

# Valuation Report

## Identification & Valuation Report on Land & Building

A/c Name:  
**M/S. ABIR STEEL HOUSE**

**REPORT # LIIL/CO/VL-2020/161**  
**DATE: 02.02.2020**

Submitted to:  
**JAMUNA BANK LIMITED**  
Dholaikhal Branch  
119/B/1, Distillery Road (New),  
Dholaikhal, Dhaka

## BORROWER: M/S. ABIR STEEL HOUSE

# 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>
<b>Schedule # A</b>		
Land Area is 5.11 Decimal	Tk. 38,00,000.00 × 5.11 Decimal	1,94,18,000.00
Building Construction Value	-	1,06,18,294.00
<b>Schedule # B</b>		
Land Area is 1.50 Decimal	Tk. 30,00,000.00 × 1.50 Decimal	45,00,000.00
<b>Total Present Market Value =</b>		<b>3,45,36,294.00</b>

<b>Forced Sale Value</b>		
<b>Particulars of the Property (As per Present Status)</b>	<b>As per Forced Sale Value</b>	<b>Total Value (Tk)</b>
<b>Schedule # A</b>		
Land Area is 5.11 Decimal	Tk. 32,30,000.00 × 5.11 Decimal	1,65,05,300.00
Building Construction Value	-	90,25,549.00
<b>Schedule # B</b>		
Land Area is 1.50 Decimal	Tk. 25,50,000.00 × 1.50 Decimal	38,25,000.00
<b>Total Forced Sale Value =</b>		<b>2,93,55,849.00</b>

## REPORT TEMPLATE PROPERTY APPRAISAL IN DHAKA

Reference No. : LIIL/CO/VL-2020/161, DATED: 02.02.2020

Bank Name : Jamuna Bank Limited

Branch Name & Address : Dholaikhal Branch, 119/B/1, Distillery Road (New), Dholaikhal, Dhaka.  
Requested Date : 29.01.2020  
Survey Date : 30.01.2020  
Submitted Date : 02.02.2020  
**Situated Address** :  
**Schedule # A** : Holding # 308/2, Madrasa Road, Mirhazirbag, Jatrabari, Dhaka-1204.  
**Schedule # B** : Holding # 35/7, Pipe Road, Mirhazirbag, Shyampur, Dhaka.

### GENERAL INFORMATION & PARTICULARS OF THE CLIENT

**Name of the Borrower** : **M/S. Abir Steel House**  
Borrower Address : 57/1, Sardar Iron Market, Mirhazirbag, Dhaka.  
Trade License No. : As par Bank record  
TIN No. : As par Bank record  
Nature of Business : As par Bank record  
Type of the Firm/Company : Proprietorship  
**Name of the Proprietor** : **Mr. Md. Majharul Islam**  
Father's Name : Late Mohammad Ali Sardar  
Present Address : Holding # 308/1, Madrasa Road, Mirhazirbag, Jatrabari, Dhaka-1204  
Permanent Address : As above  
Contact Details : 01712-025242

### PROPERTY DETAILS (SCHEDULE # A & B)

**Owner of the Property** : **Mr. Md. Majharul Islam**  
Father's Name : Late Mohammad Ali Sardar  
Present Address : Holding # 308/1, Madrasa Road, Mirhazirbag, Jatrabari, Dhaka-1204  
Permanent Address : As above  
Relationship : The property owner is the proprietor's himself of the borrower firm  
Type of the Property : Land & Building

### LOCATION OF THE PROPERTY

Details Location of the Property : The plot is adjacent to Taminul Millat Tamil Madrasha beside South side and about 150 meters North side from National Bank Ltd. Mirhazirbag Branch.  
**(Schedule # A)**  
Details Location of the Property : The property is located at about 120 meters North-East side from Baitul Mobarak Jame Mosque and about 300 meters South-East side from National Bank Ltd., Mirhajirbag Branch  
**(Schedule # B)**

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Way to visit the property : Jamuna Bank Ltd. Dholaikhal Branch → Dayagong Moor → Mirhazirbag Chow Rasta Moor → Taminul Millat Tamil Madrasha → to mortgaged/proposed mortgaged land.  
**(Schedule # A)**

Way to visit the property : Jamuna Bank Ltd. Dholaikhal Branch → Dayagong Moor →  
**(Schedule # B)** Mirhajirbagh Chow Rasta Moor → Pipe Road → Baitul Mobarak Jame  
Mosque → to mortgaged/proposed mortgaged land.

### **PARTICULARS OF THE PROPERTY (SCHEDULE # A)**

Purchaser of the Property : Mr. Md. Majharul Islam  
Seller of the Property : N/A  
Current Developer of the Property : Borrower Himself  
Deed No. & Date : Sale Deed # 14128/15.10.1963, Osiotnama Deed # 26/05.04.1997  
Local Authority : Ward # 51, Under South City Corporation, Dhaka.  
District : Dhaka  
Police Station : Jatrabari  
Sub Registration Office : Demra  
Mouza : Gendaria  
JL # : CS: 338, SA: 148, R.S: 19, Dhaka City Jorip: 25  
Khatian # : CS: 35, SA: 60, RS: 264, Dhaka City Jorip: 562  
Mutation Khatian # : 264/2, Dhaka City Jorip: 562  
Plot # : CS & SA: 104, 105, RS: 593, 594, Dhaka City Jorip:835  
Area of Land as per Deed : 5.11 Decimal  
Area of Land as per Mutation : 5.11 Decimal  
Area actually/physically found : 5.11 Decimal  
Usable Property/Common Property : 5.11 Decimal  
Present Status of usage property : This is road side residential high land.  
Utility Facilities in the property : Water, electricity, Gas & telecommunication facilities are available  
there  
Communication Facilities : 10 feet wide road connected to the land.  
Any other facilities that contains the property : N/A

### **PARTICULARS OF THE PROPERTY (SCHEDULE # B)**

Purchaser of the Property : Mr. Md. Majharul Islam  
Seller of the Property : N/A  
Current Developer of the Property : Borrower Himself  
Deed No. & Date : 11199/22.10.2009  
Local Authority : Ward# 51, Under South City Corporation, Dhaka.  
District : Dhaka  
Police Station : Shyampur  
Sub Registration Office : Demra

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Mouza : Gandaria  
JL # : CS: 338, SA: 148 RS: 19, Dhaka City Jorip: 25

Khatian #	:	CS: 50, SA: 103, RS: 23, Dhaka City Jorip: 75
Plot #	:	CS: 227, SA: 227, RS: 1252, Dhaka City Jorip: 2026
Area of Land as per Deed	:	1.50 Decimal
Area of Land as per Mutation	:	1.50 Decimal
Area actually/physically found	:	1.50 Decimal
Usable Property/Common Property	:	1.50 Decimal
Present Status of usage property	:	This is road side residential cum commercial high land.
Utility Facilities in the property	:	Water, electricity, Gas & telecommunication facilities are available there
Communication Facilities	:	Only light vehicles can go to the land (Road 14 feet wide)
Any other facilities that contains the property	:	N/A

### **DESCRIPTION/DETAILS OF THE PROPERTY**

Importance of the Property	:	This area is developing in all respect. The value of the land is increasing rapidly day by day.
Market Demand of the Property	:	This area is developing day by day
Details Description of the Property <b>(Schedule # A)</b>	:	This is road side residential high land and now there is a 06 storied residential building is situated on the land.
Details Description of the Property <b>(Schedule # B)</b>	:	This is road side commercial high land and now there is a tin shed commercial gazez is situated on the land and it is surrounded by gazez area.
Surrounded the Property <b>(Schedule # A)</b>	:	North : Mirhazirbagh Tamirul Millat Tamil Madrasa
	:	South : Road (10 feet wide)
	:	East : House of Mr. Mahabubur Rahman
	:	West : Land of Mr. Md. Nazrul Islam
Surrounded the Property <b>(Schedule # B)</b>	:	North : Land of Mr. Md. Azam
	:	South : Road (14 feet wide)
	:	East : Land of Mr. Md. Samsul Haque
	:	West : Land of Mrs. Shikha & Mona
Legal Possession of the Property	:	The land is possession to the owner by legally
Current Possession of the Property	:	The land is possession to the owner

### **LEGAL ISSUES**

Problems during conducting survey/valuation	:	Not Found
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### **FUTURE POTENTIALITY OR THREAT ON PROPERTY**

Possibility of future improvement on the property	:	This area is developing in all respect. The value of the land is increasing rapidly day by day
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Threats related to the property	:	N/A
Future Plan regarding the property	:	N/A

Probability of acquire/acquisition by the Government : N/A  
Master Plan of the Government for Area (if any) : N/A  
Status in Master Plan (DAP) : N/A

### OTHERS INFORMATION

JBL/Respective Division/Concerned Personnel to whom the report is prepared : Branch Manager  
Date of Survey conducted, date of preparation of the report : 30.01.2020  
Cause(s) of finding and assessing excessive valuation of any in case of a re-survey of a property : N/A

### BASIS/CALCULATION OF VALUATION

Cost Price of the Property : N/A  
Present Market Value : Land Area : Tk. 45,00,000.00 per decimal x 5.11 Decimal  
**(Schedule # A)** : Total : **Tk. 2,29,95,000.00**  
: In words: Taka two crore twenty nine lac ninety five thousand only.  
Forced Sale Value (Less 15%) : Land Area : Tk. 38,25,000.00 per decimal x 5.11 Decimal  
**(Schedule # A)** : Total : **Tk. 1,95,45,750.00**  
: In words: Taka one crore ninety five lac forty five thousand seven hundred fifty only.  
Present Market Value : Land Area : Tk. 36,00,000.00 per decimal x 1.50 Decimal  
**(Schedule # B)** : Total : **Tk. 54,00,000.00**  
: In words: Taka fifty four lac only.  
Forced Sale Value (Less 15%) : Land Area : Tk. 30,60,000.00 per decimal x 1.50 Decimal  
**(Schedule # B)** : Total : **Tk. 45,90,000.00**  
: In words: Taka forty five lac ninety thousand only.  
Rate of Sale of land collected from the Sub-Register Office of the Government are to be undertaken for valuation of the land : N/A  
Cost of construction and land shall have to be shown separately both for CMV and FSV : Building construction value under by table  
Purchase price and basis of calculation of market value (neighborhood price) and distressed value of the property to be shown separately for each item : N/A

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Average buying/selling rate of the property for last two years i.e. last : **(Schedule # A) #** Tk. 44,00,000.00 to Tk. 46,00,000.00 per decimal

year and present year	(Schedule # B) # Tk. 35,00,000.00 to Tk. 37,00,000.00 per decimal
Calculation procedure of property measurement	: (Schedule # A) # Tk. 45,00,000.00 per decimal x 5.11 Decimal (Schedule # B) # Tk. 36,00,000.00 per decimal x 1.50 Decimal
Valuation Scope	: 1) Physical inspection 2) Interviews with owners 3) Interviews with local people
Basis of Valuation	: 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.
Location Map	: Enclosed herewith A & B
Mouza Map	: N/A

### DESCRIPTION OF THE BUILDING (SCHEDULE # A)

**06 Storied Residential Building:** This is a 06 storied residential 100% complete building build by RCC foundation with 06 storied foundation & structure. The sidewall of the building is constructed by 5" thick burnt wall internal walls are 5" thick brickwork. Roof made by RCC slab, wooden door, tiles fitted bathroom, kitchen, bedroom, drawing cum dining room and well ventilation system. During our physical inspection we found that the building is measuring area Gr. floor is 793.44 sft. & each floor area is about 953.33 sft. & chilacota 125.89 sft. As per plan measurement.

### BASIS OF VALUATION OF BUILDING

This building has been valued taking into consideration the present cost of construction materials, labor cost and workmanship as well as we taken info consideration the materials used for the construction of the building and the quality of its finishing work, fixtures and fittings etc. to arrive at a fair and reasonable value of the same.

### ASSESSMENT OF PRESENT MARKET VALUE

The buildings and related facilities were evaluated by estimating the cost of a new construction for a like facility in the subject area and then adjusting this amount to reflect the depreciation already taken on the existing facility. The cost is estimated based on the costing of PWD (Public Works Department) schedule of rates which is considered to be more authentic. The valuation of civil structure has been done based on the documents and information provided by the owner which is deemed to be accurate.

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SL	POSITION	AREA	RATE/SFT.	AMOUNT (TK.)
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NO.				
1.	Foundation cost	793.44 sft. x 1	1,500.00	11,90,160.00
2.	Ground floor area	793.44 sft. x 1	1,400.00	11,10,816.00
3.	1 <sup>st</sup> & 5 <sup>th</sup> floor area	953.33 sft. x 5	1,700.00	81,03,305.00
4.	Chilacota	125.89 sft. x 1	1,700.00	2,14,013.00
<b>Total =</b>				<b>1,06,18,294.00</b>

In words: Taka one crore six lac eighteen thousand two hundred ninety four only.

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

Total Amount : **Tk. 90,25,549.00**

In words: Taka ninety lac twenty five thousand five hundred forty nine only.

### SUMMARY OF VALUATION

<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>
<b>Schedule # A</b>		
Land Area is 5.11 Decimal	Tk. 38,00,000.00 × 5.11 Decimal	1,94,18,000.00
Building Construction Value	-	1,06,18,294.00
<b>Schedule # B</b>		
Land Area is 1.50 Decimal	Tk. 30,00,000.00 × 1.50 Decimal	45,00,000.00
<b>Total Present Market Value =</b>		<b>3,45,36,294.00</b>

<b>Forced Sale Value</b>		
<b>Particulars of the Property (As per Present Status)</b>	<b>As per Forced Sale Value</b>	<b>Total Value (Tk)</b>
<b>Schedule # A</b>		
Land Area is 5.11 Decimal	Tk. 32,30,000.00 × 5.11 Decimal	1,65,05,300.00
Building Construction Value	-	90,25,549.00
<b>Schedule # B</b>		
Land Area is 1.50 Decimal	Tk. 25,50,000.00 × 1.50 Decimal	38,25,000.00
<b>Total Forced Sale Value =</b>		<b>2,93,55,849.00</b>

### LEGAL ASPECT OF THE PROPERTY

As per deeds & other relevant documents of **Mr. Md. Majharul Islam**, Father's Name: Late Mohammad Ali Sardar by virtue of purchasing becomes the owner of lands as apparently observed and also we have found into his possession under physical verification. We the **Lam International Inspection Ltd.** just evaluate the properties by our unique skilled personnel but the legal advisor should check the legal matter.

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**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 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

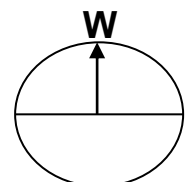
**Lam International Inspection Ltd.**

**Md. Mijanur Rahman**

**Chairman**

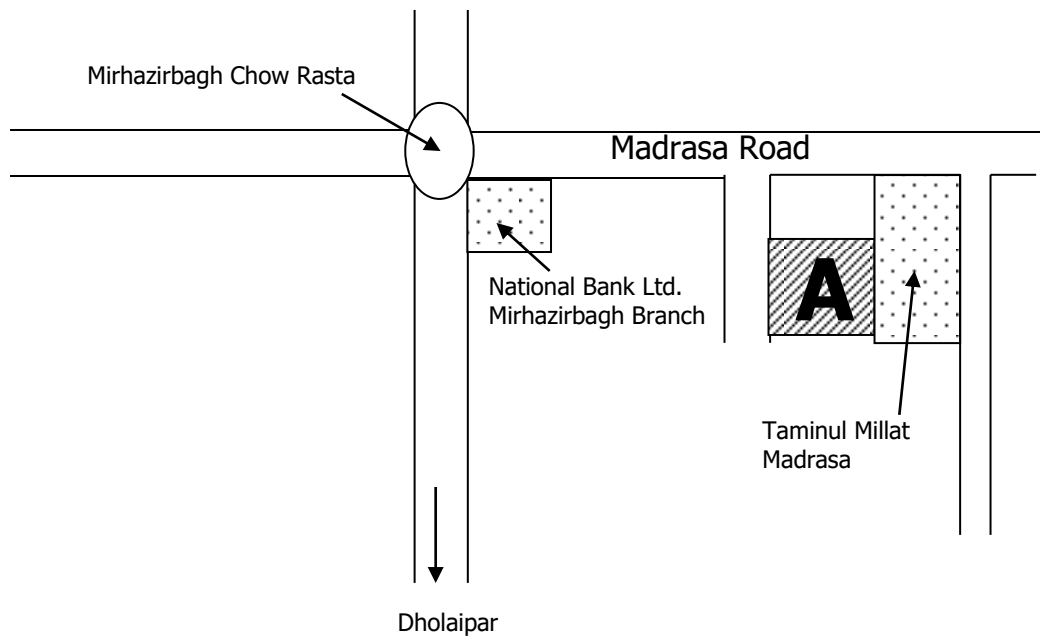
**APPENDIX – 'A'**

**LOCATION MAP OF THE PROPERTY OF MR. MD. MAJHARUL ISLAM  
REPORT NO: LIIL/CO/VL-2020/161**



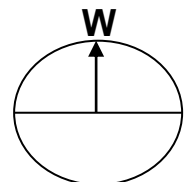
**DATE: 02.02.2020**

**A = PROPERTY OF MR. MD. MAZHARUL ISLAM**



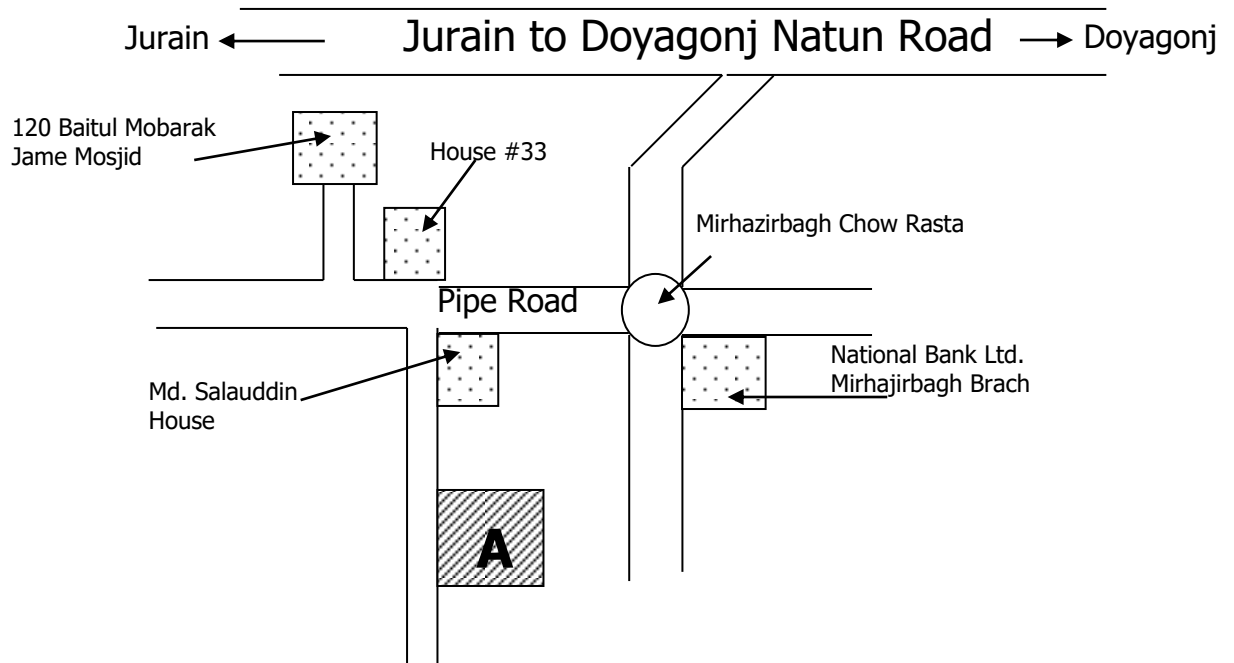
**APPENDIX – 'B'**

**LOCATION MAP OF THE PROPERTY OF MR. MD. MAZHARUL ISLAM  
REPORT NO: LIIL/CO/VL-2020/161**



**DATE: 02.02.2020**

**A = PROPERTY OF MR. MD. MAZHARUL ISLAM**



**BILL**

**REPORT NO: LIIL/CO/VL-2020/161**  
**DATE: 02.02.2020**

VAT REGISTRATION NO. :	<b>19041069254</b>
AREA CODE	<b>: 190104</b>

**The Head of the Branch**  
**Jamuna Bank Limited**  
Dholaikhal Branch  
119/B/1, Distillery Road (New),  
Dholaikhal, Dhaka

Subject: Being the professional survey fees & others charges for the valuation survey of land & building of  
**M/S. ABIR STEEL HOUSE, 57/1, Sardar Iron Market, Mirhazirbag, Dhaka.**

Dear Sir,

01. Fees for above survey report no. LIIL/CO/VL-2020/161	Tk. 12,000.00
Add: Vat 15% for survey fees	Tk. <u>1,800.00</u>
	<b>Tk. 13,800.00</b>
	=====

**In words: Taka thirteen thousand eight 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**