

**ORIGINAL**

# Valuation Report

## Identification & Valuation Report on Land

A/c Name:

**ANWER KHAN MODERN HOSPITAL LIMITED**

**REPORT # LIIL/CO/ML-2022/899**

**DATED: 14.11.2022**

Submitted to:

**EXIM Bank Limited**

**Panthapath Branch**

**19/2, West Panthapath, North Dhanmondi,**

**Dhaka-1205**

# ANWER KHAN MODERN HOSPITAL LIMITED

## S Y N O P S I S

| <b>Present Market Value</b>                                    |                                    |                          |
|--|------------------------------------|--------------------------|
| <b>Particulars of the Property<br/>(As per Present Status)</b> | <b>As per Present Market Value</b> | <b>Total Value (Tk.)</b> |
| <b>Schedule # A</b>  |                                    |                          |
| Land Area is 2.50 Decimal                                      | Tk. 10,00,000.00 x 2.50 Decimal    | 25,00,000.00             |
| <b>Schedule # B</b>  |                                    |                          |
| Land Area is 24.00 Decimal                                     | Tk. 10,00,000.00x 24.00 Decimal    | 2,40,00,000.00           |
| <b>Schedule # C</b>  |                                    |                          |
| Land Area is 13.00 Decimal                                     | Tk. 10,00,000.00 x 13.00 Decimal   | 1,30,00,000.00           |
| <b>Schedule # D</b>  |                                    |                          |
| Land Area is 22.00 Decimal                                     | Tk. 10,00,000.00 x 22.00 Decimal   | 2,20,00,000.00           |
| <b>Total Market Sale Value</b>                                 |                                    | <b>6,15,00,000.00</b>    |

| <b>Forced Sale Value</b>                                       |  |                          |
|--|--|--------------------------|
| <b>Particulars of the Property<br/>(As per Present Status)</b> | <b>As per Forced Sale Value<br/>(Less 15% from market Value)</b> | <b>Total Value (Tk.)</b> |
| <b>Schedule # A</b>  |  |                          |
| Land Area is 2.50 Decimal                                      | Tk. 8,50,000.00x 2.50 Decimal                                    | 21,25,000.00             |
| <b>Schedule # B</b>  |  |                          |
| Land Area is 24.00 Decimal                                     | Tk. 8,50,000.00x 24.00 Decimal                                   | 2,04,00,000.00           |
| <b>Schedule # C</b>  |  |                          |
| Land Area is 13.00 Decimal                                     | Tk. 8,50,000.00x 13.00 Decimal                                   | 1,10,50,000.00           |
| <b>Schedule # D</b>  |  |                          |
| Land Area is 22.00 Decimal                                     | Tk. 8,50,000.00x 22.00 Decimal                                   | 1,87,00,000.00           |
| <b>Total Forced Sale Value</b>                                 |  | <b>5,22,75,000.00</b>    |

## REPORT TEMPLATE PROPERTY APPRAISAL IN DHAKA

Reference No. : LIIL/CO/ML-2022/899  
Bank Name : EXIM Bank Limited  
Branch Name & Address : Panthapath Branch, 19/2, West Panthapath, North Dhanmondi, Dhaka-1205  
Received Date : 6.11.2022  
Survey Date : 7.11.2022  
Submitted Date : 14.11.2022  
Situated Address : Vill: Jangir, Ward # 6, P.O: Rupganj, Union: Rupganj Union Parishad, P.S: Rupgonj, Dist: Narayangonj  
**(Schedule # A, B, C, D)**

### CUSTOMER DETAILS

**Name of the Borrower** : **Anwer Khan Modern Hospital Limited**  
Borrower Address : House # 17, Road # 8, Dhanmondi R/A, Dhaka-1205  
Trade License No. : As per bank's record  
TIN No. : As per bank's record  
Nature of Business : Hospital  
**Name of the Managing Director** : **Mr. Anwer Hossain Khan**  
Father's Name : Late Alhaj Shakhawat Ullah Khan  
Mother's Name : Late Anowara Begum  
Present Address : House # 17, Road # 8, Dhanmondi R/A, Dhaka  
Permanent Address : Same as above  
Contact Details : 01914047676

### PROPERTY DETAILS

**Owner of the Property** : **Mr. Anwer Hossain Khan**  
Father's Name : Late Alhaj Shakhawat Ullah Khan  
Mother's Name : Late Anowara Begum  
Present Address : House # 17, Road # 8, Dhanmondi R/A, Dhaka  
Permanent Address : Same as above  
Relationship : The property owner is the managing director of borrower company  
Type of the Property : Land

Cont..... P/02

### LOCATION OF THE PROPERTY (SCHEDULE # A, B, C AND D)

|                                  |   |  |
|----------------------------------|---|--|
| Details Location of the Property | : | The lands (A+B+C+D) is situated at very closed Beside Jangir Eidgha math and Jangir Eidgha Bazar, RC Rivery Village  |
| Way To Visit                     | : | EXIM Bank Ltd. Panthapath Branch, 19/2 West Panthapath, North Dhanmondi, Dhaka → Farmgate Bus Stand → Kurul Bishwa Road Bus Stand → Kanchanbridge Bus Stand → ABH International School and College → Nor Hosen Bazar → RC Rivery Village → East side of Jangir Eidgha → to mortgaged/proposed mortgaged lands (A+B+C+D). |

### PARTICULARS OF THE PROPERTY (SCHEDULE # A)

|   |   |   |
|---|---|---|
| Purchaser of the Property                       | : | <b>Mr. Anwer Hossain Khan</b>                                 |
| Seller of the Property                          | : | N/A   |
| Current Developer of the Property               | : | Borrower himself  |
| Local Authority                                 | : | Ward# 6,  |
| District  | : | Narayangonj   |
| Police Station                                  | : | Rupganj   |
| Mouza   | : | Jangir  |
| JL #  | : | CS: 100, SA: 100, RS: 100                                     |
| Khatian #                                       | : | CS: 447, SA: 526, RS: 425                                     |
| Plot #  | : | CS & SA: 546, 547, RS: 880                                    |
| Area of Land as per Deed                        | : | 2.50 Decimal  |
| Area actually/physically found                  | : | 2.50 Decimal  |
| Usable Property/Common Property                 | : | 2.50 Decimal  |
| Present Status of usage property                | : | Residential high Land   |
| Utility Facilities in the property              | : | All communication facilities with water, electricity and etc. |
| Communication Facilities                        | : | 20 feet wide road connected to the land.                      |
| Any other facilities that contains the property | : | N/A   |

### PARTICULARS OF THE PROPERTY (SCHEDULE # B)

|                                   |   |                               |
|-----------------------------------|---|-------------------------------|
| Purchaser of the Property         | : | <b>Mr. Anwer Hossain Khan</b> |
| Seller of the Property            | : | N/A                           |
| Current Developer of the Property | : | Borrower himself              |
| Local Authority                   | : | Ward# 6,                      |
| District                          | : | Narayangonj                   |
| Police Station                    | : | Rupganj                       |
| Mouza                             | : | Jangir                        |
| JL #                              | : | CS: 100, SA: 100, RS: 100     |
| Khatian #                         | : | SA: 230, RS: 408, 625         |

|   |   |
|---|---|
| Plot #  | : CS & SA: 541, RS: 858/1519,                                   |
| Area of Land as per Deed                        | : 24.00 Decimal   |
| Area actually/physically found                  | : 24.00 Decimal   |
| Usable Property/Common Property                 | : 24.00 Decimal   |
| Present Status of usage property                | : Residential high Land   |
| Utility Facilities in the property              | : All communication facilities with water, electricity and etc. |
| Communication Facilities                        | : 20 feet wide road connected to the land.                      |
| Any other facilities that contains the property | : N/A   |

### **PARTICULARS OF THE PROPERTY (SCHEDULE #C)**

|   |   |
|---|---|
| Purchaser of the Property                       | : <b>Mr. Anwer Hossain Khan</b>                                 |
| Seller of the Property                          | : N/A   |
| Current Developer of the Property               | : Borrower himself  |
| Local Authority                                 | : Ward# 6,  |
| District  | : Narayangonj   |
| Police Station                                  | : Rugganj   |
| Mouza   | : Jangir  |
| JL #  | : CS: 100, SA: 100, RS: 100                                     |
| Khatian #                                       | : SA: 230, RS: 408, 625   |
| Plot #  | : CS & SA: 541, RS: 858/1516, 858/1517                          |
| Area of Land as per Deed                        | : 13.00 Decimal   |
| Area actually/physically found                  | : 13.00 Decimal   |
| Usable Property/Common Property                 | : 13.00 Decimal   |
| Present Status of usage property                | : Residential high Land   |
| Utility Facilities in the property              | : All communication facilities with water, electricity and etc. |
| Communication Facilities                        | : 20 feet wide road connected to the land.                      |
| Any other facilities that contains the property | : N/A   |

### **PARTICULARS OF THE PROPERTY (SCHEDULE #D)**

|                                   |                                 |
|-----------------------------------|---------------------------------|
| Purchaser of the Property         | : <b>Mr. Anwer Hossain Khan</b> |
| Seller of the Property            | : N/A                           |
| Current Developer of the Property | : Borrower himself              |
| Local Authority                   | : Ward# 6,                      |
| District                          | : Narayangonj                   |
| Police Station                    | : Rugganj                       |
| Mouza                             | : Jangir                        |
| JL #                              | : CS: 100, SA: 100, RS: 100     |

|   |   |   |
|---|---|---|
| Khatian #                                       | : | SA: 526, 273, RS: 425, 609                                    |
| Plot #  | : | CS & SA: 540, RS: 849   |
| Area of Land as per Deed                        | : | 22.00 Decimal   |
| Area actually/physically found                  | : | 22.00 Decimal   |
| Usable Property/Common Property                 | : | 22.00 Decimal   |
| Present Status of usage property                | : | Residential high Land   |
| Utility Facilities in the property              | : | All communication facilities with water, electricity and etc. |
| Communication Facilities                        | : | 20 feet wide road connected to the land.                      |
| Any other facilities that contains the property | : | N/A   |

### DESCRIPTION/DETAILS OF THE PROPERTY

|                                     |   |  |
|-------------------------------------|---|--|
| Importance of the Property          | : | This area is developing in all respect. The value of the land is increasing rapidly day by day.  |
| Market Demand of the Property       | : | This area is developing day by day   |
| Details Description of the Property | : | It is not road side land but whole project of the Managing Director is road side land. During our physical inspection period we found Vacant Land and Demarcated |

### SURROUNDINGS OF THE PROPERTY

|  |   |   |   |                      |
|--|---|---|---|----------------------|
| Surrounded the Property<br><b>For A land</b> | : | North   | : | Owners own land      |
|  | : | South   | : | Owners own land      |
|  | : | East  | : | Seller               |
|  | : | West  | : | Owners own land      |
| Surrounded the Property<br><b>For B land</b> | : | North   | : | RS plot # 1518, 1517 |
|  | : | South   | : | RS plot # 889        |
|  | : | East  | : | RS plot # 851        |
|  | : | West  | : | Road                 |
| Surrounded the Property<br><b>For C land</b> | : | North   | : | RS plot # 1515       |
|  | : | South   | : | RS plot # 1519       |
|  | : | East  | : | RS plot # 851        |
|  | : | West  | : | RS plot # 1518       |
| Surrounded the Property<br><b>For D land</b> | : | North   | : | Ashalay Housing      |
|  | : | South   | : | Tahsin Jahan Mawla   |
|  | : | East  | : | RS plot # 848        |
|  | : | West  | : | RS plot # 853        |
| Legal Possession of the Property             | : | The land is possession to the owners by legally |   |                      |
| Current Possession of the Property           | : | The land is possession to the owner             |   |                      |

## LEGAL ISSUES

Problems during conducting survey/valuation : Not Found

## FUTURE POTENTIALITY OR THREAT ON PROPERTY

Possibility of future improvement on the property : This area is developing in all respect. The value of the land is increasing rapidly day by day

Threats related to the property : N/A

Future Plan regarding the property : The land will be develop by residential & commercially

Probability of acquire/acquisition by the Government : N/A

Master Plan of the Government for Area (if any) : N/A

Status in Master Plan (DAP) : N/A

## OTHERS INFORMATION

Respective Division/ Concerned Personnel to whom the report is prepared : Authority of Anwer Khan Modern Hospital Limited

Date of Survey conducted, date of preparation of the report : 06.11.2022 and 07.11.2022

Cause(s) of finding and assessing excessive valuation of any in case of a re-survey of a property : N/A

## BASIS/CALCULATION OF VALUATION

Cost Price of the Property : N/A

**Present Market Value (For Schedule # A, B, C, D)**

|           |   |                                 |                 |
|-----------|---|---------------------------------|-----------------|
| Land Area | : | Tk. 10,00,000.00 per decimal    | x 61.50 Decimal |
| Total     | : | <b>Tk. 6,15,00,000.00</b>       |                 |
| In wards  | : | Taka Six Crore fifteen lac only |                 |

**Forced Sale Value (Less 15% from market value)**

|           |   |   |                 |
|-----------|---|---|-----------------|
| Land Area | : | Tk. 8,50,000.00 per decimal                               | x 61.50 Decimal |
| Total     | : | <b>Tk. 5,22,75,000.00</b>                                 |                 |
| In wards  | : | Taka five crore twenty two lac seventy five thousand only |                 |

- Valuation Scope : 1) Physical inspection  
2) Interviews with owners  
3) Interviews with local people
- Basis of Valuation : During the course of our valuation, we have inquired with local people, deed writers and the people who are involved with land business with a view to arrive at an average consensus rate as to the market price of the land in the locality, also considering location, size of land and the infrastructure in and future prospects of the locality.
- Location Map : Enclosed herewith
- Full sketch land measuring showing details dimension : Enclosed herewith
- Mouza Map : Enclosed herewith

| <b>Present Market Value</b>                                |                                    |                          |
|--|------------------------------------|--------------------------|
| <b>Particulars of the Property (As per Present Status)</b> | <b>As per Present Market Value</b> | <b>Total Value (Tk.)</b> |
| <b>Schedule # A</b>  |                                    |                          |
| Land Area is 2.50 Decimal                                  | Tk. 10,00,000.00 x 2.50 Decimal    | 25,00,000.00             |
| <b>Schedule # B</b>  |                                    |                          |
| Land Area is 24.00 Decimal                                 | Tk. 10,00,000.00x 24.00 Decimal    | 2,40,00,000.00           |
| <b>Schedule # C</b>  |                                    |                          |
| Land Area is 13.00 Decimal                                 | Tk. 10,00,000.00 x 13.00 Decimal   | 1,30,00,000.00           |
| <b>Schedule # D</b>  |                                    |                          |
| Land Area is 22.00 Decimal                                 | Tk. 10,00,000.00 x 22.00 Decimal   | 2,20,00,000.00           |
| <b>Total Market Sale Value</b>                             |                                    | <b>6,15,00,000.00</b>    |

| <b>Forced Sale Value</b>                                   |  |                          |
|--|--|--------------------------|
| <b>Particulars of the Property (As per Present Status)</b> | <b>As per Forced Sale Value (Less 15% from market Value)</b> | <b>Total Value (Tk.)</b> |
| <b>Schedule # A</b>  |  |                          |
| Land Area is 2.50 Decimal                                  | Tk. 8,50,000.00x 2.50 Decimal                                | 21,25,000.00             |
| <b>Schedule # B</b>  |  |                          |
| Land Area is 24.00 Decimal                                 | Tk. 8,50,000.00x 24.00 Decimal                               | 2,04,00,000.00           |
| <b>Schedule # C</b>  |  |                          |
| Land Area is 13.00 Decimal                                 | Tk. 8,50,000.00x 13.00 Decimal                               | 1,10,50,000.00           |
| <b>Schedule # D</b>  |  |                          |
| Land Area is 22.00 Decimal                                 | Tk. 8,50,000.00x 22.00 Decimal                               | 1,87,00,000.00           |
| <b>Total Forced Sale Value</b>                             |  | <b>5,22,75,000.00</b>    |



## PHOTOGRAPHS & LOCATION MAP

Photographs : Enclosed Herewith  
Location Map :

## LEGAL ASPECT OF THE PROPERTY

As per deeds & other relevant documents of **Anwer Khan Modern Hospital Ltd. by** virtue of purchasing becomes the owner of lands as apparently observed. We the **Lam International Inspection Ltd.** just evaluate the properties by our unique skilled personnel but the legal advisor should check the legal matter.

### **Declaration by Appraiser Consist Statement of Certification**

- ✓ Statement of facts are true and correct
- ✓ Limiting condition have been disclosed
- ✓ Compensation is not contingent upon rendering a specified value
- ✓ We have complied with all of the real estate appraisal program requirements
- ✓ An inspection of the property was performed and assistance was not received in the preparation of the appraisal
- ✓ The valuations of land incorporated in this report have been assessed with maximum correction and accuracy "**without prejudice**".

This report contains 07 (Seven) sheets and every sheet bears the signature of the surveyor.

***This report is issued exclusively for credit purpose.***

Signed for & on behalf of  
**Lam International Inspection Ltd.**

**Md. Mijanur Rahman**  
Chairman

**CERTIFICATE OF BRANCH (FOR BANK USE ONLY)**

This is to certify that we have physically visited the property/properties described herein above and ascertained the value there of keeping in view the prevalent sale/purchase price. We also certify that the Present Market Value and Force Sale Value will be Tk..... And Tk.....respectively as under:

❖ **Present Market Value**

| <b>Particulars of Security</b> | <b>Area</b> | <b>Rate (Dec/Katha) (Tk.)</b> | <b>Amount (Tk.)</b> |
|--------------------------------|-------------|-------------------------------|---------------------|
| Land                           |             |                               |                     |
| Building                       |             |                               |                     |
| Apartment                      |             |                               |                     |
| Car Parking                    |             |                               |                     |
| Office Space                   |             |                               |                     |
| Machineries                    |             |                               |                     |
| <b>Total Market Value</b>      |             |                               |                     |

❖ **Force Sale Value**

| <b>Particulars of Security</b> | <b>Area</b> | <b>Rate (Dec/Katha) (Tk.)</b> | <b>Amount (Tk.)</b> |
|--------------------------------|-------------|-------------------------------|---------------------|
| Land                           |             |                               |                     |
| Building                       |             |                               |                     |
| Apartment                      |             |                               |                     |
| Car Parking                    |             |                               |                     |
| Office Space                   |             |                               |                     |
| Machineries                    |             |                               |                     |
| <b>Total Force Sale Value</b>  |             |                               |                     |

\_\_\_\_\_  
**Foreign  
Exchange In-Charge**

\_\_\_\_\_  
**Second Officer**

\_\_\_\_\_  
**Manager**

# **BILL**

**REPORT NO: LIIL/CO/VL-2022/899**  
**DATED: 14.11.2022**

|                        |                    |
|------------------------|--------------------|
| VAT REGISTRATION NO. : | <b>19041069254</b> |
| AREA CODE              | <b>: 190104</b>    |

**The Head of Branch**  
**EXIM Bank Limited**  
**Panthapath Branch**  
**19/2, West Panthapath, North Dhanmondi,**  
**Dhaka-1205**

Subject: Being the professional survey fees & others charges for the valuation survey of land, of Anwer Khan Modern Hospital Limited, House # 17, Road # 8, Dhanmondi R/A, Dhaka-1205

Dear Sir,

|  |                             |
|--|-----------------------------|
| 01. Fees for above survey report no. LIIL/CO/VL-2022/899 | Tk. 20,000.00               |
| 02. Add: VAT (15% for survey fees)                       | Tk. <u>3,000.00</u>         |
|  | <b>Tk. <u>23,000.00</u></b> |

**In words: Taka twenty three thousand only.**

Truly yours

Signed for & on behalf of  
**Lam International Inspection Ltd.**

**Md. Mijanur Rahman**  
Chairman

**N.B.: Please transfer the bill amount by Pay Order/Demand Draft/Online Transfer to:**  
**(Cash Cheque & Cash Payment is strictly prohibited)**  
**National Bank Ltd.**  
**Kawran Bazar Branch**  
**CD A/C: 0004833031857**  
**Lam International Inspection Ltd.**