area measured in the Trace Map has been slightly decreased than the area mentioned in the Lalpurja. Though, Lalpurja area has been considered for Valuation purpose.



**5.1.11. Permission to mortgage:**

- a. Permission of the property owner to mortgage : Not required
- b. Permission of Dept. of Industry/Commerce if the Property is owned by P. Ltd. (as per Company Act 2021chap. 2, clause 25-1 "Ka" : N/A
- c. Comments (if any) : None

**5.1.12. Right of Property:**

- a. Source from which the property has been acquired : Purchased from others
- b. Is there any claimant to the property : N/A
- c. Has all the adult in the family/shareholders been fully informed that this property is being mortgaged, whether they have also given their consent for this act : N/A
- d. Relation between the client and owner of the property : N/A
- e. Whether the property was previously mortgaged to another financial institutions or organizations : N/A
- f. If mortgaged, has it been released : N/A
- g. Comments (if any) : None

**5.1.13. General:**

- a. Whether free access to the property is available : Yes
- b. Has whole or part of the land been notified for acquisition for any other purpose by Govt. or any statutory body : None
- c. Comments (if any) : None

**5.1.13.1. Opinion**

In our opinion, the property under this assessment is suitable for taking as collateral in favor of bank, however, all the remark made above shall be taken into consideration and all legal documents (namely, original copies of the title deed and related to its certificates) shall thoroughly be scrutinized by the legal experts.

**5.1.13.2. Brief Description of Location of Property**

It is one of the developed residential areas of the Kathmandu District.

**6. POSSIBILITY OF FUTURE IMPROVEMENT**

As the location of the property is suitable for the residential & commercial purposes, value and importance of the land is sure to grow in future too.

**7. SALES VALUE**

We have taken following prices of land that are based on the possible value of land locational importance, interview or inquiry with the local inhabitants for finding out the prevailing land price in this locality and data of the Dillibazar Malpot Karyalaya, Kathmandu to ascertain the government price of the land.

Commercial Rate : Rs. 1,20,00,000.00 per Anna.  
Government Rate : Rs. 72,60,000.00 per Anna.

**8. RENT**

- 8.1 Occupant of the land : Government Property
- 8.2 Yearly income from the land : N/A





### 9. LAND AREA CALCULATION

S.No	Plot No.	Rural Municipality / Municipality	Type	ward No.:	Area		
					Ropani-Aana-Dam-Paisa	Sq.m	Sq.Ft
1	164	Kathmandu Metropolitan Municipality		27.00	5-2-1-0	2615.23	28150.10
		<b>Total</b>			<b>82.25</b> (Anna)	<b>2615.23</b>	<b>28150.10</b>



**10. VALUATION TABLE OF LAND**

S.No.	Plot No.	Commercial Value (Per Anna) (Rs./Ps.)	Government Value (Per Anna) (Rs./Ps.)	Weightage value (Per Anna) ( 70% of Commercial rate & 30% of Government rate) (Rs./Ps.)	Total Area (In Anna)	Total Amount (Rs./Ps.)
1	164.00	12,000,000.00	7,260,000.00	10,578,000.00	82.25	870,040,500.00

Total	870,040,500.00
10% deduction for slope stability	-
Total fair market value of the assets	870,040,500.00

**11. SUMMARY OF THE PROPERTY VALUATION**

<b><u>A) Fair Market Value of Property: -</u></b>		
S. No.	Particular	Amount Rs./Ps.
	<b>Cultural Corporation, Kathmandu metropolitan 27, Jamal</b>	
a)	Value of land	870,040,500.00
	<b>Total Fair Market Value of Property in Rs.</b>	<b>870,040,500.00</b>
	<b>Say Rs.</b>	<b>870,040,000.00</b>
<b>In words: - Eighty-Seven Crores and forty thousand only.</b>		




<b>B) Distressed Value of Property: -</b>		
<b>S. No.</b>	<b>Particular</b>	<b>Amount Rs./Ps.</b>
	<b>Cultural Corporation, Kathmandu metropolitan 27, Jamal</b>	
a)	Value of land	609,028,350.00
	<b>Total Distressed Value of Property in Rs.</b>	<b>609,028,350.00</b>
	<b>Say Rs.</b>	<b>609,028,000.00</b>
<b>In words: - Sixty Crores Ninety lakhs and Twenty-Eight thousand Only.</b>		

## 12. REMARKS AND LIMITING CONDITIONS

- The opinions of value of the property as stated above are based on the facts and assumptions identified in this report. The valuator takes no responsibility for changes in market conditions in future.
- The stated opinions of value of the property are effective as of the valuation execution date based upon information that was available to the valuator at that time. Value of the property may change substantially with time, and the valuator reserves the right to alter stated opinions of value of the property if relevant information becomes available later on.

### **Certification:**

- To the best of our knowledge, all matters of factual nature discussed in this report are true and correct.



(Signature)

**Er. Pradip Dahal**

**Magali Multipurpose Pvt. Ltd.**

**Civil Engineer**

**Mobile No.: +977-9851248856**

**Email id: magalimultipurpose@gmail.com**







