

ORIGINAL

Valuation Report

Identification & Valuation Report on Flat

A/c Name:

A/C. RANA RAHMAN CHOWDHURY

REPORT # LIL/CO/VL-2020/74

DATED: 26.01.2020

Submitted to:

Jamuna Bank Limited

Aganagar Branch

Islam Plaza,

Shahid Delowar Hossain Road

Aganagar, Keranigonj, Dhaka-1310

BORROWER: A/C. RANA RAHMAN CHOWDHURY

S Y N O P S I S

Present Market Value		
Particulars of the Land (As per Present Status)	As per Present Market Value	Total Value (Tk.)
Schedule # A		
Flat area is 2,356.00 sft. With 0142.41 Decimal land	Tk. 10,000.00 x 2,356.00	2,35,60,000.00
02 Cars Parking	2 Cars Parking (2 x 4,00,000.00)	8,00,000.00
Total Present Market Value =		2,43,60,000.00

Forced Sale Value		
Particulars of the Land (As per Present Status)	As per Present Market Value (15 % Less)	Total Value (Tk.)
Schedule # A		
Flat area is 2,356.00 sft. With 0142.41 Decimal land	Tk. 8,500.00 x 2,356.00	2,00,26,000.00
02 Cars Parking	2 Cars Parking (2 x 3,40,000.00)	6,80,000.00
Total Present Market Value =		2,07,06,000.00

REPORT TEMPLATE PROPERTY APPRAISAL IN DHAKA

Reference No. : LIIL/CO/VL-2020/74
Bank Name : Jamuna Bank Limited
Branch Name & Address : Aganagar Branch, Islam Plaza, Shahid Delowar Hossain Road,
Aganagar, Keranigonj, Dhaka-1310
Received Date : 23.01.2020
Survey Date : 23.01.2020
Submitted Date : 27.01.2020
**Situated Address : Rajanigandha Karobee, Flat# FG-2, House # 80-111, Road#
9/A, West Dhanmondi, Dhaka**

General Information & Particulars of the Client

Name of the Account Holder : A/C. RANA RAHMAN CHOWDHURY
Borrower Address : Flat# A-3, House# 03, Road# 06, NAM Villa, Gulshan, Dhaka
Trade License No. : As per bank record
TIN No. : As per bank record
Nature of Business : As per bank record
Type of the Firm/Company : Proprietorship
Name of the Account Holder : Mr. Rana Rahman Chowdhury
Father's Name : Mr. Sazzad Rahman Chowdhury
Present Address : Flat# A-3, House# 03, Road# 06, NAM Villa, Gulshan, Dhaka
Permanent Address : As above
Contact Details : N/A

Property Details

Owners of the Property : Mr. Saiful Ahmed Nasim
Both are son of : Late Minhaz Uddin Ahmed
Present Address : Rajanigandha Karobee, Flat# FG-2, House # 80-111, Road# 9/A, West
Dhanmondi, Dhaka
Permanent Address : As above
Relationship : The property owner is the Land lore
Type of the Property : Land

PROPERTY SCHEDULE

Local Authority	: Rajanigandha Karobee, Flat# FG-2, House # 80-111, Road# 9/A, West Dhanmondi, Dhaka
District	: Dhaka
Police Station	: Mohammadpur
Sub Registry Office	: Mohammadpur
Mouza	: Sorai Jaforabad
JL #	: CS: 257, SA: 81, RS: 07, City Jarip: 07
Khatian #	: CS: 198, SA: 204, RS: 449, City Jarip: 1210, City Jarip mutation: 1642, jote-153/1,
Plot #	: CS & SA: 444, 445, RS: 1657, City Jarip: 1525
Area of Land, Flat & Cars Parking	: Flat 2,356.00 sft. & 2 Cars Parking With 0142.41 Decimal land

Property Schedule (Apartment)

All that piece and parcel of 01 (one) flat, space measuring more or less (i) **FG-2** measuring **2,356.00 sft.**, situated on the South side of 2ND floor on the North facing of the 06 storied residential building name "**Rajanigandha Karobee**" upon the Schedule of the lands with **02 (two)** car parking space at the basement floor along with undivided and un-demarcated two share of land along with all other common amenities.

Building Features

Name of the Developer	: Protik Developers Ltd
Name of the Apartment	: Rajanigandha Karobee
Type of the Property (House/Apt.)	: Apartment
Apartment/Building Facing	: North Facing
Yeas of Construction	: N/A
Current Usage (Residential etc.)	: Residential
Ground Floor use as	: Car Parking
Type of Construction	: RCC
Basement Floor	: N/A
Number of Storied	: 06 Storied
Boundary Wall	: Yes
Security Guards	: Yes
Number of Elevator	: 04 Nos.
Negative Elements	: Not Found

General Utilities

Electric Power Supply	: Connected
Self Water Storage Facilities	: Yes
Sewerage System	: Yes
Separate Utility Meters	: Yes
Gas Availability	: Yes
Generators	: Yes
Number of Parking Facilities	: 2 Nos.

Particulars of the Unit

Situated at Floor No.	: 2 nd floor
Covered Area (Sq. ft.)	: 2,356.00 sft. with 02 Car Parking
Proportionate Land Share	: 0142.41 Decimal Undivided and un-demarcated
Current Usage	: Residential
Nos. of Bedrooms	: 04
Dinning	: 01
Drawing	: 02
Verandah	: 07
Bath Room	: 05
Doors	: Wooden Door
Bathrooms	: Fully tiles fitted
Windows	: Thai Aluminum with Glass Pallah
Kitchen	: Fully tiles fitted
Flooring	: Fully tiles fitted
Paints	: Distemper
Grill	: Made by Flat Bar
Apartment Present Status	: 100% completed

Others Information

Possession	: The property is under possession of the owners
Location of the Property	: The land is about about 200 meter West-South side from Nizam's Sankar Plaza & Shankar Bus stand 72 Satmasjid Road, Dhaka 1209
Importance of the Locality	: The area has all communication facilities with, water, gas, electricity, telecommunication etc.
Possibility of Improvement	: The value of above land will be increasing day by day due to all facilities.
Communication Facilities	: All kinds of vehicles facilities are available there
Negative Elements	: Not Found

Surroundings of the Land

On the North	:	Land of Mr. Arman Khan
On the South	:	Land of Most. Nazmunnesa
On the East	:	Dhanmondi R/A
On the West	:	Road

Valuation Scope

The scope of valuation includes the following:

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

Basis of Valuation of Flat

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 **Rajanigandha Karobee, Flat# FG-2, House # 80-111, Road# 9/A, West Dhanmondi, Dhaka** during the last six months

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 **Building name: M.K Heights, 6-8, Navana Garden, Kallyanpur, Dhaka - 1216** Area is around Tk. 9,500 per sft. to Tk.10,500 per sft. per decimal. But to be kept in safe side we have determined the price of the land at the Tk. 10,000 per sft. Which is average rate?

Valuation of the Flat

Area of Flat	:	Flat 2,356.00 sft. With 0142.41 Decimal land
Current Price per sft.	:	Tk. 10,000.00

Estimated Present Value of the Property

Flat	:	Tk. 10,000.00 × 2,356.00
	:	Tk. 2,35,60,000.00
2 Cars Parking (2 × 4,00,000.00)	:	Tk. 8,00,000.00
Total Amount	:	Tk. 2,43,60,000.00

In words: Taka two core forty three lac sixty thousand only.

Estimated Forced Sale Value of Present Status (Less 15% from market value)

Flat	:	Tk. 8,500.00 × 2,356.00
	:	Tk. 2,00,26,000.00
2 Cars Parking (2 × 3,40,000.00)	:	Tk. 6,80,000.00
Total Amount	:	Tk. 2,07,06,000.00

In words: Taka two core seven lac six thousand only.

Summary of Valuation

Present Market Value		
Particulars of the Land (As per Present Status)	As per Present Market Value	Total Value (Tk.)
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PHOTOGRAPHS & LOCATION MAP

Photographs : Enclosed Herewith
Location Map : Appendix – A

Legal Aspect of the Property

As per deeds & other relevant documents of **Mr. Saiful Ahmed Nasim**, S/o: Late Minhaz Uddin Ahmed 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 properties incorporated in this report have been assessed with maximum correction and accuracy "**without prejudice**".

This report contains 05 (five) 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.

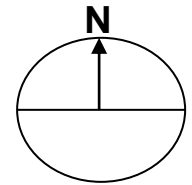
Md. Mijanur Rahman
Chairman

APPENDIX – 'A'

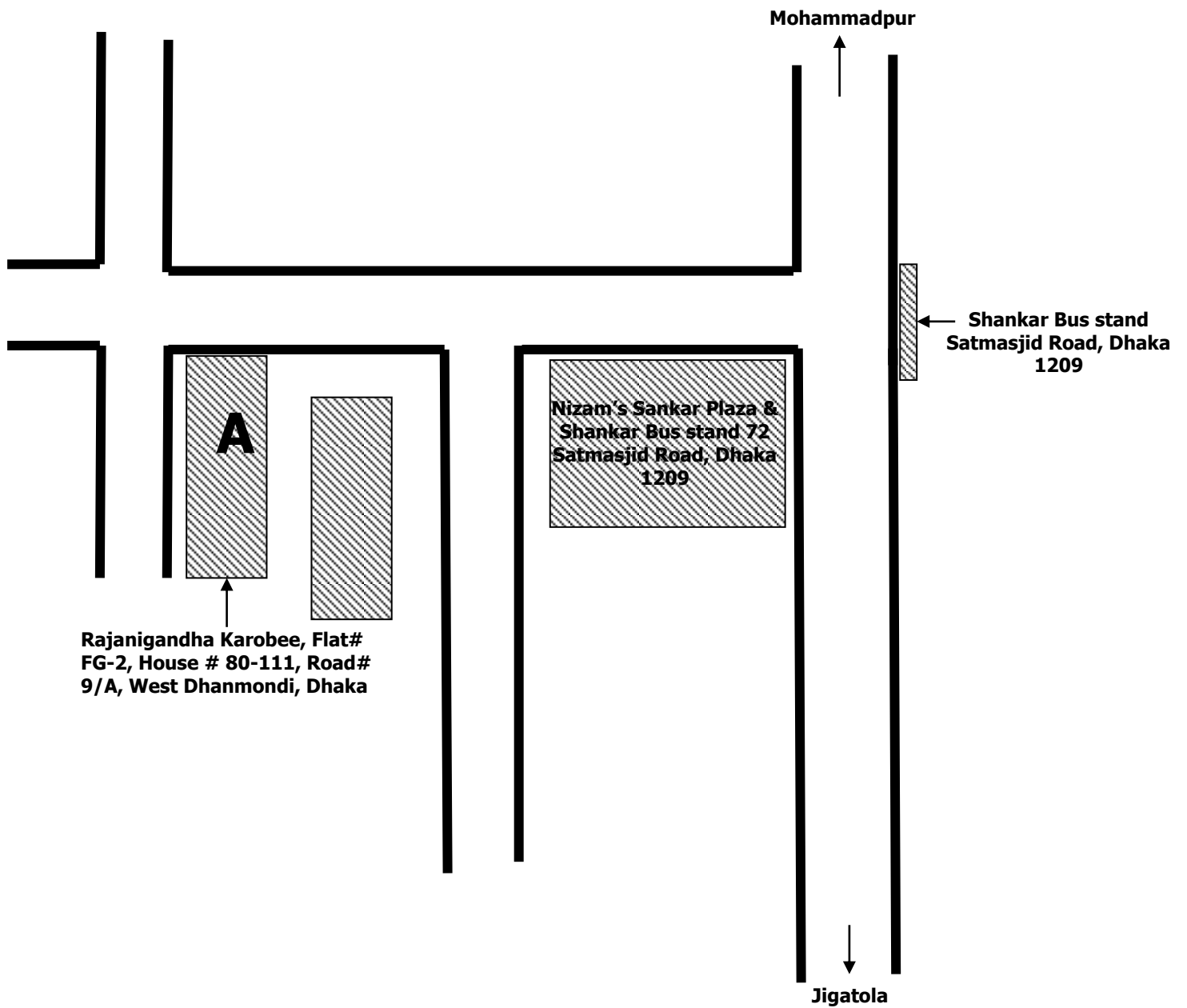
LOCATION MAP OF THE PROPERTY OF Mr. Saiful Ahmed Nasim

REPORT NO: LIIL/CO/VL-2020/74

DATED: 27.01.2020



A = Property of Mr. Saiful Ahmed Nasim



BILL

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DATED: 27.01.2020

The Head of Branch

Jamuna Bank Ltd.
Aganagar Branch, Islam Plaza,
Shahid Delowar Hossain Road,
Aganagar, Keranigonj, Dhaka-1310

Being the professional survey fees & others charges for the valuation survey of land of **A/C. RANA RAHMAN CHOWDHURY**, Flat# A-3, House# 03, Road# 06, NAM Villa, Gulshan, Dhaka

01. Fees for above survey report no. LIIL/CO/VL-2020/74	Tk. 15,000.00
02. Vat 15% for survey fees	Tk. <u>2500.00</u>
	Tk. 17,500.00
	=====

In words: Taka seventeen thousand five 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 Payment & Cash Cheque is strictly prohibited)
Jamuna Bank Ltd.
Malibagh Branch
CD A/C: 00430210006106
Lam International Inspection Ltd.**