

Valuation Report

Identification & Valuation Report on Land & Shop

A/c Name:

M/S. HAQUE ELECTRIC & HADWARE

REPORT # LIIL/CO/VL-2121/123

DATE: 16.02.2021

Submitted to:

EXIM BANK LIMITED

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

BORROWER: M/S. HAQUE ELECTRIC & HADWARE

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		
Land Area is 12.00 Decimal	Tk. 6,00,000.00 x 12.00 Decimal	72,00,000.00
Schedule # B		
Area of Shop	Tk. 20,000.00 x 229.00 sft.	45,80,000.00
Total Present Market Value =		1,17,80,000.00

Forced Sale Value		
Particulars of the Land (As per Present Status)	As per Present Market Value (15 % Less)	Total Value (Tk.)
Schedule # A		
Land Area is 12.00 Decimal	Tk. 5,10,000.00 x 12.00 Decimal	61,20,000.00
Schedule # B		
Area of Shop	Tk. 17,000.00 x 229.00 sft.	38,93,000.00
Total Forced Sale Value =		1,00,13,000.00

Report Template Property Appraisal in Dhaka

Reference No. : **LIIL/CO/VL-2020/123**, DATED: 16.02.2021
Bank Name : EXIM Bank Limited
Branch Name & Address : Bashundhara Road Branch, KA-24 (1st Floor), Progoti Saroni,
Kuril,Vatara, Dhaka-1229.
Received Date : 01.02.2021
Survey Date : 01.02.2021
Submitted Date : 16.02.2021
Situated Address : **Shardagonj pukurpar, Kashimppur, Gazipur**

General Information & Particulars of the Client

Name of the Borrower : **M/S. HAQUE ELECTRIC & HADWARE**
Account Holder's Address : Ka-7-2, Adant S.T Complex, Jagonnathpur, Bashundhara Road, Vatara,
Dhaka
Trade License No. : As per bank record
TIN No. : As per bank record
Nature of Business : As per bank record
Name of the Proprietor : **Md. Mahmudul Haque**
Father's Name : Late Lilu Miah
Present Address : Village : Neamathpur, Post Office: Mulgram, P.S : Kasba,
Dist: Brahmanbaria
Permanent Address : As Above
Contact Details : N/A

Property Details

Owner of the Property : **(i) Md. Imranul Haque (ii) Md. Mahmudul Haque**
Father's Name : Late Lilu Miah
Present Address : Village : Neamathpur, Post Office: Mulgram, P.S : Kasba,
Dist: Brahmanbaria
Permanent Address : As Above
Relationship : The property owner is the **Proprietor** of the borrower Company & his
wife
Type of the Property : Land & Shop

Property Schedule # A

Local Authority	: Shardagonj pukurpar, Kashimppur, Gazipur
District	: Gazipur
Police Station	: Gazipur,
Sub Registry Office	: Gazipur
Mouza	: Gobindabari
JL #	: 546
Khatian #	: SA: 679, RS: 693, Mutation: 2694, 2695, 3601
Plot #	: SA: 2614, RS: 1462
Area of land	: 12.00 Decimal

Others Information

Possession	: The property is under possession of the owners
Location of the Property	: The land is about 20 miters East - North side from Baitul Falah Jame Masjid, Shardagonj pukurpar, Kashimppur, Gazipur
Shape & Size of the Land	: Square
Importance of the Locality	: The area has all communication facilities with, water, 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 High land.
Negative Elements	: Not Found

Surroundings of the Land

On the North	: Land of Mr. Fojlur Haque
On the South	: Road
On the East	: Land of Mr. Touhid
On the West	: Land of Mr. Alam

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 **Shardagonj pukurpar, Kashimppur, Gazipur** 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 at **Shardagonj pukurpar, Kashimppur, Gazipur** Area is around Tk. 5,50,000.00 to Tk. 6,50,000.00 per decimal. But to be kept in safe side we have determined the price of the land at the **Tk. 6,00,000.00** per decimal which is average rate.

Valuation of the Land

Area of Land : **12.00 Decimal**

Current Price per Decimal : Tk. 6,00,000.00

Estimated Present Value of the Property

Land : Tk. 6,00,000.00 × **12.00 Decimal**

Total Amount : **Tk. 72,00,000.00**

In words: Taka seventy two lac only

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

Land : Tk. 5,10,000.00 × **12.00 Decimal**

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

In words: Taka sixty one lac twenty thousand only

Property Schedule # B

Local Authority	: Ka-7-2, Adant S.T Complex, Jagonnathpur, Bashundhara Road, Vatara, Dhaka
District	: Dhaka
Police Station	: Badda,
Sub Registry Office	: Badda
Mouza	: Joar Sahara
JL #	: CS: 271, SA: 110, RS: 06, City Jorip: 03
Khatian #	: CS: 62, SA: 355, RS: 1210, City Jorip: 8207, 15058
Plot #	: CS & SA: 1404, 1410, RS: 5788, City: 58261, 58262
Area of Shop	: 117.00 Sft + 112.sft = 229.00 sft. 00.0560 + 00.0531 =00.1091 Decimal Undivided and Un-demarcated land

Others Information

Possession	: The property is under possession of the owners
Location of the Property	: The land is about 100 Miter East-South side from Jamuna Future Park market, more, Jagonnathpur, Bashundhara Road, Vatara, Dhaka
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 kind of vehicles facilities are available there
Classification of Land	: It is Commercial high land.
Negative Elements	: Not Found

Surroundings of the Shop

On the North	: Shop# 09
On the South	: Shop# 11
On the East	: Land of Mr. Boshir Uddin
On the West	: Market Ajmali Road

Surroundings of the Building

On the North	: Road
On the South	: Madrasa
On the East	: Land of Mr. Boshir Uddin
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 Shop

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 **Ka-7-2, Adant S.T Complex, Jagonnathpur, Bashundhara Road, Vatara, Dhaka** During the last six months.

Present Market Value of Shop

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 **Ka-7-2, Adant S.T Complex, Jagonnathpur, Bashundhara Road, Vatara, Dhaka** Area is around Tk. 18,000 per sft. to Tk.22,000 per sft. per decimal. But to be kept in safe side we have determined the price of the land at the Tk. 20,500 per sft. Which is average rate?

Valuation of the Shop

Area of Shop : **117.00 Sft + 112.sft = 229.00 sft. 00.0560 + 00.0531 =00.1091 Decimal Undivided and Un-demarcated land**

Current Price per sft. : **Tk. 20,000.00**

Estimated Present Value of the Property

Shop : **Tk. 20,000.00 × 229.00 sft.**

Total Amount : Tk. 45,80,000.00

In words: Taka forty five lac eighty thousand only.

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

Shop : **Tk. 5,525.00 × 229.00 sft.**

Total Amount : Tk. 38,93,000.00

In words: Taka thirty eighty lac ninety three thousand only.

Summary of Valuation

Present Market Value		
Particulars of the Land (As per Present Status)	As per Present Market Value	Total Value (Tk.)
Schedule # A		
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Schedule # B		
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Total Present Market Value =		1,17,80,000.00

Forced Sale Value		
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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 (i) **Md. Imranul Haque** (ii) **Md. Mahmudul Haque**, S/o, **Late Lilu Miah** 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

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			
Total Market Value			

❖ **Force Sale Value**

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

Investment Officer

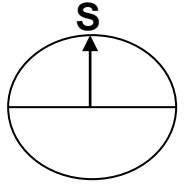
**Investment/Foreign
Exchange In-Charge**

Second Officer

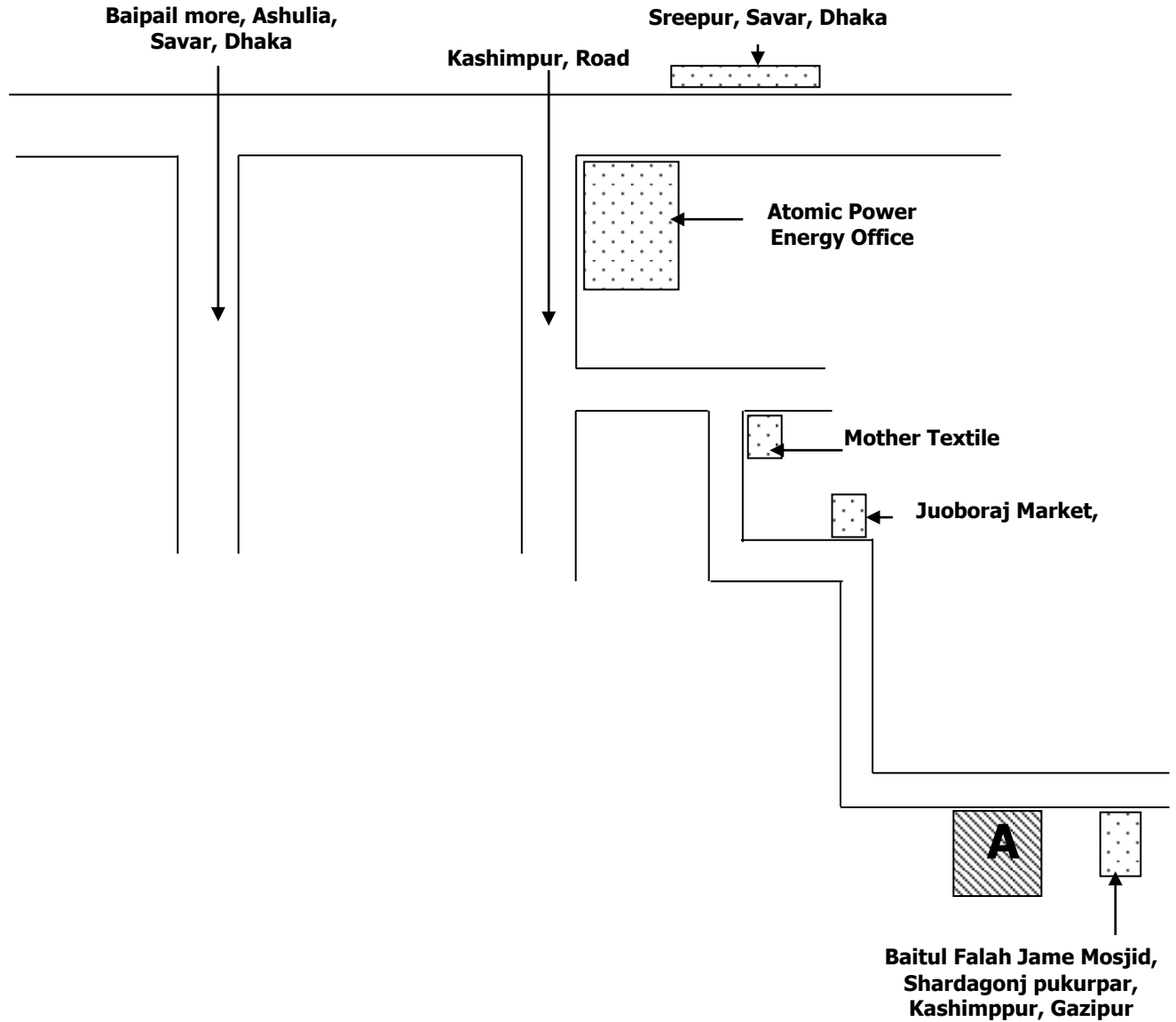
Manager

APPENDIX – 'A'

**LOCATION MAP OF THE PROPERTY OF (i) Md. Imranul Haque (ii) Md. Mahmudul Haque,
REPORT NO: LIIL/CO/VL-2021/123
DATE: 16.02.2021**



A = PROPERTY OF (i) Md. Imranul Haque (ii) Md. Mahmudul Haque,

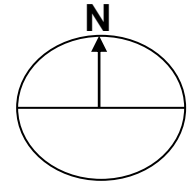


APPENDIX – 'B'

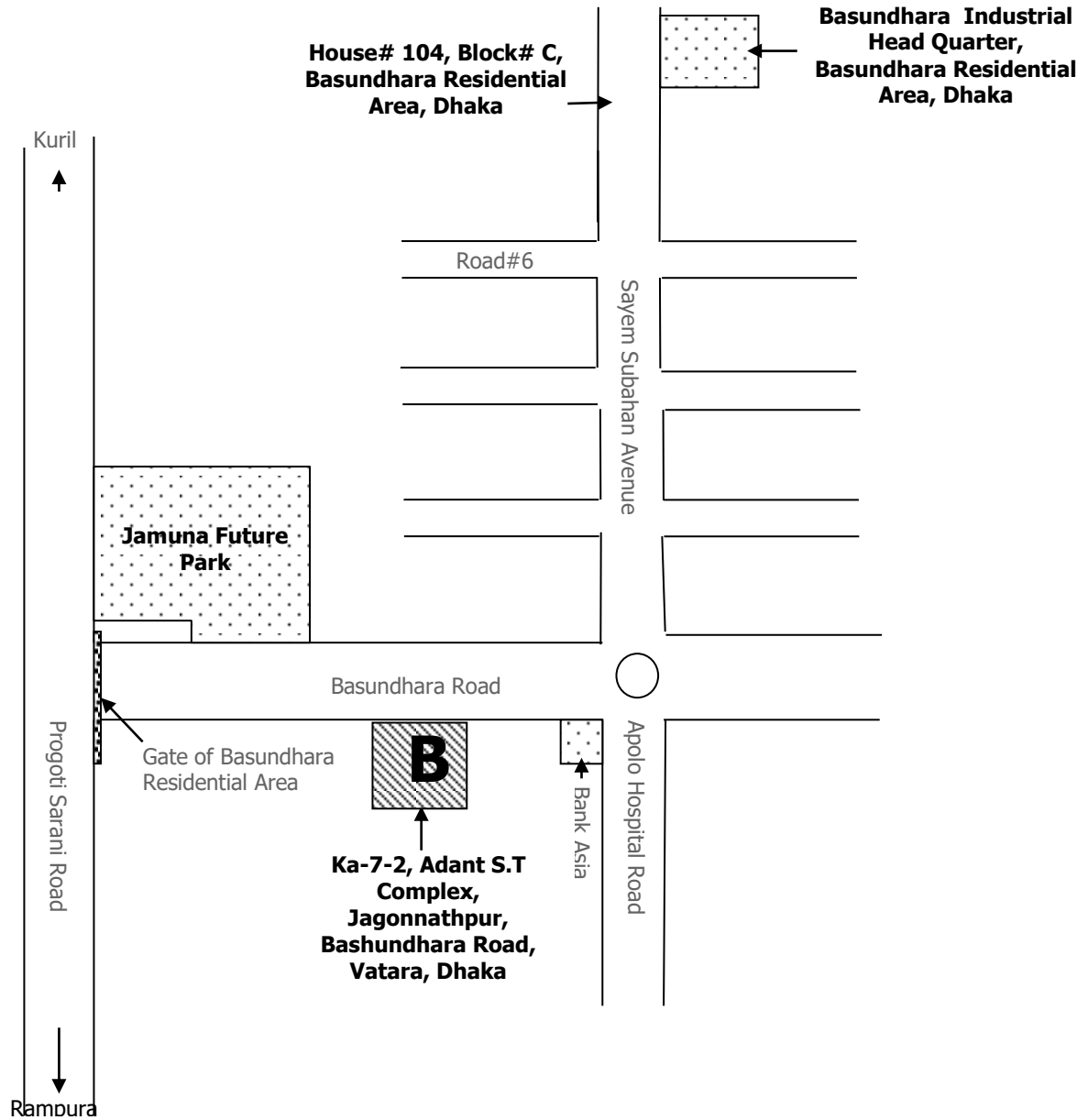
LOCATION MAP OF THE PROPERTY OF Md. Mahmudul Haque

REPORT NO: LIIL/CO/VL-2021/123

DATE: 16.02.2021



A = PROPERTY OF Md. Mahmudul Haque



BILL

REPORT NO: LIIL/CO/VL-2021/123

DATE: 16.02.2021

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. HAQUE ELECTRIC & HADWARE, Ka-7-2, Adant S.T Complex, Jagonnathpur, Bashundhara Road,
Vatara, Dhaka

01. Fees for above survey report no. LIIL/CO/VL-2020/0000
Add: Vat 15% for survey fees

Tk. 10,000.00
Tk. 1500.00

Tk. 11,500.00

=====

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**