

Valuation Report

Identification & Valuation Report on Land

A/c Name:
M/s. Hi-Tech Agro Products Ltd

REPORT # LIL/CO/VL-2021/0000
DATED: 16.09.2021

Submitted to:
SOUTHEAST BANK LIMITED
Boshundhara Branch
Plot # 142, Block # B
Boshundhara R/A, Baridhara, Dhaka
BORROWER: M/S. HI-TECH AGRO PRODUCTS LTD

S Y N O P S I S

Present Market Value

Total Present Market Value		
Value of the Property (As per Present Status)	As per Present Market Value	Total Value (Tk.)
SCHEDULE # A		
Land Area is 147.25 Decimal	Tk. 2,00,000.00 × 147.25 Decimal	2,94,50,000.00
SCHEDULE # B		
Land Area is 21.00 Decimal	Tk. 2,00,000.00 × 21.00 Decimal	42,00,000.00
Land Area is 48.00 Decimal	Tk. 1,25,000.00 × 48.00 Decimal	60,00,000.00
Total Present Market Value =		3,96,50,000.00

Forced Sale Value

Total Forced Sale Value		
Value of the Property (As per Present Status)	As per Forced Sale Value	Total Value (Tk.)

SCHEDULE # A		
Land Area is 21.00 Decimal	Tk. 1,60,000.00 × 30.25 Decimal	2,35,60,000.00
SCHEDULE # B		
Land Area is 21.00 Decimal	Tk. 1,60,000.00 × 30.25 Decimal	33,60,000.00
Land Area is 48.00 Decimal	Tk. 1,00,000.00 × 48.00 Decimal	48,00,000.00
Total Forced Sale Value =		3,17,20,000.00

রাজশাহী জেলার পবা সাব-রেজিস্ট্রি অফিসের মৌজা ওয়ারী ব্যক্তি মালিকানাধীন সম্পত্তির প্রতি শতক জমির সর্বনিম্ন বাজার মূল্য তালিকা
যাহা ১লা জানুয়ারী/২০১৭ খ্রীঃ হইতে ৩১/শে ডিসেম্বর ২০১৮ খ্রীঃ পর্যন্ত প্রযোজ্য।

ঃ নওহাটা পৌরসভার অন্তর্গত মৌজার নাম ঃ

০১	০২	০৩	০৪	০৫	০৬	০৭	০৮	০৯	১০	১১	১২	১৩	১৪
ক্রমিক নং	মৌজার নাম	জে এল নং	ধানী	ভিটা	বাড়ী	পুকুর/পুকুরপাড়	বাঁশঝাড়	বাগান	বিল/ডোবা	পতিত/পতিত লায়েক	মাটিয়াল	অন্যান্য	মন্তব্য
১	বামধানী	১৪	৩৫,৭৭২/-	৫৪,৪২৮/-	৭৬,৩৩৩/-	৫০,০০০/-	২৪,৩৩৩/-	২৫,৮৫৯/-	১১,৩৭৫/-	১৫,২৬৩/-	৪৮,০৪৫/-	নাই	১-৩০৮,৮০০-১২০৩
২	বসন্তপুর	১৫	৩১,৭৫০/-	৩৬,৭৬৭/-	৪২,৪২৪/-	৩৭,১৪২/-	৩০,৬৬৬/-	২৭,১০২/-	২০,০০০/-	২০,২৮৫/-	৩৫,১২৫/-	নাই	১-৩৯৯,৮০১-১৯৩৬
৩	ডোবাড়িয়া	১৮	৩০,৩০৯/-	৪০,০০০/-	২৫,৫১০/-	২০,০০০/-	২২,৫০০/-	২৫,২৩৯/-	১১,১৩৬/-	১২,০০০/-	৩৩,২৩৩/-	নাই	১-১৩৮১
৪	কুমুরিয়া পুকুর	৩৪	৩৮,৬৭০/-	৩১,৯৮৭/-	৩৩,৩০৩/-	১৩,০০০/-	১৫,০০০/-	১৬,৬৫০/-	১০,৫৩৮/-	১০,৭০০/-	২৩,১৪৪/-	নাই	১-৫২৫
৫	শিতলাই পুকুর	৭২	২৮,৫০০/-	২৫,৪৩০/-	২৬,৭০০/-	১২,৫০০/-	১৩,৮৫৭/-	১৩,৯৫০/-	১০,৬০০/-	১০,৮০০/-	২৩,৫৫৫/-	নাই	১-২৩০
৬	জ্বরইল	৭৩	৫০,৬৪০/-	১,০৪,২৭৯/-	১,৪০,১০৭/-	১,২৮,১২৫/-	৫৫,৬৩১/-	৬৫,৭২৫/-	৪৫,৮০৪/-	১৭,২০০/-	৯৫,১২৫/-	নাই	১-১১১২
৭	সন্তোষপুর	৮৩	৯০,৯০০/-	১,৯৫,০০০/-	৮০,৩৫৩/-	২৫,১১১/-	২২,২০০/-	২২,৮০০/-	১১,৬০০/-	১২,১০০/-	৩০,২৫৫/-	নাই	১-১৫৪
৮	বায়া	৮৪	৬০,০০০/-	১,৭৮,০২৭/-	৬০,৪০০/-	৪৮,১৫২/-	১৮,০০০/-	১৬,২৫০/-	১৬,৫২০/-	১৬,০০০/-	৫০,২৩৩/-	নাই	১-৩৮৩
৯	ভোলাবাড়ী	৮৫	৬০,৮৪৮/-	৯৪,৫৩১/-	১,১২,৩২৮/-	১,৫১,৫১৫/-	২৬,১২৯/-	৩০,৩৪৮/-	৪০,৯৭৯/-	২২,৫০০/-	৮৮,১০৫/-	সেলকন ১,৯৬,৫০৬/-	১-৮১৮
১০	শ্রীরামপুর	৮৬	৫১,২০৯/-	৩০,৫০০/-	২৬,৪৫০/-	নাই	নাই	নাই	নাই	১০,০০০/-	৩৫,০০০/-	বাকুর ১০,৪৮০/-	১-৫১
১১	বারই পাড়া	৮৭	৬৫,৭৬১/-	১,০০,৬২৫/-	৭০,৬৩৬/-	১,১২,৭৭২/-	৪৫,৫৬৩/-	৪৩,৩৩৩/-	১৮,৫২০/-	১৭,০০০/-	৮৪,২২২/-	নাই	১-৮৪০
১২	পাকুড়িয়া	৮৮	৫৭,২৯৭/-	৭০,৮৫৪/-	৭০,৪৩২/-	৩০,৪২২/-	২৫,৫৩০/-	৫৮,৭৫০/-	২২,৫০০/-	১২,৯০০/-	৩৭,৪২১/-	নাই	১-৯৯৬
১৩	খালতা	৮৯	২০,৯৬৯/-	২৫,৭১৪/-	২০,৫০০/-	১৩,০৬৪/-	২০,২০২/-	৫১,৬৬৬/-	১০,৪৪৫/-	১০,১৮০/-	১৬,২৪৪/-	নাই	১-৬১২
১৪	মাকিখাম	৯০	২০,১৯৬/-	৩৭,৭৩৫/-	৩৫,৪৮৪/-	২০,৬৬৬/-	১৬,০০০/-	২০,৫৩২/-	১২,৬০০/-	১০,০৫০/-	২৩,৩৩৩/-	নাই	১-৪৪৬
১৫	দৌলতপুর	৯১	২৬,৬২৩/-	২৬,০০০/-	৩০,৩৪০/-	২০,৫৪২/-	২১,৫০০/-	২২,০০০/-	১১,৭০০/-	১২,৪০০/-	৩২,২২২/-	নাই	১-৫৫০
১৬	তকিপুর	৯২	৯১,৫১৫/-	৮২,৩১২/-	৯০,৬৬৬/-	২৫,৯৬১/-	২৩,২০১/-	৬৫,৬৩৬/-	১৭,৬০০/-	১৩,৯২২/-	৪২,১২৪/-	নাই	

মিলন কম্পিউটার, কলেজস্ট্রট ভবন মার্কেট, রাজশাহী কোর্ট, রাজশাহী।

REPORT TEMPLATE PROPERTY APPRAISAL IN DHAKA

Reference No. : LIIL/CO/VL-2021/0000
Bank Name : Southeast Bank Limited
Branch Name & Address : Boshundhara Branch Plot # 142, Block # B Boshundhara
R/A, Baridhara, Dhaka
Received Date : 14.09.2021
Survey Date : 15.09.2021
Submitted Date : 16.09.2021

Customer Details

Name of the Borrower : M/s. Hi-Tech Agro Products Ltd
Business Center : 213/A, Eshita Nir, Chotobongram, Sopura, Shah
Mokhdum, Rajshahi
Trade License : 04/B0090-Rajshahi City Corporation
TIN No. : As per bank record
Nature of Business : Seed production, fertilizer, pesticides exporter & importer
Name of the Managing Director : Md. Saifur Rahman
Father's Name : Md. Habibur Rahman
Mather's Name : Aleya Begum
National Id No : 2619551199361
Present Address : Holding #23, Sector # 13, Uttara Dhaka.
Permanent Address : 213/A, Eshita Nir, Chotobongram, Sopura, Shah
Mokhdum, Rajshahi
Contact Details : 01706-446036

Property Details (Schedule # A)

Owner of the Property : M/s. Hi-Tech Agro Products Ltd
Name Of The Managing Director : Md. Saifur Rahman
Father's Name : Md. Habibur Rahman
Present Address : Holding #23, Sector # 13, Uttara Dhaka.
Permanent Address : 213/A, Eshita Nir, Chotobongram, Sopura, Shah
Mokhdum, Rajshahi
Mode of collateral security : 1st party mortgaged
Type of the Property : Land

Property Schedule

Situated Addresses : Majhigram, Doulotpur, Nawhata, Paba, Rajshahi
Local Authority : Under Nawhata Pourashava
District : Rajshahi

Police Station : Paba
 Sub Registry Office : Paba
 Mouza : Doulotpur
 J L : 91

Cont..... P/02
 P/02, LIIL/CO/VL-2021/0000, Dhaka, 16.09.2021

Deed & Date	Khatian				Plot		Holding	Area of Land (Decimal)
	CS	SA	RS	Mutation	CS & SA	RS		
2781-28.02.2008	76	85	31	437/1,	144, 145	107	-	14.25
15660- 30.12.2007	-	118	179	449	146, 150	108	-	100.84
2774-28.02.2008	66	73	93	437	149	113	-	12.00
15631- 30.09.2010	-	-	179	458	146, 150	108	-	20.16
Total								147.25 Decimal

Others Information

Possession : The property is under possession of the owner

Location of the Property : The land is situated at about 300 meter North side from Baruipara Tilotoma Govt. Primary School & about 2.4 km North side from Baya Bazar Moor & about 10 km from Southeast Bank Rajshahi.

Way to visit the property : Southeast Bank Ltd., Rajshahi Branch → Saheb Bazar Road → Naogaon Road → AM Chattar Moor → Baya Bazar Moor → Tanore Road → Baruipara → Majhigram → to proposed mortgaged land.

Shape & Size of the Land : Reqtangle

Importance of the Locality : The area has all facilities with communication, water & electricity etc.

Possibility of Improvement : The above land will be increasing day by day

Communication Facilities : All kinds of vehicles facilities are available there

Classification of Land : It is a road side residential cum agricultural high land. During our physical inspection period we found the land use as agricultural purpose. It's demarcated by Markin Pillar.

Negative Elements : Not Found

Surroundings of the Land

On the North : Road

On the South : M/s. High Tech Agro Products Ltd.
On the East : Mr. Setar Mondol & Gong.
On the West : M/s. High Tech Agro Products Ltd.

Valuation Scope

The scope of valuation includes the following:

- 1) Physical inspection.
- 2) Interviews with owner and local people.

Basis of Valuation of Land

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.

In view of foregoing, we have valued the land based on plot being purchased and sold at Majhigram, Doulotpur, Nawhata, Paba, Rajshahi during the last six months.

Cont..... P/03

P/03, LIL/CO/VL-2021/0000, Dhaka, 16.09.2021

Present Market Value of Land

The price of land is fluctuation nature. The present rate of the local area on our personal contact with deed writers, income tax and gain tax personnel. We came to learn the prevailing rate of buying & selling assignment conveyance transfer of interest with right titles and benefits of land in and around Majhigram, Doulotpur, Nawhata, Paba, Rajshahi area is around Tk. 2,10,000.00 to Tk. 2,30,000.00 per decimal. But to be kept in safe side we have determined the price of the land at the Tk. 2,25,000.00 per decimal which is average rate.

Valuation of Land

Present Market Value		
Value of the Property (As per Present Status)	As per Present Market Value	Total Value (Tk.)
Land Area is 147.25 Decimal	Tk. 2,00,000.00 × 147.25 Decimal	2,94,50,000.00
Present Market Value =		2,94,50,000.00
In Word # Taka two crore ninety four lac fifty thousand only.		
Forced Sale Value		
Value of the Property (As per Present Status)	As per Forced Sale Value	Total Value (Tk.)
Land Area is 21.00 Decimal	Tk. 1,60,000.00 × 30.25 Decimal	2,35,60,000.00
Forced Sale Value =		2,35,60,000.00
In Word # Taka Two crore thirty five lac sixty thousand only.		

Property Details (Schedule # B)

Owner of the Property : M/s. Hi-Tech Agro Products Ltd
Name Of The Managing Director : Md. Saifur Rahman
Father's Name : Md. Habibur Rahman
Present Address : Holding #23, Sector # 13, Uttara Dhaka.
Permanent Address : 213/A, Eshita Nir, Chotobongram, Sopura, Shah Mokhdum, Rajshahi
Mode of collateral security : 1st party mortgaged
Type of the Property : Land

Property Schedule

Situated Addresses : Baruipara, Nawhata, Paba, Rajshahi
Local Authority : Under Nawhata Pourashava
District : Rajshahi
Police Station : Paba
Sub Registry Office : Paba
Mouza : Baruipara
J L : Sabek: 68, Hal: 87

Deed & Date	Khatian				Plot		Holding	Area of Land (Decimal)
	CS	SA	RS	Mutation	CS & SA	RS		
12578-04.10.2009	-	40	36	919	19, 20	19	-	48.00
2774-28.02.2008	-	312	243	920	1	1	-	21.00
Total								69.00 Decimal

Cont..... P/04
 P/04, LIIL/CO/VL-2021/0000, Dhaka, 16.09.2021

Others Information

Possession : The property is under possession of the owner
Location of the Property : RS Plot # 19, 48.00 Decimal: The land is situated at about 40 meter North side from Baruipara Tilottoma Govt. Primary School & about 2.4 km North side from Baya Bazar Moor & about 10 km from Southeast Bank Rajshahi.
 RS Plot # 1, 21.00 Decimal: The land is situated at about 300 meter North side from Baruipara Tilottoma Govt. Primary School & about 2.4 km North side from Baya Bazar Moor & about 10 km from Southeast Bank Rajshahi.
Way to visit the property : Southeast Bank Ltd., Rajshahi Branch → Saheb Bazar Road → Naogaon Road → AM Chattar Moor → Baya Bazar

		Moor → Tanore Road → Baruipara → Majhigram → to proposed mortgaged land.
Shape & Size of the Land	:	Rectangle.
Importance of the Locality	:	The area has all facilities with communication, water & electricity etc.
Possibility of Improvement	:	The above land will be increasing day by day.
Communication Facilities	:	Only Light vehicles facilities are available there.
Classification of Land	:	It is a residential cum agricultural high land. During our physical inspection period we found the land use as agricultural purpose. It's demarcated by Aaile.
Negative Elements	:	Not Found

Surroundings of the Land
(RS Plot # 01, 21.00 Decimal)

On the North	:	M/s. High Tech Agro Products Ltd.
On the South	:	Mr. Al Amin Sarkar.
On the East	:	M/s. High Tech Agro Products Ltd.
On the West	:	M/s. High Tech Agro Products Ltd.

(RS Plot # 19, 48.00 Decimal)

On the North	:	Mr. Kashem
On the South	:	Mr. Shamsul Haque
On the East	:	Mr. Rafique
On the West	:	Mr. Anwarul Haque

Valuation Scope

The scope of valuation includes the following:

- 1) Physical inspection.
- 2) Interviews with owner and local people.

Basis of Valuation of Land

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.

In view of foregoing, we have valued the land based on plot being purchased and sold at Baruipara, Nawhata, Paba, Rajshahi during the last six months.

Cont..... P/05

P/05, LIIL/CO/VL-2021/0000, Dhaka, 16.09.2021

Present Market Value of Land

The price of land is fluctuation nature. The present rate of the local area on our personal contact with deed writers, income tax and gain tax personnel. We came to learn the prevailing rate of buying & selling assignment conveyance transfer of interest with right titles and benefits of land in and around Baruipara, Nawhata, Paba, Rajshahi Value of lands at that area now is as under:

- 1) RS Plot 01: 21.00 decimal of land of Tk. 2,20,000.00 – 2,30,000.00 per decimal
- 2) RS Plot 19: 48.00 decimal of land of Tk. 1,20,000.00 – 1,30,000.00 per decimal

1. RS Plot 01: 21.00 decimal: To arrive at fair value of land is Tk. 2,25,000.00 only per decimal which is standard value
2. RS Plot 19: 48.00 decimal: To arrive at fair value of land is Tk. 1,25,000.00 only per decimal which is standard value

Therefore, the value of the lands may be as under:

Valuation of Land

Present Market Value		
Value of the Property (As per Present Status)	As per Present Market Value	Total Value (Tk.)
Land Area is 21.00 Decimal	Tk. 2,00,000.00 × 21.00 Decimal	42,00,000.00
Land Area is 48.00 Decimal	Tk. 1,25,000.00 × 48.00 Decimal	60,00,000.00
Present Market Value =		1,02,00,000.00
In Word # Taka One crore two lac only.		
Forced Sale Value		
Value of the Property (As per Present Status)	As per Forced Sale Value	Total Value (Tk.)
Land Area is 21.00 Decimal	Tk. 1,60,000.00 × 30.25 Decimal	33,60,000.00
Land Area is 48.00 Decimal	Tk. 1,00,000.00 × 48.00 Decimal	48,00,000.00
Forced Sale Value =		81,60,000.00
In Word # Taka Eighty one lac sixty thousand only.		

Summary of Valuation

Total Present Market Value		
Value of the Property (As per Present Status)	As per Present Market Value	Total Value (Tk.)
SCHEDULE # A		
Land Area is 147.25 Decimal	Tk. 2,00,000.00 × 147.25 Decimal	2,94,50,000.00
SCHEDULE # B		
Land Area is 21.00 Decimal	Tk. 2,00,000.00 × 21.00 Decimal	42,00,000.00
Land Area is 48.00 Decimal	Tk. 1,25,000.00 × 48.00 Decimal	60,00,000.00
Total Present Market Value =		3,96,50,000.00
Total Forced Sale Value		
Value of the Property (As per Present Status)	As per Forced Sale Value	Total Value (Tk.)

SCHEDULE # A		
Land Area is 21.00 Decimal	Tk. 1,60,000.00 × 30.25 Decimal	2,35,60,000.00
SCHEDULE # B		
Land Area is 21.00 Decimal	Tk. 1,60,000.00 × 30.25 Decimal	33,60,000.00
Land Area is 48.00 Decimal	Tk. 1,00,000.00 × 48.00 Decimal	48,00,000.00
Total Forced Sale Value =		3,17,20,000.00

Cont..... P/06

P/06, LIIL/CO/VL-2021/0000, Dhaka, 16.09.2021

Photographs & Location Map

Photographs : Enclosed Herewith
Location Map : Appendix – A & B

Legal Aspect of the Property

As per deeds & other relevant documents of M/s. Hi-Tech Agro Products Ltd, Represented by Its Managing Director Md. Saifur Rahman, S/o: Md. Habibur Rahman 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 & building incorporated in this report have been assessed with maximum correction and accuracy “without prejudice”.

This report contains 06 (Six) 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

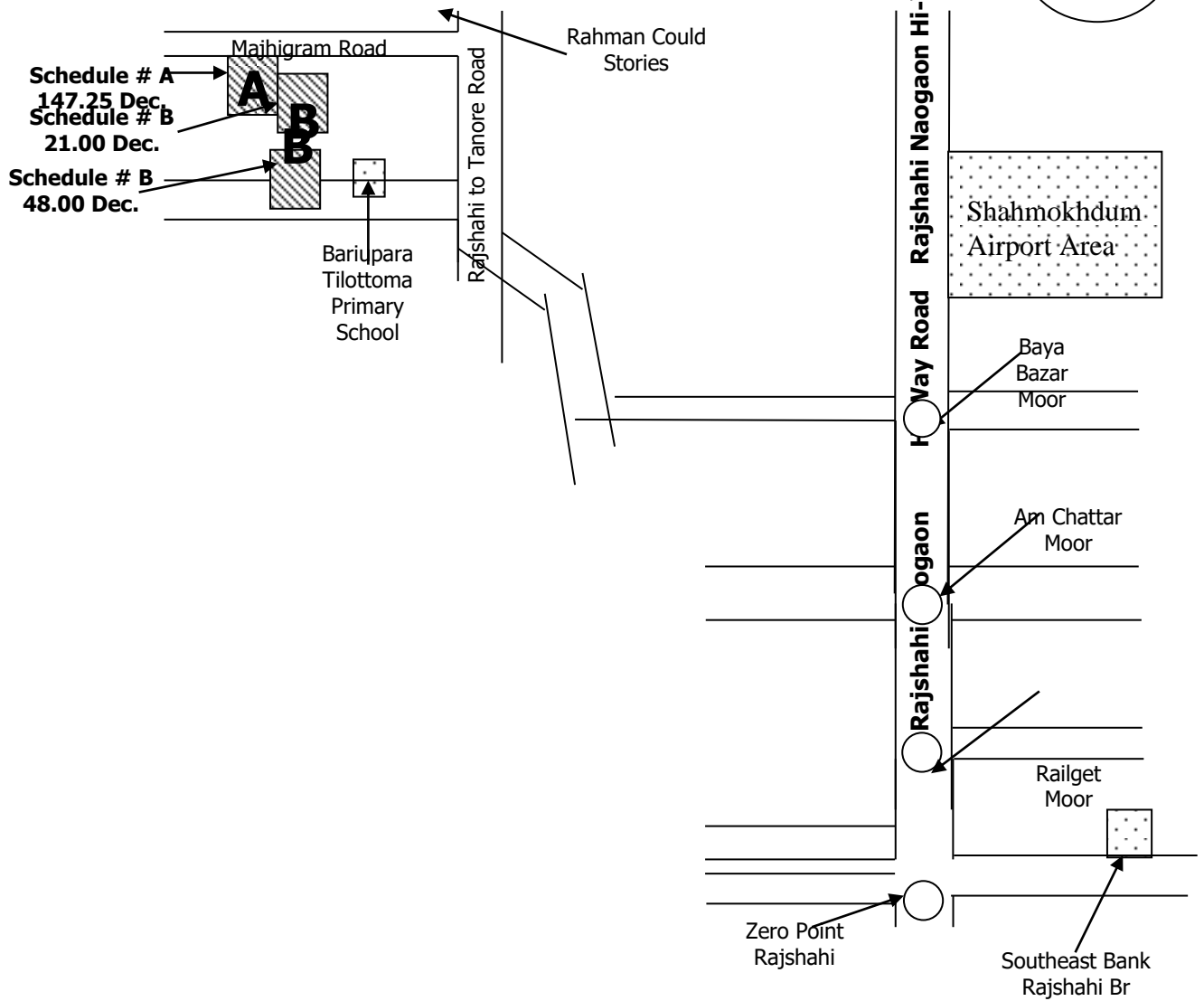
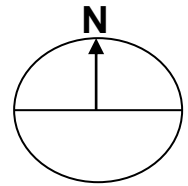
APPENDIX – ‘A & B’

LOCATION MAP OF THE PROPERTY OF HI-TECH AGRO PRODUCTS LTD.

REPORT NO: LIIL/CO/VL-2021/10610

DATED: 09.02.2021

A = PROPERTY OF HI-TECH AGRO PRODUCTS LTD.



Mouza Map (Baruipara Mouza)

জিলা রাজশাহী

থানা পবা

মৌজা বাঁরৈপাড়া

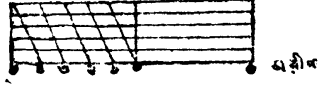
জে,এল,নং ৮৭

রে: সা: নং ৬২, ৬৩, ৬৪

স্কেল ১৬" = ১ মাইল

১০০ ফুটতে এক জরীপ

৮০ জরীপে এক মাইল।



দৌলতপুর নং ৯৩

খালতা নং ৮৯



Mouza Map (Daulotpur Mouza)

জিলা রাজশাহী

থানা পবা
মৌজা দৌলতপুর
জে,এল,নং ৯২

রে: সা: নং ৬৪

স্কেল ১৬' = ১ মাইল

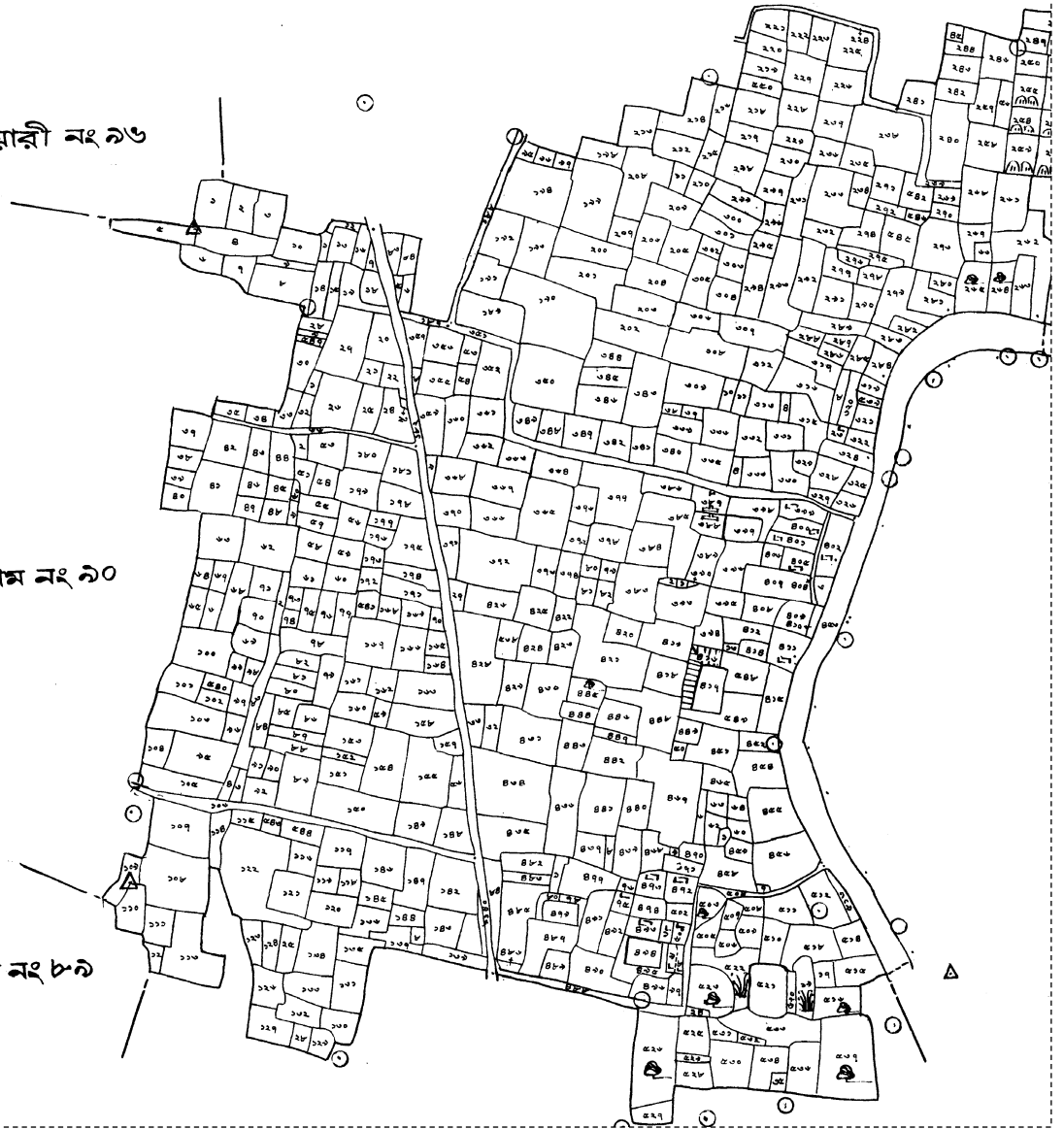
১০০ কতিতে এক জরীপ
৮০ জরীপে এক সাইল।



দুয়ারী নং ৯৬

মারিগ্রাম নং ৯০

খালতা নং ৮৯



BILL

REPORT NO: LIIL/CO/VL-2021/0000
DATED: 16.09.2021

VAT REGISTRATION NO. :	19041069254
AREA CODE	: 190104

The Head of Branch
Southeast Bank Ltd.
Rajshahi Branch
447, Mongol Bhaban,
Alupotti Moor, Rajshahi

Being the professional survey fees & others charges for the valuation survey of land & Building
of

M/s. Hi-Tech Agro Products Ltd, Horogram, Rajpara, Rajshahi

01. Fees for above survey report no. LIIL/CO/VL-2021/0000	Tk. 8,000.00
Add: Vat 15% for survey fees	<u>Tk. 1,200.00</u>
	Tk. 9,200.00
	=====

In words: Taka Nine thousand two hundred 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)
Jamuna Bank Ltd.
Malibagh Branch
CD A/C: 00430210006106

Lam International Inspection Ltd.