

Date: 19 June, 2026

TO WHOM IT MAY CONCERN

Dear Sir/ Madam,

As per the application of Miss. Sadikshya Sapkota, Daughter of Mr.Jhalak Sapkota And Mrs.Manu Maya Sapkota, Permanent Resident of Bharatpur Metropolitan City Ward No-13,Chitwan,Nepal. Our Engineering Consultancy has done valuation of properties which are registered in name of Mr. Jhalak Prasad Sapkota And Mrs. Manu Maya sapkota by visiting the site as well as studying all the legal documents, inquiry and survey.

What we found is as follows:-
Proper Land

Total Fair Market Value of Property **NPR 18,945,844.00**

In Words:- Nineteen Million Rupees Only.

Which is equivalent to **Aus 179513.40**

In Words:-One Hundred Eighty Nine Thousand Five Hundred Fifty Three Dollars And Sixty Two Cents Only.

Today's Exchange Rate AUS 1= 105.54 NPR Source: Nepal Rastra Bank
The information provided is true and correct to the best of our knowledge and beliefs.
They have cleared the taxes of their property as per taxation rules and regulation of Nepal.
The detail of calculation is done on separate sheet and is attached here with this certificate.

Miss.Sadikshya Sapkota posses following Property.

S.N	Property Type	Owner's Name	Location of the Property		Plot No.	Land Area in	Land / Plinth	Total Amount (NPR)
			Sabik	Present		Sq.M	Sq.m	
<u>1</u>	<u>Land</u>	<u>Mr.Jhalak Prasad Sapkota</u>	<u>Geetana gar-7/ka</u>	<u>Bharatpur Metropolitan City Wards no-13,Chitwan</u>	<u>518,516 & 657</u>	<u>1826.6</u>	<u>4900</u>	<u>8,950,340.00</u>
<u>2</u>	<u>Land</u>	<u>Mrs.Manu Maya Sapkota</u>	<u>Bharatpur-4</u>	<u>Bharatpur Metropolitan City Wards no-12,Chitwan</u>	<u>8245</u>	<u>218.72</u>	<u>45700</u>	<u>9,995,504.00</u>
Grand Total								18,945,844.00
Say								19000000.00

In Words:- Nineteen Million Rupees Only.

Plot No and Address of the Land

Plot No.	518,516 & 657	8245
Land Area In Sq.m	1826.6	218.72

Present Ward : Bharatpur Metropolitan City Ward No-12 & 13, Chitwan No.
Previous Ward :Geetanagar-7/ka, Plot No : 518,516 & 657
No : Bharatpur-4 ,Plot No: 8245
Municipality/ : Bharatpur Metropolitan City
VDC
District : Chitwan

Basis of Valuation

Valuation of the properties are done on the following basis

Weighted Average Value:

This is the total obtained after giving three fourth of weight to the market and one fourth to the governmental Value.

Market Value:

Market value is assumed studying the past and recent land sale data of similar plots in the vicinity of the area and considering other many factors related to the property. Valuator has discussed with local people and real estates agencies before fixing the market value.

Government Value:

Government Value is taken from the booklet issued by the Ministry of Land Reform and management, Department of Land Revenue.

Method of valuation of Building:-

Valuation rate for building is the rate obtained after deprecation that includes cost of electrical work, water supply and sanitation works. Depreciation of building is taken at the rate of two percent per year for all types of building

Thanking you.
Sincerely yours,

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Er.Bimal Kafle
Engineer