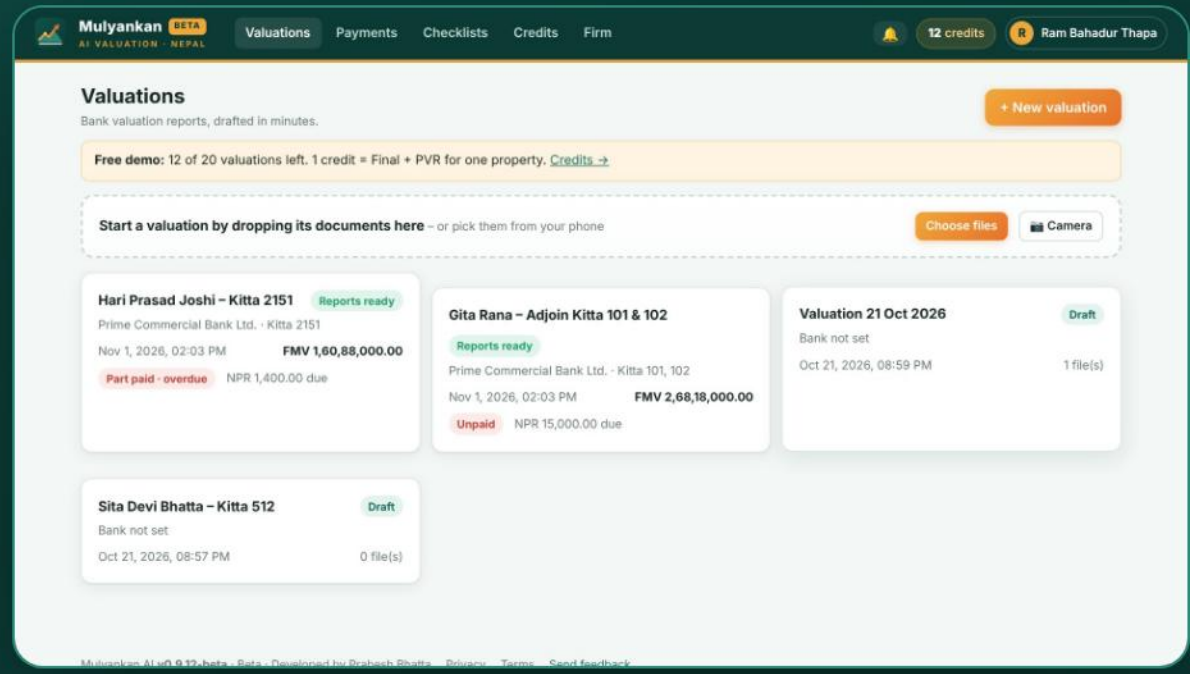
BETA · NEPAL · BANK COLLATERAL VALUATION

Mulyankan AI

मूल्यांकन, अब मिनेटमै

Bank valuation reports – Final and PVR – drafted in minutes from the documents you already collect.



Developed by Prabesh Bhatta

THE PROBLEM

Every valuation file is the same desk work, done by hand

Retyping

Lalpurja, citizenship, charkilla and rate book – copied line by line into Word.

Measuring & drawing

Scale the naksha, work out sides and kattha, draw the site plan and location plan.

Formatting twice

A Final report and a PVR with matching figures – and each bank wants its own layout.

Checking sums

FMR, belts, depreciation, distress value, words – one slip and the file returns.

Chasing fees

Bills to customers and banks tracked in notebooks and memory.

The result

Engineers spend their day on paperwork instead of site visits and judgement.

THE IDEA

Drop the documents. Tap the corners. Download the reports.

Mulyankan AI reads, measures, calculates and formats. The valuer checks, signs and stamps.

HOW IT WORKS

Four steps from documents to signed report

1

Documents

Drop scans, photos or PDFs. AI sorts and reads each one.

2

Details

Check the AI-marked fields and fill only what is missing.

3

Map

Tap the plot corners on the naksha. Area and sides are measured.

4

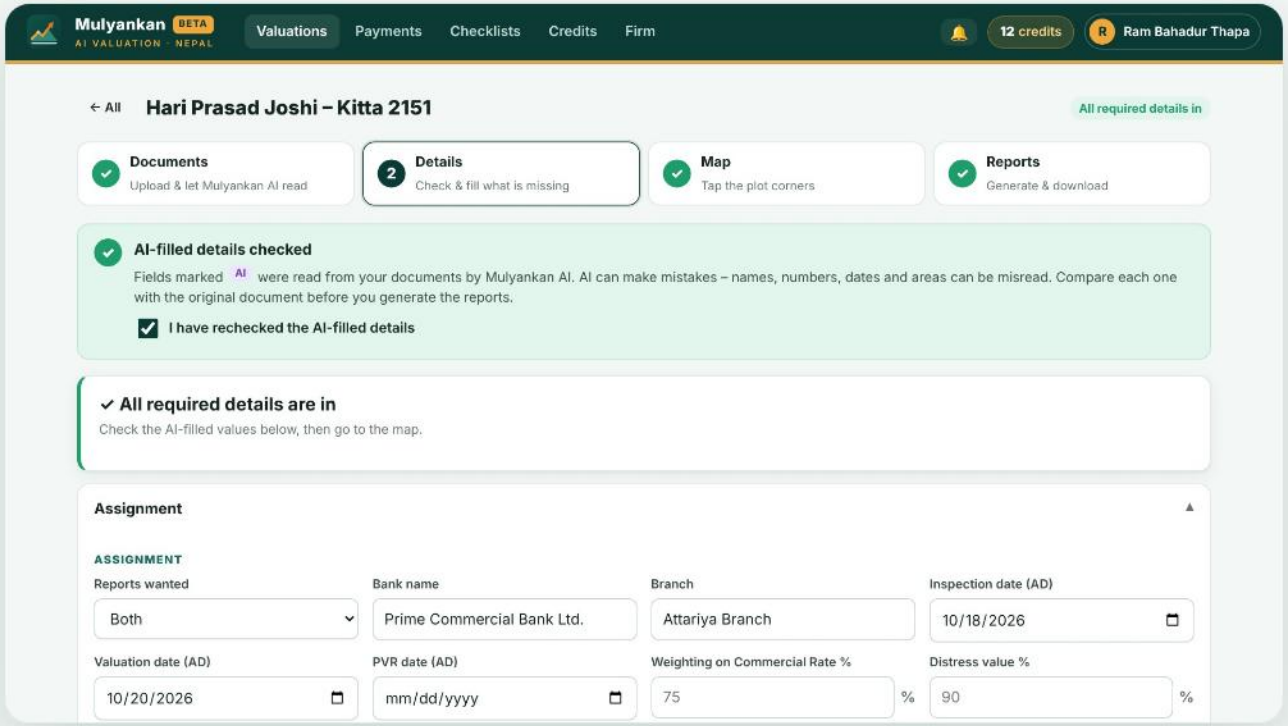
Reports

Final + PVR in Word and PDF, with live Excel sheets and drawings.

STEP 1 · DOCUMENTS

AI reads the paperwork

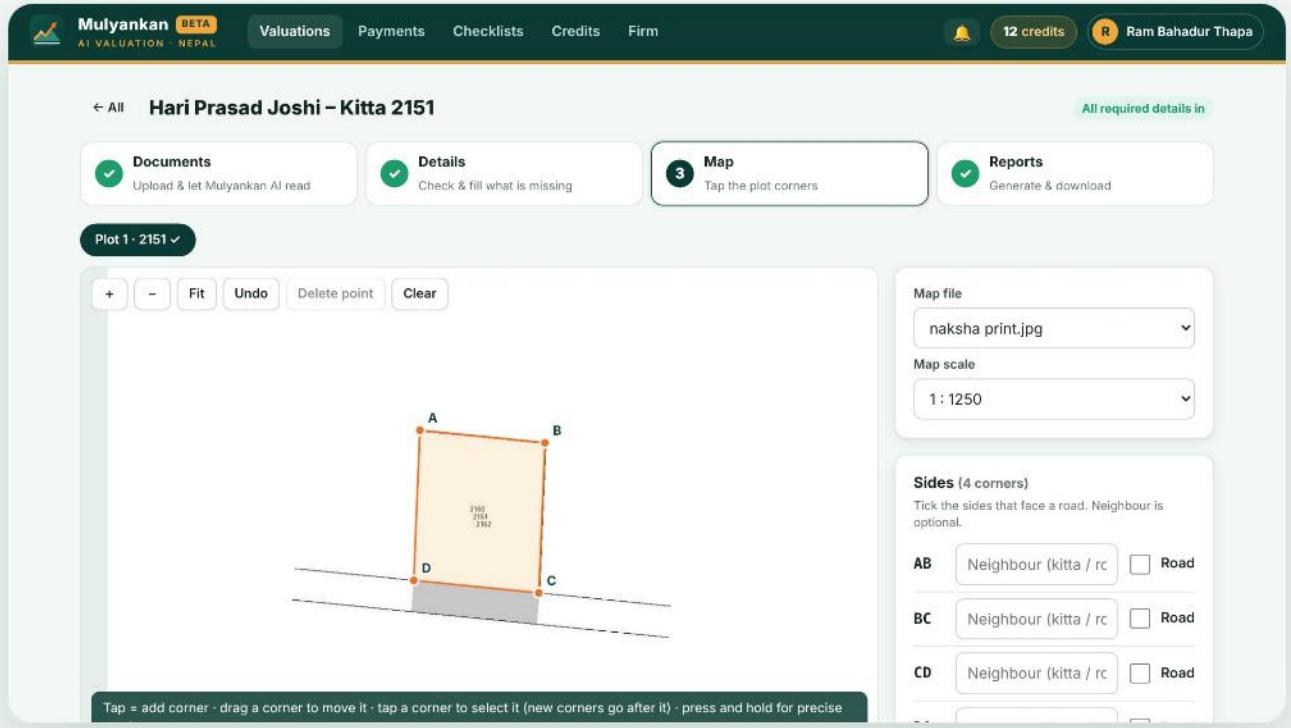
- Lalpurja, citizenship, charkilla, naksha, rate book, naksha pass
- Highlighted rate-book row → Government Rate per kattha
- Nepali digits and names transliterated the way offices write them
- Every AI value is tagged until the valuer has checked it



STEP 3 · MAP

Tap the corners, get the measurements

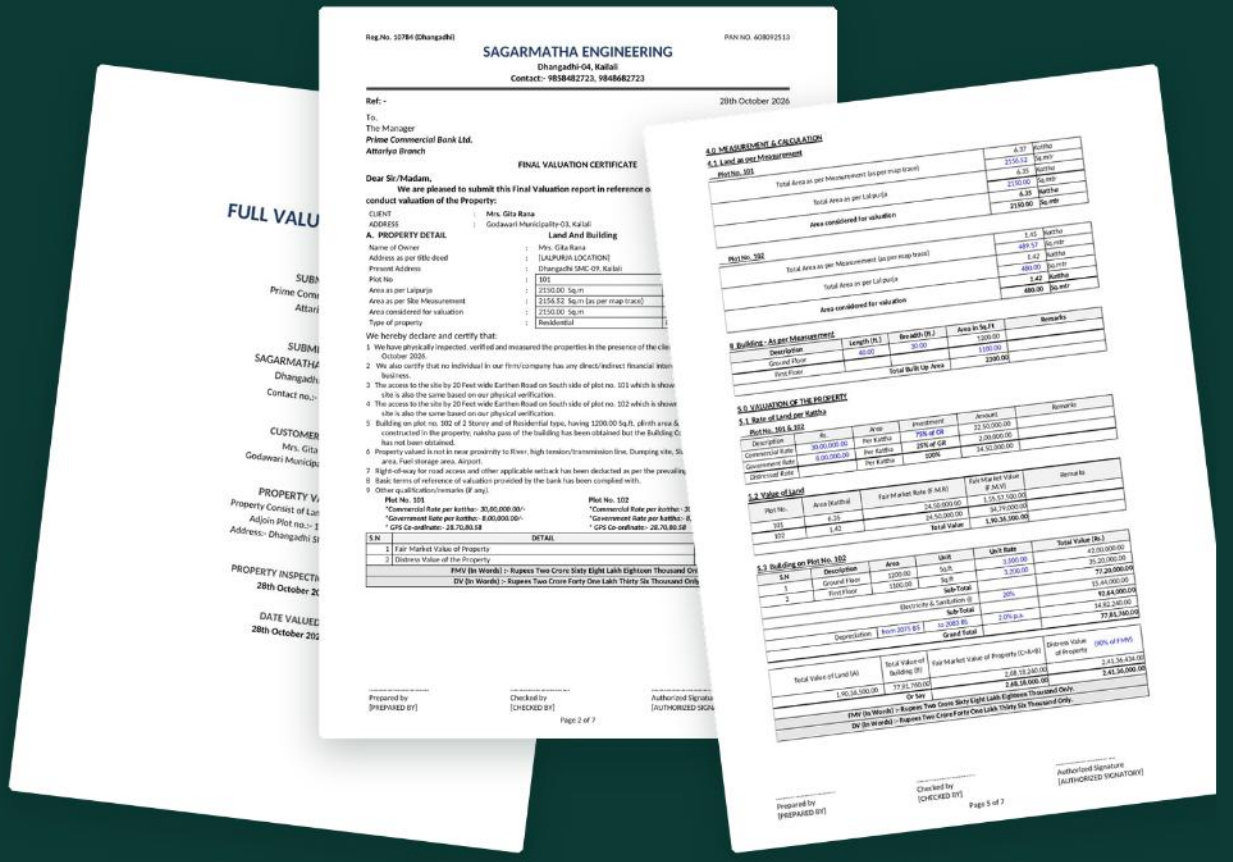
- Area in sq.m, kattha, B-K-D and sq.ft
- Every side in metres and ft-in, with bearings
- Road sides and road width read from the naksha
- Irregular plots up to 52 corners, with a magnifier



STEP 4 · REPORTS

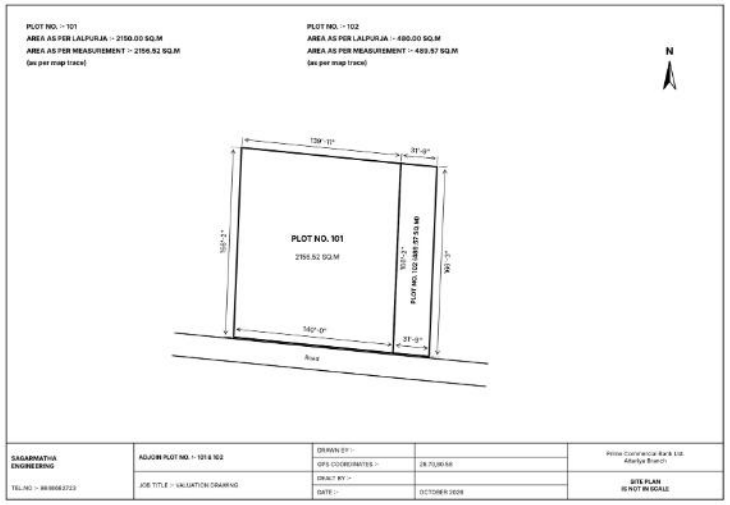
Final and PVR, with the same figures

- Word + PDF, your letterhead and signature blocks
- Live Excel calculation inside the report
- Land only, land with building, adjoining plots
- Standard format and Jyoti Bikas Bank format
- FMV and distress value in figures and words

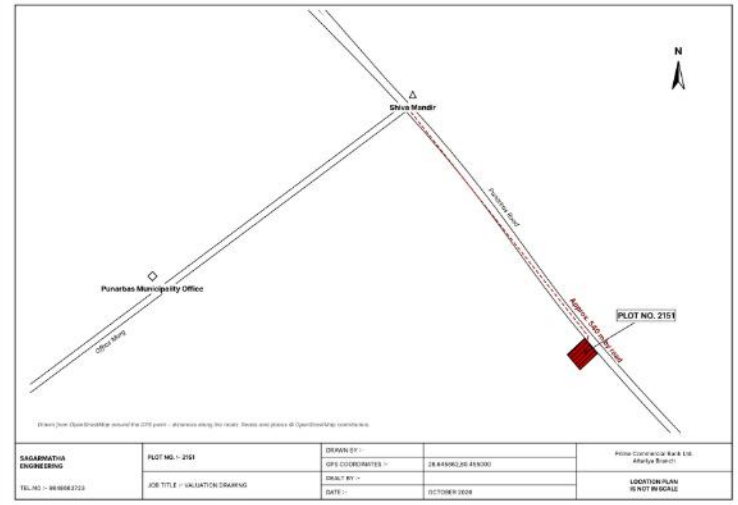


VALUATION DRAWINGS

Site plan and location plan, drawn for you – and editable



Site plan – every side dimensioned, road only on the road sides, bends and widths you can reshape.

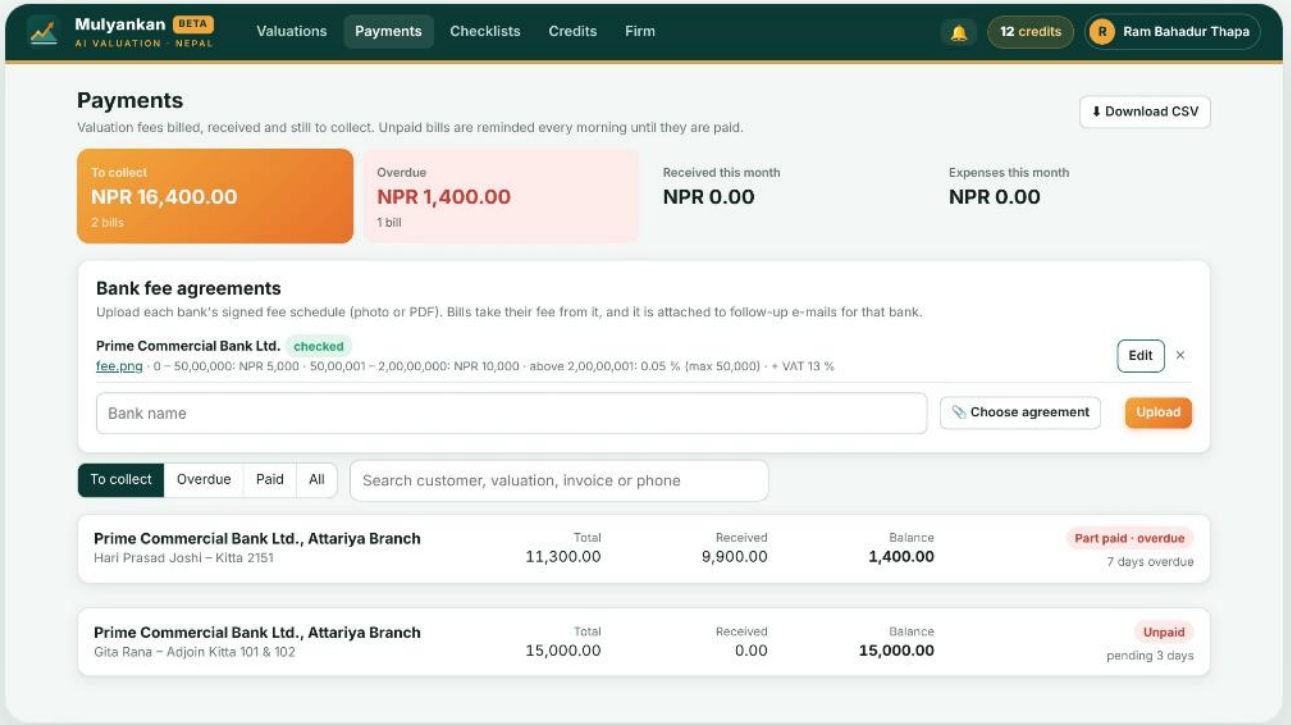


Location plan – roads around the GPS point, distance to a landmark by road; move the plot, add or remove roads.

PAYMENTS

Know who still owes you – every morning

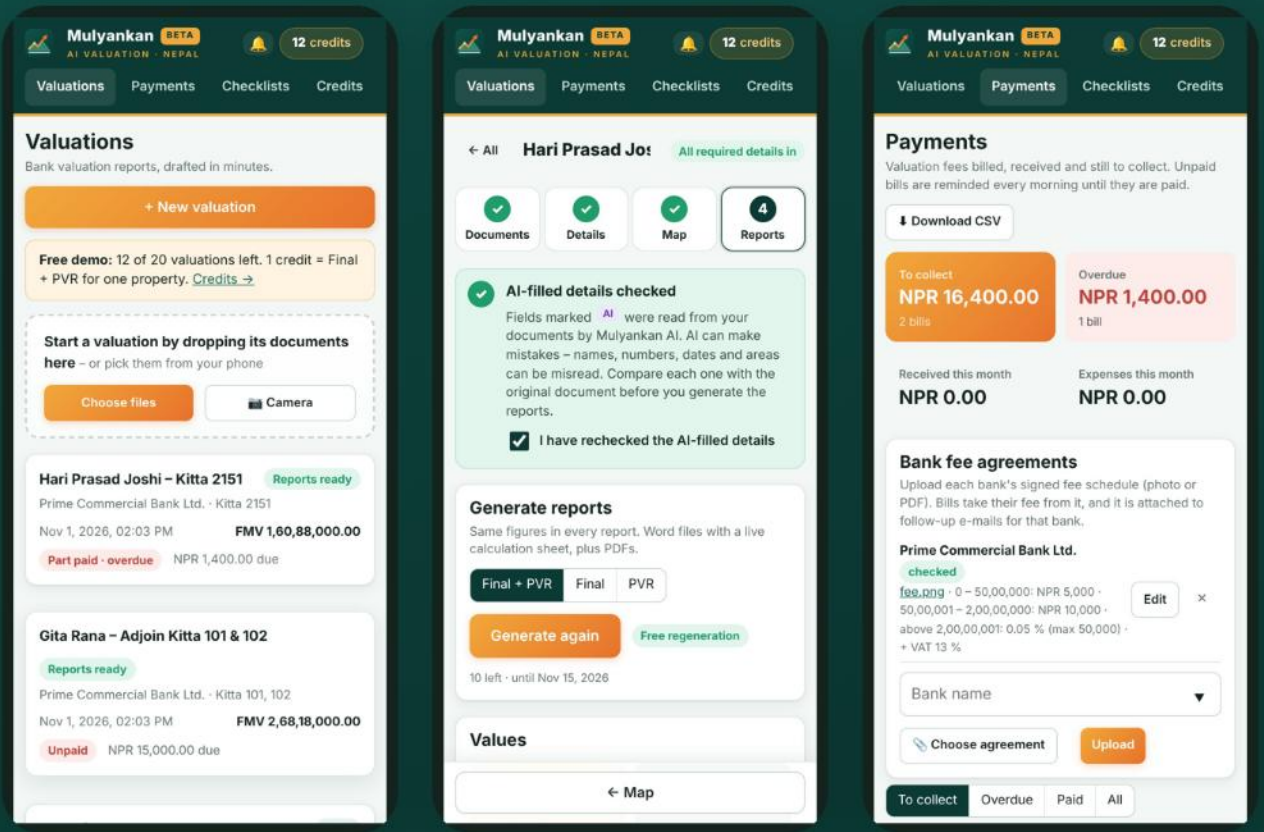
- A bill for every valuation, part payments, expenses
- Fee worked out from the bank's fee agreement
- Daily list of unpaid bills until each is paid
- Bank follow-up e-mail: all files, account details, agreement attached



ANYWHERE

Office desktop or phone on site

Photograph documents straight into the job, mark the GPS from the plot, check values and record a payment – from the same account.



BUILT FOR TRUST

The valuer signs, so the valuer stays in control

Nothing invented

A detail that is not in the documents stays a marked blank, listed before you sign.

Every AI value checked

Reports are generated only after the valuer confirms the AI-filled fields.

Firm data kept apart

Each firm sees only its own valuations. Two-step sign-in and lock-out on repeated failed logins.

Honest about accuracy

Map areas are labelled as map measurements; differences from the lalpurja are flagged.

WHO IT IS FOR

Valuation firms that work for banks

Firm owners

More files per engineer, one consistent format, and a clear view of unpaid fees.

Engineers

Less retyping and drawing; more time on site visits and the valuation itself.

Partner banks

Reports in the expected layout, with figures that match between Final and PVR.

THE BETA OFFER

Try it on your real files – free

20
free valuations for every beta firm

1
credit = Final + PVR for one property

14
days of free corrections and re-generation

A failed generation returns the credit automatically. Launch pricing will be announced at the end of the beta.

GETTING STARTED

Your first report on day one

01 **Account for your firm** – we create it and your team's logins.

02 **Upload one of your finished reports** – your letterhead and signatories are read from it.

03 **Run a live file** – drop its documents, tap the corners, compare with your own report.

04 **Tell us what to fix** – the feedback button goes straight to the developer.

JOIN THE BETA

Spend your time on valuation, not paperwork.

मूल्यांकन एआई – तपाईंको फर्मको डिजिटल सहयोगी

Web: mulyankanai.duckdns.org

Mulyankan AI · Beta · Developed by Prabesh Bhatta