

# Valuation Report

## Identification & Valuation Report on Land & Steel Structure Factory Shed

A/c Name:

**M/S. BIDANE PRIVATE LTD**

**REPORT # LIIL/CO/VL-2021/158**

**DATE: 07.03.2021**

Submitted to:

**EXIM BANK LIMITED**

Bashundhara Road Branch  
KA-11/4, Bashundhara Road,  
Badda, Dhaka

**BORROWER: M/S. BIDANE PRIVATE LTD**

**S Y N O P S I S**

<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>
Land Area is <b>28.00 Decimal</b>	Tk. 20,00,000.00 x <b>28.00 Decimal</b>	5,60,00,000.00
Steel Structure Factory Shed	12,000.00 sft. X 1	72,00,000.00
<b>Total Present Market Value =</b>		<b>6,32,00,000.00</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>
Land Area is <b>28.00 Decimal</b>	Tk. 17,00,000.00 x <b>28.00 Decimal</b>	4,76,00,000.00
Steel Structure Factory Shed	12,000.00 sft. X 1	61,20,000.00
<b>Total Forced Sale Value =</b>		<b>5,37,20,000.00</b>

Reference No. : **LIIL/CO/VL-2021/158**, DATED: 07.03.2021  
Bank Name : Southeast Bank Limited  
Branch Name & Address : Pragati Sarani Branch, Plot # Ga- 25/5/1, Shahjadpur Pragati Sarani ,  
Gulshan, Dhaka-1212, Bangladesh  
Received Date : 27.02.2021  
Survey Date : 27.02.2021  
Submitted Date : 06.03.2021  
**Situated Address** : **CS-375, Nishchintopur, Mouchan, Kaliakoir, Gazipur**

## General Information & Particulars of the Client

**Name of the Borrower** : **M/S. BIDANE PRIVATE LTD**  
Account Holder's Address : CS-375, Nishchintopur, Mouchan, Kaliakoir, Gazipur  
Trade License No. : As per bank record  
TIN No. : As per bank record  
Nature of Business : As per bank record  
Name of the Managing Director : **Rukna Rahman**  
Father's Name : S.M. Sohed Ali  
Present Address : House# 17, Road# 1-B, Nikunjo-2, Khilkhet, Dhaka-1212, Bangladesh  
Permanent Address : Vill: Hizlabari, P.O: Machar Tara, P.S: Kotalipara, Dist: Gopalganj  
Contact Details : N/A

## Property Details

**Owner of the Property** : **Md. Badiur Rahman**  
Father's Name : Md. Bazlur Rahman  
Present Address : Prio Prangion, Building# A, flat# 05-06, 02, no. Poribagh, Shahabag,  
Dhaka  
Permanent Address : As Above  
Relationship : The property owner is the **Director** of the borrower Company  
Type of the Property : Land & Factory Shed

## Property Schedule

Local Authority : **CS-375, Nishchintopur, Mouchan, Kaliakoir, Gazipur**  
District : Gazipur  
Police Station : Kaliakoir  
Sub Registry Office : Kaliakoir  
Mouza : Kouchakuri  
JL # : Sabek: 414, RS: 162  
Khatian # : C.S: 375, S.A: 864, R.S: 843  
Plot # : C.S & S.A: 1017, R.S: 1561  
**Area of Land** : **28.00 Decimal**

Cont..... P/02

P/02, LIIL/CO/VL/2021/158, Dhaka, 07.03.2021

## Others Information

Possession	: The property is under possession of the owners
Location of the Property	: The land is about 700 meter West-South side from <b>Mouchak Bazar</b> , Bus stand, and about 30 Meter East-South side from Mukti Sena Jame Masjid, <b>Nishchintopur (Dokanpar), Mouchan, Kaliakoir, Gazipur.</b>
Shape & Size of the Land	: Square
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
Classification of Land	: It is residential & Commercial high land.
Negative Elements	: Not Found

## Surroundings of the Land

On the North	: Road
On the South	: Land of Mr. Sirajul Islam
On the East	: Land of Mr. Idris Ali
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 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 and 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 **CS-375, Nishchintopur, Mouchan, Kaliakoir, Gazipur** During the last six months.

Cont..... P/03

P/03, LIIL/CO/VL/2021/158, Dhaka, 07.03.2021

## 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 at **CS-375, Nishchintopur, Mouchan, Kaliakoir, Gazipur** Area is around Tk. 18,00,000.00 to Tk. 22,00,000.00 per decimal. But to be kept in safe side we have determined the price of the land at the **Tk. 20, 00,000.00** per decimal which is average rate.

## Valuation of the Land

Area of Land : **28.00 Decimal**  
Current Price per Decimal : Tk. 20,00,000.00

### Estimated Present Value of the Property

Land : Tk. 20,00,000.00 × **28.00 Decimal**  
Total Amount : **Tk. 5,60,00,000.00**

In words: Taka five core sixty lac only

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

Land : Tk. 17,00,000.00 × **28.00 Decimal**  
Total Amount : **Tk. 4,76,00,000.00**

In words: Taka four core seventy six lac only

## Valuation of the Steel Structure Factory Shed

**Steel Structure Factory Shed:** This is a Steel Structure Industrial Building built by Steel Structure & RCC frame. total floor Covered area **12,000.00 sft.**. Doors are wooden works, steel frame with glass windows, Roof made of RCC slab, normal finishing flooring, etc

Sl. No.	Description	Plinth Area (Sft.)	Rate/Sft. (%)	Rate/Sft	Value (in BDT)
01.	<b>Steel Structure Factory Shed</b>	<b>12,000.00 sft. X 1</b>	600.00	600.00/sft	72,00,000.00
<b>Total =</b>					<b>72,00,000.00</b>

In words: Taka seventy two lac only.

### Estimated Forced Sale Value of Present Status of Building (Less 15% from Market Value)

Total Amount : **Tk. 61,20,000.00**

In words: Taka sixty one lac twenty thousand only.

## Summary of Valuation

<b>Present Market Value</b>		
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<b>Total Forced Sale Value =</b>		<b>5,37,20,000.00</b>

## Photographs & Location Map

Photographs : Enclosed Herewith  
Location Map : Appendix – A

## Legal Aspect of the Property

As per deeds & other relevant documents of **Md. Badiur Rahman**, S/o Md. Bazlur 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 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**

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

❖ **Force Sale Value**

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

\_\_\_\_\_  
Investment Officer

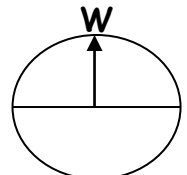
\_\_\_\_\_  
Investment/Foreign  
Exchange In-Charge

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

\_\_\_\_\_  
Manager

**APPENDIX - 'A**

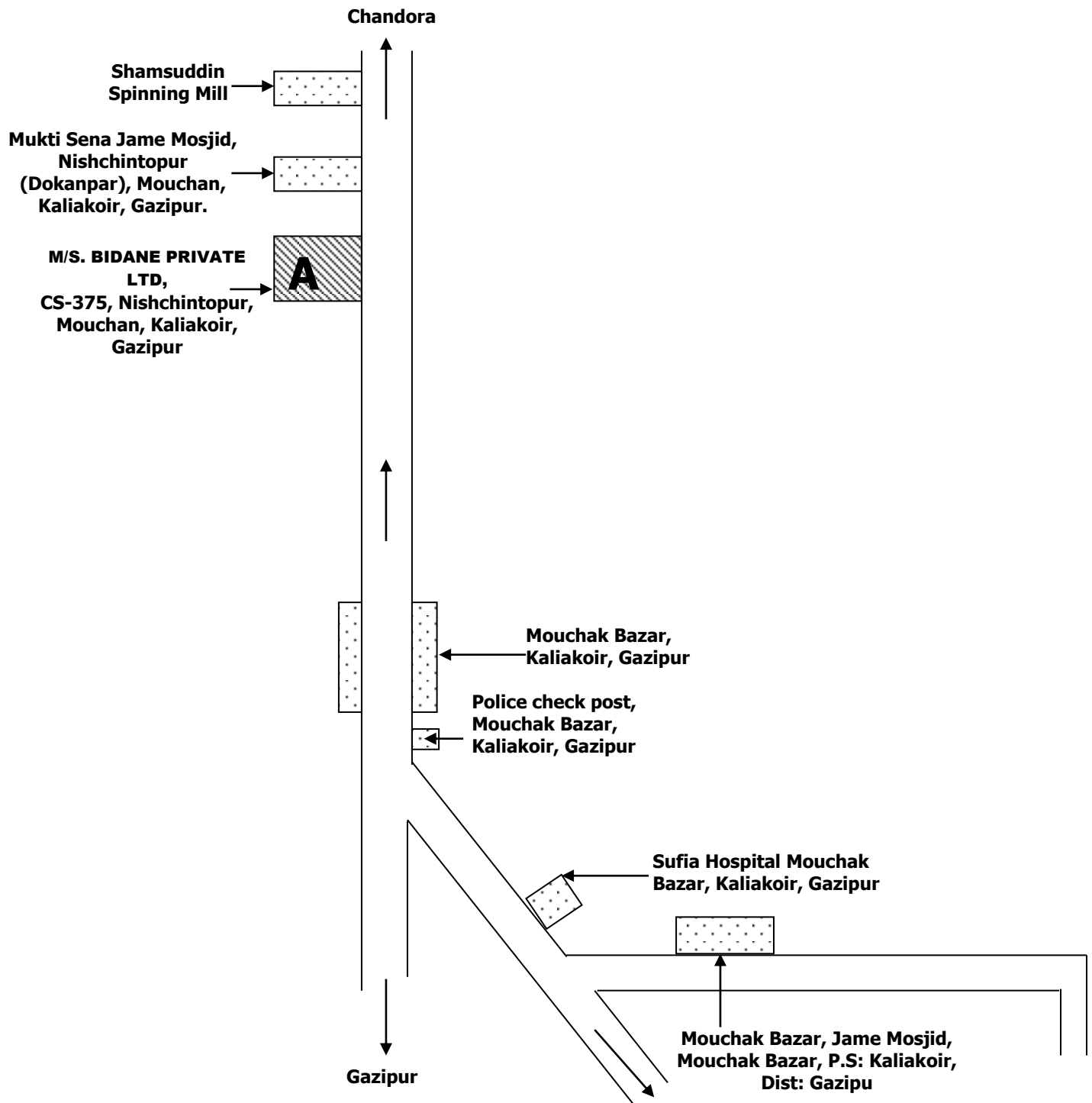
**LOCATION MAP OF THE PROPERTY OF Md. Badiur Rahman**





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DATED: 07.03.2021

B, C = PROPERTY OF Md. Badiur Rahman



**BILL**

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**DATED: 07.03.2021**

**The Head of Branch**

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

Subject: Being the professional survey fees & others charges for the valuation survey of land of  
**M/S. BIDANE PRIVATE LTD**, CS-375, Nishchintopur, Mouchan, Kaliakoir, Gazipur

01. Fees for above survey report no. LIIL/CO/VL-2021/157	Tk. 20,000.00
Add: Vat 15% for survey fees	Tk. <u>3000.00</u>
	<b>Tk. 23,000.00</b>
	=====

**In words: eleven 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:**  
**Jamuna Bank Ltd.**  
**Malibagh Branch**  
**CD A/C: 00430210006106**  
**Lam International Inspection Ltd**