

Searching Report

Identification & Searching Report on Land

A/C Name:

M/S. BASHUNDHARA STEEL & ENGINEERING LTD.

REPORT # LIIL/CO/VL-2021/461

DATED: 16.08.2021

Submitted to:

EXIM BANK LIMITED

Bashundhara Road Branch
KA-24 (1st Floor), Progoti Saroni, Kuril,
Vatara, Dhaka-1229.

Index

SL #	Description	Area of land (in Decimal)	Page #	Para #
1	Introduction		3	
2	CS, SA and RS Khatian, Dag and Mutation, DCR and Rent Receipt, VP list, Math Parcha-DP Khatian Checking	Land Area is 00.47+ 00.47 + 03.93 + 00.75+ 02.92 + 38.46 + 11.94 + 05.47 + 02.84 + 12.79 + 04.46 + 18.00 = 102.5 Decimal	4	01
			5	-
3	Original Deed, Via Deed, SRO Token and Certify Deed Checking		6	01
			7	-
4	Opinion		8	-
5	Comments		9	-
6	Variation		10	
7	Forest Land or Government land		10	
8	Khash Land		10	
9	Nobab Street/Khash Mohal Land		10	
10	VP list of Ka & Kha		10	
11	Bill		11	-
	Total Balance as per mutation	102.5 Decimal		

The Head of Branch

EXIM Bank Limited
Bashundhara Road Branch
KA-11/4, Bashundhara Road,
Badda, Dhaka

Ref: Submission of Searching Report of your client's mortgaged/fresh property Documents from Sub-registry Office & concerned Land Office for M/S. BASHUNDHARA STEEL & ENGINEERING LTD.

Dear Sir,

With reference to the above subject; we would like inform you that we actually have verified the Original Deed number, recorded date, and seller's name, and buyer's name, area of land & value of land. We locate out the volume number, Page number where the deed is recorded reserved in the record room of respective Sub-registry Office.

In this connection, we draw your kind attention that we also checked the Khatian number of CS, SA, RS & Dag/Plot number of CS, SA, RS and with Mutation, DCR, Rent Receipt and latest BS/City Jarip Khatian. For minimizing the lending threat of **EXIM BANK Limited, Bashundhara Road Branch**, we further scrutiny Vested Property –VP list of ka & Kha and Nabab Street/Khas Mohal Land or Government land or Forest land as per your verbal instructions.

For your confirmation & satisfaction we have collected the Telephone/Mobile number and name of the Official persons who have provided us the information/documents. We have concluded by some observations which help you to secure your investment/lending. Lapses documents is to be obtained and Dispute documents is to be rectified as early as possible

May we, therefore, pray and hope that you would be kind enough to help our checking procedure/Scrutiny method which is supplied for your kind perusal and necessary action.

Your co-operation will be highly appreciated.

With best regards

Yours truly,

Signed for & on behalf of
Lam International Inspection Ltd.

Md. Mijanur Rahman
Chairman

Ref No: LIIL/CO/SR/2021/461
Date: 16.08.2021

Office Copy

**The Touthildar
Land Assistant Officer
Gulshan Land Office
Dist: Dhaka**

Subject: Request to provide the Original Book of CS, SA and RS Khatian, Mutation Khatian, City Jorip Khatian and Vested Property list in front of our authorized Officer for checking the genuinity of enclosed documents for **M/S. BASHUNDHARA STEEL & ENGINEERING LTD.**

Dear Sir,

Please refer to the captioned subject; we would like to inform you that the following documents are need to be checked for minimizing the lending risk of **EXIM Bank Limited, Bashundhara Road Branch, Dhaka** as we are the enlisted survey company of EXIM. **We are able/skilled to find out any dispute of the mortgaged property or proposed mortgage property.**

01. Mouza: Bhatara, District: Dhaka, Police Station (Sabek) Badda (Hal) Bhatara & Sub-Registry Office: Badda, J.L: CS: 294, SA: 118, RS: 32, City jorip: 15, Gulshan Land Office, Dist: Dhaka.

Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
9558 30/10/2016	East West Property Development (Pvt.) Ltd.	Md. Gias Uddin	375	363	1498	1295	2798	7027	15839 & 15840	00.47	City Mutation case 1876/16-17, Dt- 06.02.17, City Mutation, Khatian# 25068, Jote # 32/62, where Land is 00.47 Decimal as per City dag	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			Total Land =									

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

01. The customer has submitted RS Mutation case # 1876/16-17, dt. 06.02.17, where land **00.47 Decimal** as per City dag
02. City Mutation Khatian # 25068 and Jote # 32/62 in the name of **East West Property Development (Pvt.) Ltd.**

Documents are requested to be submitted:

- 1. CS, SA & RS mouza map is to be provided for minimizing the risk**

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

Your co-operation will be highly appreciated.

With best regards

Yours truly,

Signed for & on behalf of

Lam International Inspection Ltd.

Md. Mijanur Rahman

Chairman

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Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
11011 04/12/2016	East West Property Development (Pvt.) Ltd.	Abdul Sofiq alias Md. Shafiqul Islam	375	363	1498	1295	2798	7027	15839 & 15840	00.47	City Mutation case 2313/16-17, Dt- 27.03.17, City Mutation, Khatian# 25332, Jote # 101/63, where Land is 00.47 Decimal as per City dag	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			Total Land =						00.47 Decimal			

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

01 The customer has submitted City Mutation case # 2313/16-17, dt. 27.03.2017, where land **00.47 Decimal** as per City dag

02 City Mutation Khatian # 25332 and Jote # 101/63 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

2. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

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01. Mouza: **Bhatara**, District: Dhaka, Police Station (Sabek) Badda (Hal) Bhatara & Sub-Registry Office: Badda, J.L: CS: 294, SA: 118, RS: 32, City jorip: 15, Gulshan Land Office, Dist: Dhaka.

Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
9349 11/10/2018 / 14/10/2018	East West Property Development (Pvt.) Ltd.	Md. Anowarul Islam through his lawful attorney Rina Hossain	375	363	1498	1295	2798	7027	15839 & 15840	03.93	City Mutation case 1027/19-20, Dt- 06.10.19, City Mutation, Khatian# 28844, Jote # 112/81, where Land is 03.93 Decimal as per City dag	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			Total Land =									

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

01 The customer has submitted City Mutation case # 1027/19-20, dt. 06.10.2019, where land **03.93 Decimal** as per City dag

02 City Mutation Khatian # 28844 and Jote # 112/81 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

3. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

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01. Mouza: **Bhatara**, District: Dhaka, Police Station (Sabek) Badda (Hal) Bhatara & Sub-Registry Office: Badda, J.L: CS: 294, SA: 118, RS: 32, City jorip: 15, Gulshan Land Office, Dist: Dhaka.

Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
7315 27/07/2017 / 30/07/2017	East West Property Development (Pvt.) Ltd.	Mr. Afir Uddin Md. Abu Saed Gong	338	323	1518	2554	2799	8468, 8469 & 8473	15838	00.75	City Mutation case 207/17-18, Dt- 20.08.17, City Mutation, Khatian# 25752, Jote # 127/65, where Land is 00.75 Decimal as per City dag Mutation & Deed Genuine	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			Total Land =									

Note: Mr. Md. Jashim Uddin, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his **Note:** Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

02 The customer has submitted City Mutation case # 207/17-18, dt. 20.08.2017, where land **00.75 Decimal** as per City dag

03 City Mutation Khatian # 25752 and Jote # 127/65 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

4. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

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Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
3496 04/05/2019 / 07/04/2019	East West Property Development (Pvt.) Ltd.	Md. Jahir Rayhan	338	323	1518	4674 & 8661	2799	8468 & 8469	15837 & 15838	02.92	City Mutation case 5175/18-19, Dt- 25.05.19,	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			Total Land =								02.92 Decimal	

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

04 The customer has submitted City Mutation case # 5175/18-19, dt. 25.05.2019, where land **02.92 Decimal** as per City dag

05 City Mutation Khatian # 28318 and Jote # 170/78 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

5. CS, SA & RS mouza map is to be provided for minimizing the risk

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Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
5274 17/08/2012 / 18/08/2020	East West Property Development (Pvt.) Ltd.	Neptune Land Development Ltd	94,	100,	285,	1261	2821	8519	21616	38.46	City Mutation case 569/20-21, Dt- 06.09.20, City Mutation, Khatian# 29960, Jote # 50/87, where Land is 38.46 Decimal as per City dag	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			89,	95,	653,	& 6686	& 2829	& 8545	& 21228			
Total Land =									38.46	Decimal	Mutation & Deed Genuine	

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

03 The customer has submitted City Mutation case # **569/20-21**, dt. 06.09.2020, where land **38.46 Decimal** as per City dag

04 City Mutation Khatian # 29960 and Jote # 50/87 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

6. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

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Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
11827 13/12/2018 / 17/12/2018	East West Property Development (Pvt.) Ltd.	Md. Iman Ali Khandaker	338	323	1514	6681	2799	8472	15835	11.94	City Mutation case 1014/19-20, Dt- 06.10.19,	Tax is actually paid for 1428 Bangla which is updated and satisfactory
Total Land =									02.92 Decimal	Mutation & Deed Genuine		

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

05 The customer has submitted City Mutation case # **1014/19-20**, dt. 06.10.2019, where land **11.94 Decimal** as per City dag

06 City Mutation Khatian # 28833 and Jote # 100/81 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

7. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

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Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
11825 13/12/2018 / 17/12/2018	East West Property Development (Pvt.) Ltd.	Md. Gias Uddin	338	323	1514	6681	2799	8472	15835	05.47	City Mutation case 4001/18-19, Dt- 13.03.19, City Mutation, Khatian# 28091, Jote # 141/77, where Land is 05.47 Decimal as per City dag	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			Total Land =									

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07 The customer has submitted City Mutation case # **4001/18-19**, dt. 13.03.2019, where land **05.47 Decimal** as per City dag

08 City Mutation Khatian # 28091 and Jote # 141/77 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

8. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

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Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
3494 04/04/2019 & 07/04/2019	East West Property Development (Pvt.) Ltd.	Md. Gias Uddin	338	323	1514 & 1518	6681 & 8574	2799	8472 & 8473	15835	02.84	City Mutation case 2862/19-20, Dt- 29.01.20, City Mutation, Khatian# 29406, Jote # 88/84, where Land is 02.84 Decimal as per City dag	Tax is actually paid for 1428 Bangla which is updated and satisfactory

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

01 The customer has submitted City Mutation case # **2862/19-20**, dt. 29.01.2020, where land **02.84 Decimal** as per City dag

02 City Mutation Khatian # 29406 and Jote # 88/84 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

9. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

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Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
3237 28/03/2019 & 31/03/2019	East West Property Development (Pvt.) Ltd.	Md. Nazim Uddin Khandaker	338	323	1514	6681	2799	8472	15835	12.79	City Mutation case 660/19-20, Dt- 29.08.19,	Tax is actually paid for 1428 Bangla which is updated and satisfactory
Total Land =									12.79	Decimal	Mutation & Deed Genuine	

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

09 The customer has submitted City Mutation case # **660/18-19**, dt. 29.08.2019, where land **12.79 Decimal** as per City dag

10 City Mutation Khatian # 28807 and Jote # 74/81 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

10. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

Your co-operation will be highly appreciated.

With best regards

Yours truly,

Signed for & on behalf of

Lam International Inspection Ltd.

Md. Mijanur Rahman

Chairman

Ref No: LIIL/CO/SR/2021/461

Date: 16.08.2021

Office Copy

The Touthildar
Land Assistant Officer
Gulshan Land Office
Dist: Dhaka

Subject: Request to provide the Original Book of CS, SA and RS Khatian, Mutation Khatian, City Jorip Khatian and Vested Property list in front of our authorized Officer for checking the genuinity of enclosed documents for **M/S. BASHUNDHARA STEEL & ENGINEERING LTD.**

Dear Sir,

Please refer to the captioned subject; we would like to inform you that the following documents are need to be checked for minimizing the lending risk of **EXIM Bank Limited, Bashundhara Road Branch, Dhaka** as we are the enlisted survey company of EXIM. **We are able/skilled to find out any dispute of the mortgaged property or proposed mortgage property.**

01. Mouza: Bhatara, District: Dhaka, Police Station (Sabek) Badda (Hal) Bhatara & Sub-Registry Office: Badda, J.L: CS: 294, SA: 118, RS: 32, City jorip: 15, Gulshan Land Office, Dist: Dhaka.

Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
5275 17/08/2020 & 18/08/2020	East West Property Development (Pvt.) Ltd.	Neptune Land Development Limited				7007 1					City Mutation case 569/20-21, Dt- 06.09.20, City Mutation, Khatian# 29960, Jote # 50/87, where Land is 04.46 Decimal as per City dag Mutation & Deed Genuine	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			152	167	382		2828	8542	21222	04.46		
Total Land =									04.46 Decimal			

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

11 The customer has submitted City Mutation case # **569/20-21**, dt. 05.09.2020, where land **04.46 Decimal** as per City dag

12 City Mutation Khatian # 29960 and Jote # 50/87 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

11. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

Your co-operation will be highly appreciated.

With best regards

Yours truly,

Signed for & on behalf of

Lam International Inspection Ltd.

Md. Mijanur Rahman

Chairman

Ref No: LIIL/CO/SR/2021/461

Date: 16.08.2021

Office Copy

**The Touthildar
Land Assistant Officer
Gulshan Land Office
Dist: Dhaka**

Subject: Request to provide the Original Book of CS, SA and RS Khatian, Mutation Khatian, City Jorip Khatian and Vested Property list in front of our authorized Officer for checking the genuinity of enclosed documents for **M/S. BASHUNDHARA STEEL & ENGINEERING LTD.**

Dear Sir,

Please refer to the captioned subject; we would like to inform you that the following documents are need to be checked for minimizing the lending risk of **EXIM Bank Limited, Bashundhara Road Branch, Dhaka** as we are the enlisted survey company of EXIM. **We are able/skilled to find out any dispute of the mortgaged property or proposed mortgage property.**

01. Mouza: Bhatara, District: Dhaka, Police Station (Sabek) Badda (Hal) Bhatara & Sub-Registry Office: Badda, J.L: CS: 294, SA: 118, RS: 32, City jorip: 15, Gulshan Land Office, Dist: Dhaka.

Deed # & Date	Owner Name	Purchase from	Khatian #				Dag #			Land Decimal	Mutation Detailed	Remark
			CS	SA	RS	City	CS & SA	RS	City			
5267 17/08/2020 & 18/08/2020	East West Property Development (Pvt.) Ltd.	Md. Rafiqul Islam and others through their constituted lawful attorney Abul Kalam Azad	89	95	653 & 537	6686	2829	8545 & 8546	21227, 21228, 21229 & 21230	18.00	City Mutation case 569/20-21, Dt- 06.09.20,	Tax is actually paid for 1428 Bangla which is updated and satisfactory
			Total Land =								18.00 Decimal	

Note: Mr. Faisal, Land Officer (Assistant) of the **Gulshan** Land Office, Dist: Dhaka and his phone # **01745-203428** (You may recheck by this phone) has been shown us the record Book of rent receipt

13 The customer has submitted City Mutation case # **3147/19-20**, dt. 17.02.2020, where land **18.00 Decimal** as per City dag

14 City Mutation Khatian # 29960 and Jote # 50/87 in the name of **East West Property Development (Pvt.) Ltd**

Documents are requested to be submitted:

12. CS, SA & RS mouza map is to be provided for minimizing the risk

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. Md. Rubel, Senior Surveyor of the Company, whose signature is attested below.

Your co-operation will be highly appreciated.

With best regards

Yours truly,

Signed for & on behalf of

Lam International Inspection Ltd.

Md. Mijanur Rahman

Chairman

Ref No: LIIL/CO/SR/2021/461

Date: 16.08.2021

**The Sub-Register
Gulshan & Badda, Sub-Register office,
Dist: Dhaka.**

Subject: Request to provide the Original Book of CS, SA and RS Khatian, Mutation Khatian, City Jorip Khatian and Vested Property list in front of our authorized Officer for checking the genuinity of enclosed documents for **M/S. BASHUNDHARA STEEL & ENGINEERING LTD.**

Dear Sir,

Please refer to the captioned subject; we would like to inform you that the following documents are need to be checked for minimizing the lending risk of **EXIM Bank Limited, Bashundhara Road Branch, Dhaka** as we are the enlisted survey company of EXIM. **We are able/skilled to find out any dispute of the mortgaged property or proposed mortgage property.**

01. Mouza: Godabagh, District: Dhaka, Police Station (Sabek) Badda (Hal) Bhatara & Sub-Registry Office: Badda, J.L: CS: 294, SA: 118, RS: 32, City jorip: 15, Gulshan Land Office, Dist: Dhaka.

(Actual as per Bank's reserved deed # 11827, dated- 17.12.18 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 11825, dated- 17.12.18 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 3494, dated- 07.04.19 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 3237, dated- 31.03.19 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 9349, dated- 14.10.18 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 7315, dated- 30.07.17 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 3496, dated- 07.04.19 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 5267, dated- 17.08.20 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 5275, dated- 17.08.20 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 5274, dated- 17.08.20 we have seen the deed from SRO which is Genuine)

(Actual as per Bank's reserved deed # 9558, dated- 30.10.16 Volume # 423 page# 171 – 178)

(Actual as per Bank's reserved deed # 11011, dated- 04.12.16 Volume # 530 page# 63 – 70)

Note: Mr. Jashim, **Deed Checker of Badda & Gulshan, Sub-Register office**, Dist: Dhaka and his phone # **01717-352416** (You may recheck by this phone) has been shown us the record Book of rent receipt

May we, therefore, pray and hope that you would be kind enough to help our authorized Officer Mr. imran khan, Senior Surveyor of the Company, whose signature is attested below.
Your co-operation will be highly appreciated.

With best regards

Yours truly,

Signed for & on behalf of

Lam International Inspection Ltd.

Md. Mijanur Rahman
Chairman

Opinion:

M/S. BASHUNDHARA STEEL & ENGINEERING LTD.

We are pleased to inform you that in view of the chain of documents, the present owner **East West Property Development (Pvt.) Ltd** has acquired the perfect title and interest over the property.

You are also requested that **Lapses documents** is to be obtained and **Dispute documents** is to be rectified as early as possible (if any) mentioned in the comment table in support of his good faith and feasible right, interest and lawful possession over the scheduled property.

We have also verified the authenticity/genuineness of submitted papers/documents with **concerned land office and concerned Sub-Registry Office** or concerned authorities if any.

We invite your kind attention to the fact that **this opinion is provided** only to you as our client and is only for your benefit as per your requirements.

- i.All documents/papers are submitted to us, which are authentic.
- ii.All representations and statements were made with regard to the documents by the parties are true and accurate.

Conclusion: The Bank may accept the mentioned scheduled property as collateral security of sanctioned facility/loan for safe and sound investment of the bank **which is satisfactory security** as per our searching report/information for fresh the land,

Recommendation: CS, SA & RS mouza map is to be provided for minimizing the risk.

Thanking you

With best regards

Signed for & on behalf of

Lam International Inspection Ltd.

Md. Mijanur Rahman
Chairman

Comments:

01. Mouza: **Bhatara**, District: Dhaka, Police Station (Sabek) Badda (Hal) Bhatara & Sub-Registry Office: Badda, J.L: CS: 294, SA: 118, RS: 32, City jorip: 15, Gulshan Land Office, Dist: Dhaka.

SL #	Name of the Clients	Mouza Name	Area of Land (Decimal)	Lapses /Documents to be obtained	Disputed	Remarks
01	East West Property Development (Pvt.) Ltd.	Bhatara	00.47+ 00.47 + 03.93 + 00.75+ 02.92 + 38.46 + 11.94 + 05.47 + 02.84 + 12.79 + 04.46 + 18.00 = 102.50 Decimal	CS, RS & CITY Mouza Map for the land is to be collected.	Nil	NEC by Sub-registrar or Govt. Official and Via deed as per legal opinion.
		Total	102.50			

CS, SA & RS mouza map is to be collected.

Signed for & on behalf of
Lam International Inspection Ltd.

Md. Mijanur Rahman
Chairman

Final Variable Testing
M/S. BASHUNDHARA STEEL & ENGINEERING LTD.

1. Variation : 0

2. Forest Land or Government land : Yes No

3. Khash Land : Yes No

4. Nobab Street/Khash Mohal Land : Yes No

5. VP list of Ka & Kha : Yes No

6. Whether the land is acquired? : Yes No

Signed for & on behalf of
Lam International Inspection Ltd.

Md. Mijanur Rahman
Chairman

BILL

Ref No: LIIL/CO/SR/2021/461
Date: 16.08.2021

The Head of Branch

EXIM Bank Limited
Bashundhara Road Branch
KA-11/4, Bashundhara Road,
Badda, Dhaka

**Re: Being the professional of Searching Report Fee and others charges of M/S. BASHUNDHARA
STEEL & ENGINEERING LTD documents from Sub-registry Office & concerned Land Office.**

Dear Sir,

01. Searching for Land Office expenditure in Cash (10 mutation and 12 parchas) Tk 600 Tk. 6,000.00
02. Searching – Sub-registry office expenditure in Cash 12 deeds x Tk 1,000.00 Tk. 12,000.00

04. Consulting Fees Tk. 5,000.00
(Add: Vat 15% for survey fees) Tk. 750.00

Tk 23,750.00

In words: Taka twenty three thousand seven hundred fifty 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)
United Commercial Bank Ltd.
New Eskaton Branch
CD A/C: 0942101000000031
Lam International Inspection Ltd.**