



# INSPECTION & SURVEY REPORT BASED ON



## VALUATION

### BORROWER:

**A/C. Bogura Multy Oil Mills Ltd.**

**Total Area of Land: 426.63 Decimal.**

| Schedule           | Particulars                                                 | Market Value           | Forced Sale Value      |
|--------------------|-------------------------------------------------------------|------------------------|------------------------|
| <b>A</b>           | CS Plot-796,802,805,794,801,804,798,<br>Area 113.00 Decimal | 3,95,50,000.00         | 3,39,00,000.00         |
|                    | Schedule of Construction 32760.00 Sft                       | 2,78,46,000.00         | 2,45,70,000.00         |
| <b>B</b>           | CS Plot-801,804,802<br>Area 32.00 Decimal                   | 1,12,00,000.00         | 96,00,000.00           |
| <b>C</b>           | CS Plot-793<br>Area 05.00 Decimal                           | 17,50,000.00           | 15,00,000.00           |
| <b>D</b>           | CS Plot-795<br>Area 10.00 Decimal                           | 35,00,000.00           | 30,00,000.00           |
| <b>E</b>           | CS Plot-803<br>Area 22.00 Decimal                           | 77,00,000.00           | 66,00,000.00           |
|                    | Schedule of Construction 7200.00 Sft                        | 61,20,000.00           | 54,00,000.00           |
| <b>F</b>           | CS Plot-805<br>Area 82.00 Decimal                           | 2,87,00,000.00         | 2,46,00,000.00         |
| <b>G</b>           | CS Plot-805,806<br>Area 40.00 Decimal                       | 1,40,00,000.00         | 1,20,00,000.00         |
| <b>H</b>           | CS Plot-785<br>Area 73.00 Decimal                           | 2,55,50,000.00         | 2,19,00,000.00         |
|                    | Schedule of Construction 26775.00 Sft                       | 2,27,58,750.00         | 2,00,81,250.00         |
| <b>I</b>           | CS Plot-798,797<br>Area 40.25 Decimal                       | 1,40,87,500.00         | 1,20,75,000.00         |
| <b>J</b>           | RS Plot-406,407<br>Area 09.38 Decimal                       | 32,83,000.00           | 28,14,000.00           |
| <b>Grand Total</b> | Total Lands: <b>426.63 Decimal</b>                          | <b>20,60,45,250.00</b> | <b>17,80,40,250.00</b> |
|                    | Construction Area: <b>66735.00 Sft</b>                      |                        |                        |



Ref: DS/2021-

Visiting Date: 22.02.2021

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**The Head Of Branch**

Islami Bank Bangladesh Ltd.

Bogura Branch,

Bogura.

**Sub: Valuation & Survey Report of the property.**

• **A/C: Bogura Multy Oil Mills Ltd.**

This is Certify that at the request of Islami Bank Bangladesh Ltd. Bogura Branch, Bogura Over Phone 18.02.2021, our representatives inspected & verified the subject Property on 22.02.2021 with a view to ASCERTAIN the value of the same. We are now pleased to report as follows:

**GENERAL INFORMATION DETAILS OF THE BORROWER / CLIENT:**

|                         |                                                |       |
|-------------------------|------------------------------------------------|-------|
| Name of A/C             | : <b>Bogura Multy Oil Mills Ltd.</b>           | Photo |
| Managing Director       | : Firoj Ahmed                                  |       |
| A/C                     | : CA-                                          |       |
| Father's Name           | : Alhaz Wasim Uddin                            |       |
| Mothers Name            | : Ferdows Ara                                  |       |
| Spouse Name             | :                                              |       |
| Present Address         | : Kathaltola, Sherpur-5840, Sherpur, Bogura.   |       |
| Permanent Address       | : Hamchhayapur, Sherpur-5840, Sherpur, Bogura. |       |
| Business Address        | : Mirzapur-Razapur, Sherpur, Bogura.           |       |
| Occupation              | : Business                                     |       |
| Experience of Business  | : 10 Years                                     |       |
| Mobile                  | : 01711-457958                                 |       |
| Trade License           | :                                              |       |
| e-TIN No.               | : 2792 2870 6304                               |       |
| Education Qualification | : B.Sc.                                        |       |
| NID                     | : 1018877102483                                |       |
| Date Of Birth           | : 2 <sup>nd</sup> Jan 1971                     |       |
| Nature of Business      | : Oil Mills                                    |       |



**(i) PROPERTIES PARTICULARS:**

|                              |                                                                                                                                |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Type of Property</b>      | <b>: Land (Commercial)</b>                                                                                                     |
| <b>Owner of the Property</b> | <b>: (i) Md. Alal Ahmed</b><br><b>: (ii) Belal Ahmed</b><br><b>: (iii) Firoj Ahmed</b><br>S/o- Alhaz Wasim Uddin & Ferdows Ara |
| <b>Present Address</b>       | <b>: Kathaltola, Sherpur-5840, Sherpur, Bogura.</b>                                                                            |
| <b>Permanent Address</b>     | <b>: Hamchhayapur, Sherpur-5840, Sherpur, Bogura.</b>                                                                          |
| <b>Land Address</b>          | <b>: Please see the Schedule</b>                                                                                               |

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**RELATIONSHIP WITH THE BORROWER:**

**Md. Alal Ahmed, Belal Ahmed & Firoj Ahmed**, as owner of the Properties:  
**Brothers & Himself**

**PERSON ACCOMPANIED DURING VISIT:**

**Firoj Ahmed**, Client, IBBL Bogura Branch.

**Particulars of the Engineers/Surveyors/Valuers who physically verified the Properties & conducted the Survey:**

| <b>S.L</b> | <b>Particulars</b>                     | <b>Engineers/ Surveyors/Valuers</b> |
|------------|----------------------------------------|-------------------------------------|
| <b>01</b>  | <b>Name</b>                            | <b>Md. Al Jubaeer Bin Siddique</b>  |
| <b>02</b>  | <b>Experience</b>                      | 03 Years                            |
| <b>03</b>  | <b>Education Qualification</b>         | Diploma in Engineering (Civil)      |
| <b>04</b>  | <b>Status In the Firm/<br/>Company</b> | Sub-Assistant Engineer              |
| <b>05</b>  | <b>Cell/Contact No.</b>                | <b>01783-025335</b>                 |



## (A) SCHEDULE OF PROPERTY:

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### Identify and value of the mortgage land:

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |     |     |         |          |             |       |         |      |                            |
|---------------------------------------------------------------------------------------------|-----|-----|---------|----------|-------------|-------|---------|------|----------------------------|
| Khatian No                                                                                  |     |     |         | Hisab No | DCR Bohi No | Type  | Plot No |      | Area of the land (decimal) |
| CS                                                                                          | SA  | RS  | Khariji |          |             |       | CS      | RS   |                            |
| 118                                                                                         | 155 | 239 | 155     | 1803     | 1067        | Agri. | 796     | 1366 | 20.00                      |
| 147                                                                                         | 201 | 110 | 201     |          |             |       | 802     | 1372 | 09.00                      |
|                                                                                             |     | 175 |         |          |             |       | 805     | 1377 | 25.00                      |
|                                                                                             |     |     |         |          |             |       |         | 1378 | 12.00                      |
| 148                                                                                         | 202 | 97  | 202     |          |             |       | 794     | 1365 | 19.00                      |
| 112                                                                                         | 145 | 385 | 145     |          |             |       | 801     | 1371 | 05.00                      |
|                                                                                             |     |     |         |          |             |       | 804     | 1375 | 09.00                      |
| 85                                                                                          | 111 | 348 | 111     |          |             |       | 798     | 1369 | 14.00                      |
| Total Land Area                                                                             |     |     |         |          |             |       |         |      | 113.00                     |

### The Land is bounded by as follows (Chouhuddy):

| CS Plot No | North        | South | East        | West    |
|------------|--------------|-------|-------------|---------|
| 796        | Own          | Own   | Own         | Own     |
| 802        | Own          | Own   | Own         | Own     |
| 805        | Own          | Own   | Own         | Own     |
| 794        | Khadiza Bibi | Own   | Own         | Own     |
| 801        | Own          | Own   | Own         | Own     |
| 804        | Own          | Own   | Zaydul Ding | Own     |
| 798        | Own          | Own   | Own         | Highway |

**Area of the land: 113.00 Decimal**

### Technical Detail of Building

|                                           |                   |
|-------------------------------------------|-------------------|
| <b>01. Year of Construction</b>           | : 2020 Year       |
| <b>02. Plinth Area</b>                    | : 32760.00 Sft    |
| <b>03. Structure system</b>               | : Still Structure |
| <b>04. Foundation</b>                     | :                 |
| <b>05. Damp Proof Course (DPC)</b>        | : Applicable      |
| <b>06. Face of Building</b>               | : South Facing.   |
| <b>07. Inner wall and Ceiling Surface</b> | : Still           |



|                                                                       |                             |
|-----------------------------------------------------------------------|-----------------------------|
| 08. Floor Finishing                                                   | : Ordinary                  |
| 09. Roof                                                              | : Still & Tin Shade         |
| 10. Doors & Windows                                                   | : Steel                     |
| 11. Sanitary and water supply                                         | : Own                       |
| 12. Compound wall                                                     | : In four sides             |
| 13. Area of his floor (Ground )                                       | : 32760.00 Sft              |
| 14. Total Floor Area                                                  | : 32760.00 Sft              |
| 15. Used as Residential or Commercial                                 | : Commercial                |
| 16. Plan Approved by with Approval No. & Date (RAJUK/CDA/KDA/RDA etc) | :<br>: Plan No.:<br>: Date: |



## **PRESENT MARKET VALUE (Land):**

The value of 113.00 Decimal amounts to:

113.00 @ Tk. 3,50,000/- Decimal. = Tk. 3,95,50,000.00

Therefore the value of Cost Tk. 850.00 Per Sft.

32760.00 sq.ft @ Tk. 850.00 Per Sft. = Tk. 2,78,46,000.00

## **DISTRESSED VALUE (Land):**

The value of 113.00 Decimal amounts to:

113.00 @ Tk. 3,00,000/- Decimal. = Tk. 3,39,00,000.00

Therefore the value of Cost Tk. 750.00 Per Sft.

32760.00 sq.ft @ Tk. 750.00 Per Sft. = Tk. 2,45,70,000.00

## **(B) SCHEDULE OF PROPERTY:**

### **Identify and value of the mortgage land:**

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |     |     |         |             |                   |       |         |      |                                  |
|---------------------------------------------------------------------------------------------|-----|-----|---------|-------------|-------------------|-------|---------|------|----------------------------------|
| Khatian No                                                                                  |     |     |         | Hisab<br>No | DCR<br>Bohi<br>No | Type  | Plot No |      | Area of<br>the land<br>(decimal) |
| CS                                                                                          | SA  | RS  | Khariji |             |                   |       | CS      | RS   |                                  |
| 112                                                                                         | 145 | 385 | 145     | 1804        | 1068              | Agri. | 801     | 1371 | 10.00                            |
|                                                                                             |     | 548 |         |             |                   |       | 804     | 1376 | 10.00                            |
| 147                                                                                         | 201 | 46  | 201     | 1804        | 1065              |       | 802     | 1373 | 12.00                            |
| Total Land Area                                                                             |     |     |         |             |                   |       |         |      | 32.00                            |



**The Land is bounded by as follows (Chouhuddy):**

| CS Plot No | North | South | East | West        |
|------------|-------|-------|------|-------------|
| 801        | Own   | Own   | Own  | Own         |
| 804        | Own   | Own   | Own  | Zaydul Ding |
| 802        | Own   | Own   | Own  | Zaydul Ding |

**Area of the land: 32.00 Decimal**

**PRESENT MARKET VALUE (Land):**

The value of 32.00 Decimal amounts to:

32.00 @ Tk. 3,50,000/- Decimal. = Tk. 1,12,00,000.00

**DISTRESSED VALUE (Land):**

The value of 32.00 Decimal amounts to:

32.00 @ Tk. 3,00,000/- Decimal. = Tk. 96,00,000.00

**(C)SCHEDULE OF PROPERTY:**

**Identify and value of the mortgage land:**

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |     |     |         |             |                   |       |         |      |                                  |
|---------------------------------------------------------------------------------------------|-----|-----|---------|-------------|-------------------|-------|---------|------|----------------------------------|
| Khatian No                                                                                  |     |     |         | Hisab<br>No | DCR<br>Bohi<br>No | Type  | Plot No |      | Area of<br>the land<br>(decimal) |
| CS                                                                                          | SA  | RS  | Khariji |             |                   |       | CS      | RS   |                                  |
| 144                                                                                         | 196 | 316 | 196     | 1804        | 1065              | Agri. | 793     | 1363 | 05.00                            |
| <b>Total Land Area</b>                                                                      |     |     |         |             |                   |       |         |      | <b>05.00</b>                     |

**The Land is bounded by as follows (Chouhuddy):**

| CS Plot No | North       | South | East  | West         |
|------------|-------------|-------|-------|--------------|
| 793        | Gas Company | Own   | Siraj | Khadija Bibi |

**Area of the land: 05.00 Decimal**

**PRESENT MARKET VALUE (Land):**

The value of 05.00 Decimal amounts to:

05.00 @ Tk. 3,50,000/- Decimal. = Tk. 17,50,000.00

**DISTRESSED VALUE (Land):**

The value of 05.00 Decimal amounts to:

05.00 @ Tk. 3,00,000/- Decimal. = Tk. 15,00,000.00



**(D) SCHEDULE OF PROPERTY:**



**Identify and value of the mortgage land:**

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |     |    |         |          |             |       |         |      |                            |
|---------------------------------------------------------------------------------------------|-----|----|---------|----------|-------------|-------|---------|------|----------------------------|
| Khatian No                                                                                  |     |    |         | Hisab No | DCR Bohi No | Type  | Plot No |      | Area of the land (decimal) |
| CS                                                                                          | SA  | RS | Khariji |          |             |       | CS      | RS   |                            |
| 112                                                                                         | 145 | 6  | 145     | 1803     | 1067        | Agri. | 795     | 1367 | 10.00                      |
| <b>Total Land Area</b>                                                                      |     |    |         |          |             |       |         |      | <b>10.00</b>               |

**The Land is bounded by as follows (Chouhuddy):**

| CS Plot No | North | South | East | West    |
|------------|-------|-------|------|---------|
| 795        | Own   | Own   | Own  | Highway |

**Area of the land: 10.00 Decimal**

**PRESENT MARKET VALUE (Land):**

The value of 10.00 Decimal amounts to:

10.00 @ Tk. 3,50,000/- Decimal. = Tk. 35,00,000.00

**DISTRESSED VALUE (Land):**

The value of 10.00 Decimal amounts to:

10.00 @ Tk. 3,00,000/- Decimal. = Tk. 30,00,000.00

**(E) SCHEDULE OF PROPERTY:**

**Identify and value of the mortgage land:**

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |     |     |         |          |             |       |         |      |                            |
|---------------------------------------------------------------------------------------------|-----|-----|---------|----------|-------------|-------|---------|------|----------------------------|
| Khatian No                                                                                  |     |     |         | Hisab No | DCR Bohi No | Type  | Plot No |      | Area of the land (decimal) |
| CS                                                                                          | SA  | RS  | Khariji |          |             |       | CS      | RS   |                            |
| 118                                                                                         | 155 | 239 | 155     | 1803     | 1067        | Agri. | 803     | 1374 | 22.00                      |
| <b>Total Land Area</b>                                                                      |     |     |         |          |             |       |         |      | <b>10.00</b>               |

**The Land is bounded by as follows (Chouhuddy):**

| CS Plot No | North | South | East        | West |
|------------|-------|-------|-------------|------|
| 803        | Own   | Own   | Zaydul Ding | Own  |

**Area of the land: 22.00 Decimal**



## Technical Detail of Building

|                                                                       |                             |
|-----------------------------------------------------------------------|-----------------------------|
| 01. Year of Construction                                              | : 2020 Year                 |
| 02. Plinth Area                                                       | : 7200.00 Sft               |
| 03. Structure system                                                  | : Column Structure          |
| 04. Foundation                                                        | :                           |
| 05. Damp Proof Course (DPC)                                           | : Applicable                |
| 06. Face of Building                                                  | : West Facing.              |
| 07. Inner wall and Ceiling Surface                                    | : Under construction        |
| 08. Floor Finishing                                                   | : Ordinary                  |
| 09. Roof                                                              | : R.C.C.                    |
| 10. Doors & Windows                                                   | :                           |
| 11. Sanitary and water supply                                         | : Own                       |
| 12. Compound wall                                                     | : In four sides             |
| 13. Area of his floor (Ground )                                       | : 7200.00 Sft               |
| 14. Total Floor Area                                                  | : 7200.00 Sft               |
| 15. Used as Residential or Commercial                                 | : Commercial                |
| 16. Plan Approved by with Approval No. & Date (RAJUK/CDA/KDA/RDA etc) | :<br>: Plan No.:<br>: Date: |

## PRESENT MARKET VALUE (Land):

The value of 22.00 Decimal amounts to:

22.00 @ Tk. 3,50,000/- Decimal. = Tk. 77,00,000.00

Therefore the value of Cost Tk. 850.00 Per Sft.

7200.00 sq.ft @ Tk. 850.00 Per Sft. = Tk. 61,20,000.00

## DISTRESSED VALUE (Land):

The value of 22.00 Decimal amounts to:

22.00 @ Tk. 3,00,000/- Decimal. = Tk. 66,00,000.00

Therefore the value of Cost Tk. 750.00 Per Sft.

7200.00 sq.ft @ Tk. 750.00 Per Sft. = Tk. 54,00,000.00





**(F) SCHEDULE OF PROPERTY:**

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**Identify and value of the mortgage land:**

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |     |     |         |             |                   |       |         |      |                                  |
|---------------------------------------------------------------------------------------------|-----|-----|---------|-------------|-------------------|-------|---------|------|----------------------------------|
| Khatian No                                                                                  |     |     |         | Hisab<br>No | DCR<br>Bohi<br>No | Type  | Plot No |      | Area of<br>the land<br>(decimal) |
| CS                                                                                          | SA  | RS  | Khariji |             |                   |       | CS      | RS   |                                  |
| 147                                                                                         | 201 | 522 | 155     | 1803        | 1067              | Agri. | 805     | 1379 | 35.00                            |
|                                                                                             |     | 110 |         |             |                   |       |         | 1380 | 47.00                            |
| Total Land Area                                                                             |     |     |         |             |                   |       |         |      | 82.00                            |

**The Land is bounded by as follows (Chouhuddy):**

| CS Plot No | North | South | East        | West        |
|------------|-------|-------|-------------|-------------|
| 805        | Own   | Own   | Zaydul Ding | Mannan Ding |
|            | Own   | Own   | Own         | Mannan Ding |

Area of the land: **82.00** Decimal

**PRESENT MARKET VALUE (Land):**

The value of 82.00 Decimal amounts to:

82.00 @ Tk. 3,50,000/- Decimal. = Tk. 2,87,00,000.00

**DISTRESSED VALUE (Land):**

The value of 82.00 Decimal amounts to:

82.00 @ Tk. 3,00,000/- Decimal. = Tk. 2,46,00,000.00

**(G) SCHEDULE OF PROPERTY:**

**Identify and value of the mortgage land:**

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |     |     |         |          |             |       |         |      |                            |
|---------------------------------------------------------------------------------------------|-----|-----|---------|----------|-------------|-------|---------|------|----------------------------|
| Khatian No                                                                                  |     |     |         | Hisab No | DCR Bohi No | Type  | Plot No |      | Area of the land (decimal) |
| CS                                                                                          | SA  | RS  | Khariji |          |             |       | CS      | RS   |                            |
| 147                                                                                         | 201 | 946 | 201     | 1857     | 18536       | Agri. | 805     | 1381 | 27.00                      |
| 75                                                                                          | 81  |     | 81      |          |             |       | 806     | 1381 | 13.00                      |
| Total Land Area                                                                             |     |     |         |          |             |       |         |      | 40.00                      |

**The Land is bounded by as follows (Chouhuddy):**



| CS Plot No | North | South | East        | West       |
|------------|-------|-------|-------------|------------|
| 805        | Own   | Road  | Own         | Sabur Ding |
| 806        | Own   | Road  | Joygon Ding | Own        |

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Area of the land: **40.00** Decimal

## PRESENT MARKET VALUE (Land):

The value of 40.00 Decimal amounts to:

40.00 @ Tk. 3,50,000/- Decimal.

= Tk. 1,40,00,000.00

## DISTRESSED VALUE (Land):

The value of 40.00 Decimal amounts to:

40.00 @ Tk. 3,00,000/- Decimal.

= Tk. 1,20,00,000.00

## (H) SCHEDULE OF PROPERTY:

### Identify and value of the mortgage land:

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |    |     |         |             |                   |       |         |      |                                  |
|---------------------------------------------------------------------------------------------|----|-----|---------|-------------|-------------------|-------|---------|------|----------------------------------|
| Khatian No                                                                                  |    |     |         | Hisab<br>No | DCR<br>Bohi<br>No | Type  | Plot No |      | Area of<br>the land<br>(decimal) |
| CS                                                                                          | SA | RS  | Khariji |             |                   |       | CS      | RS   |                                  |
| 83                                                                                          | 97 | 388 | 97      | 1882        | 37776             | Agri. | 785     | 1359 | 41.00                            |
|                                                                                             |    |     |         | 1886        | 25214             |       |         |      | 32.00                            |
| Total Land Area                                                                             |    |     |         |             |                   |       |         |      | 73.00                            |

The Land is bounded by as follows (Chouhuddy):

| CS Plot No | North | South | East | West  |
|------------|-------|-------|------|-------|
| 785        |       | Own   | Own  | Siraj |

Area of the land: **73.00** Decimal

### Technical Detail of Building

|                                           |                       |
|-------------------------------------------|-----------------------|
| <b>01. Year of Construction</b>           | : 2020 Year           |
| <b>02. Plinth Area</b>                    | : <b>26775.00</b> Sft |
| <b>03. Structure system</b>               | : Column Structure    |
| <b>04. Foundation</b>                     | :                     |
| <b>05. Damp Proof Course (DPC)</b>        | : Applicable          |
| <b>06. Face of Building</b>               | : West Facing.        |
| <b>07. Inner wall and Ceiling Surface</b> | : Under construction  |



|                                                                       |                             |
|-----------------------------------------------------------------------|-----------------------------|
| 08. Floor Finishing                                                   | : Ordinary                  |
| 09. Roof                                                              | : R.C.C.                    |
| 10. Doors & Windows                                                   | :                           |
| 11. Sanitary and water supply                                         | : Own                       |
| 12. Compound wall                                                     | : In four sides             |
| 13. Area of his floor (Ground )                                       | : 26775.00 Sft              |
| 14. Total Floor Area                                                  | : 26775.00 Sft              |
| 15. Used as Residential or Commercial                                 | : Commercial                |
| 16. Plan Approved by with Approval No. & Date (RAJUK/CDA/KDA/RDA etc) | :<br>: Plan No.:<br>: Date: |

## **PRESENT MARKET VALUE (Land):**

The value of 73.00 Decimal amounts to:

73.00 @ Tk. 3,50,000/- Decimal. = Tk. 2,55,50,000.00

Therefore the value of Cost Tk. 650.00 Per Sft.

26775.00 sq.ft @ Tk. 850.00 Per Sft. = Tk. 2,27,58,750.00

## **DISTRESSED VALUE (Land):**

The value of 73.00 Decimal amounts to:

73.00 @ Tk. 3,00,000/- Decimal. = Tk. 2,19,00,000.00

Therefore the value of Cost Tk. 550.00 Per Sft.

26775.00 sq.ft @ Tk. 750.00 Per Sft. = Tk. 2,00,81,250.00

## **(I) SCHEDULE OF PROPERTY:**

### **Identify and value of the mortgage land:**

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Mirzapur</b> , J.L No: <b>155</b> |     |                    |         |                  |                        |       |         |      |                            |
|---------------------------------------------------------------------------------------------|-----|--------------------|---------|------------------|------------------------|-------|---------|------|----------------------------|
| Khatian No                                                                                  |     |                    |         | Hisab No         | DCR Bohi No            | Type  | Plot No |      | Area of the land (decimal) |
| CS                                                                                          | SA  | RS                 | Khariji |                  |                        |       | CS      | RS   |                            |
| 85                                                                                          | 111 | 348, 387, 659, 823 | 111     | 1889 Proce ssing | 2401 35727 Proces sing | Agri. | 798     | 1369 | 29.25                      |
| 118                                                                                         | 155 | 280                | 155     |                  |                        |       | 797     | 1368 | 11.00                      |
| Total Land Area                                                                             |     |                    |         |                  |                        |       |         |      | 40.25                      |



**The Land is bounded by as follows (Chouhuddy):**

| CS Plot No | North | South | East   | West    |
|------------|-------|-------|--------|---------|
| 798        | Own   | Own   | Jobeda | Highway |
| 797        | Own   | Own   | Own    | Own     |

**Area of the land: 40.25 Decimal**

**PRESENT MARKET VALUE (Land):**

The value of 40.25 Decimal amounts to:

40.25 @ Tk. 3,50,000/- Decimal. = Tk. 1,40,87,500.00

**DISTRESSED VALUE (Land):**

The value of 40.25 Decimal amounts to:

40.25 @ Tk. 3,00,000/- Decimal. = Tk. 1,20,75,000.00

**(J) SCHEDULE OF PROPERTY:**

**Identify and value of the mortgage land:**

| District: <b>Bogura</b> , P.S: <b>Sherpur</b> , Mouza: <b>Razapur</b> , J.L No: <b>156</b> |    |    |         |             |             |       |         |     |                            |
|--------------------------------------------------------------------------------------------|----|----|---------|-------------|-------------|-------|---------|-----|----------------------------|
| Khatian No                                                                                 |    |    |         | Hisab No    | DCR Bohi No | Type  | Plot No |     | Area of the land (decimal) |
| CS                                                                                         | SA | RS | Khariji |             |             |       | CS      | RS  |                            |
| 39                                                                                         | 48 | 91 | 91      | Proce ssing | Proce ssing | House | 169     | 406 | 04.785                     |
| 48                                                                                         |    | 90 | 90      |             |             |       | 170     | 407 | 04.595                     |
| Total Land Area                                                                            |    |    |         |             |             |       |         |     | 09.38                      |

**The Land is bounded by as follows (Chouhuddy):**

| RS Plot No | North | South | East | West    |
|------------|-------|-------|------|---------|
| 406        | Own   | Own   | Own  | Highway |
| 407        | Own   | Road  | Own  | Highway |

**Area of the land: 09.38 Decimal**

**PRESENT MARKET VALUE (Land):**

The value of 09.38 Decimal amounts to:

09.38 @ Tk. 3,50,000/- Decimal. = Tk. 32,83,000.00



**DISTRESSED VALUE (Land):**

The value of 09.38 Decimal amounts to:

09.38 @ Tk. 3,00,000/- Decimal.

= Tk. 28,14,000.00

**LOCATION OF THE PROPERTY:**

The property is located at East Side of Dhaka Rangpur Highway & Mirzapur Bazar, Which about 28.00 K.M is far from IBBL Bogura Branch.

**ROUTE TO COMMUNICATION:**

IBBL Bogura Barnch ► Satmatha ► Sherpur Road ► Sherpur ► Mirzapur Bazar  
► Gas Company ► Northside of Lands.

**IMPORTANCE OF THE LOCALITY:**

The area is surrounded by commercial area. During our Physical inspection, we have been informed by the local people that the subject Property is under possession of the owner.

**BUYING OR SELLING PROPERTY:**

When it is required to buy or to sell a property, its valuation is required.

**TAXATION:**

To assess the tax of a property its valuation is required. Taxes may be municipal taxes, wealth tax, Property tax, etc, and all the taxes are fixed on the valuation of the property.

**RENT FIXATION:**

In order to determine the rent of a property valuation is required rent is usually fixed on certain percentage of the amount of valuation.

**SECURITY OF LOANS OR MORTGAGE:**

When loans are taken against the security of the property, its valuation is required.

**COMPULSORY ACQUISITION:**

Whenever a property is acquired by law compensation is paid to the owner to determine the amount.

**VALUATION OF THE PROPERTY**

**Land & Building:**

We are experiencing on various occasions that the plot located side with the same facilities and importance, fetch different prices, without obvious reasons whatsoever. During the Course of valuation, We have inquired local people 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 the land the infrastructure in and around and future prospects of the locality. In view of foregoing, we have valued the land based on plot being purchased and sold on Sherpur, during the last one year.



## Summary:

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| Schedule           | Particulars                                                 | Market Value           | Forced Sale Value      |
|--------------------|-------------------------------------------------------------|------------------------|------------------------|
| <b>A</b>           | CS Plot-796,802,805,794,801,804,798,<br>Area 113.00 Decimal | 3,95,50,000.00         | 3,39,00,000.00         |
|                    | Schedule of Construction 32760.00 Sft                       | 2,78,46,000.00         | 2,45,70,000.00         |
| <b>B</b>           | CS Plot-801,804,802<br>Area 32.00 Decimal                   | 1,12,00,000.00         | 96,00,000.00           |
| <b>C</b>           | CS Plot-793<br>Area 05.00 Decimal                           | 17,50,000.00           | 15,00,000.00           |
| <b>D</b>           | CS Plot-795<br>Area 10.00 Decimal                           | 35,00,000.00           | 30,00,000.00           |
| <b>E</b>           | CS Plot-803<br>Area 22.00 Decimal                           | 77,00,000.00           | 66,00,000.00           |
|                    | Schedule of Construction 7200.00 Sft                        | 61,20,000.00           | 54,00,000.00           |
| <b>F</b>           | CS Plot-805<br>Area 82.00 Decimal                           | 2,87,00,000.00         | 2,46,00,000.00         |
| <b>G</b>           | CS Plot-805,806<br>Area 40.00 Decimal                       | 1,40,00,000.00         | 1,20,00,000.00         |
| <b>H</b>           | CS Plot-785<br>Area 73.00 Decimal                           | 2,55,50,000.00         | 2,19,00,000.00         |
|                    | Schedule of Construction 26775.00 Sft                       | 2,27,58,750.00         | 2,00,81,250.00         |
| <b>I</b>           | CS Plot-798,797<br>Area 40.25 Decimal                       | 1,40,87,500.00         | 1,20,75,000.00         |
| <b>J</b>           | RS Plot-406,407<br>Area 09.38 Decimal                       | 32,83,000.00           | 28,14,000.00           |
| <b>Grand Total</b> | Total Lands: <b>426.63 Decimal</b>                          | <b>20,60,45,250.00</b> | <b>17,80,40,250.00</b> |
|                    | Construction Area: <b>66735.00 Sft</b>                      |                        |                        |

## ENCLOSURES:

- Containing calculation of land measurement.
- Photography of any views of the property along with the approach of the property.
- Showing the location map of the land.
- Mouza Map



**DECLARATION OF REMARKS:**

We just evaluated the properties but the Legal advisor should check the Legal matter. We “**Dishari Survey Co. (Pvt.) Ltd.**” hereby declare that, we have no interest (except as Director, Inspector Surveyor and Assessor of the subject property) directly or indirectly in any manner whatsoever in the subject matter in this report. While the report estimates values for the subject property, on assurance are expressed or implied that the subject property, in fact, be sold at the stated value estimates.

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**DESCRIPTION:**

**Dishari Survey Co. (Pvt.) Ltd.** Declare the none of our Director, officers, employees or associates have any interest (except as valuation surveyor) directly or indirectly in any manner whatsoever in the subject matter of the report. This report is issued without prejudice.

*Of Dishari Survey Co. (Pvt.) Ltd.*

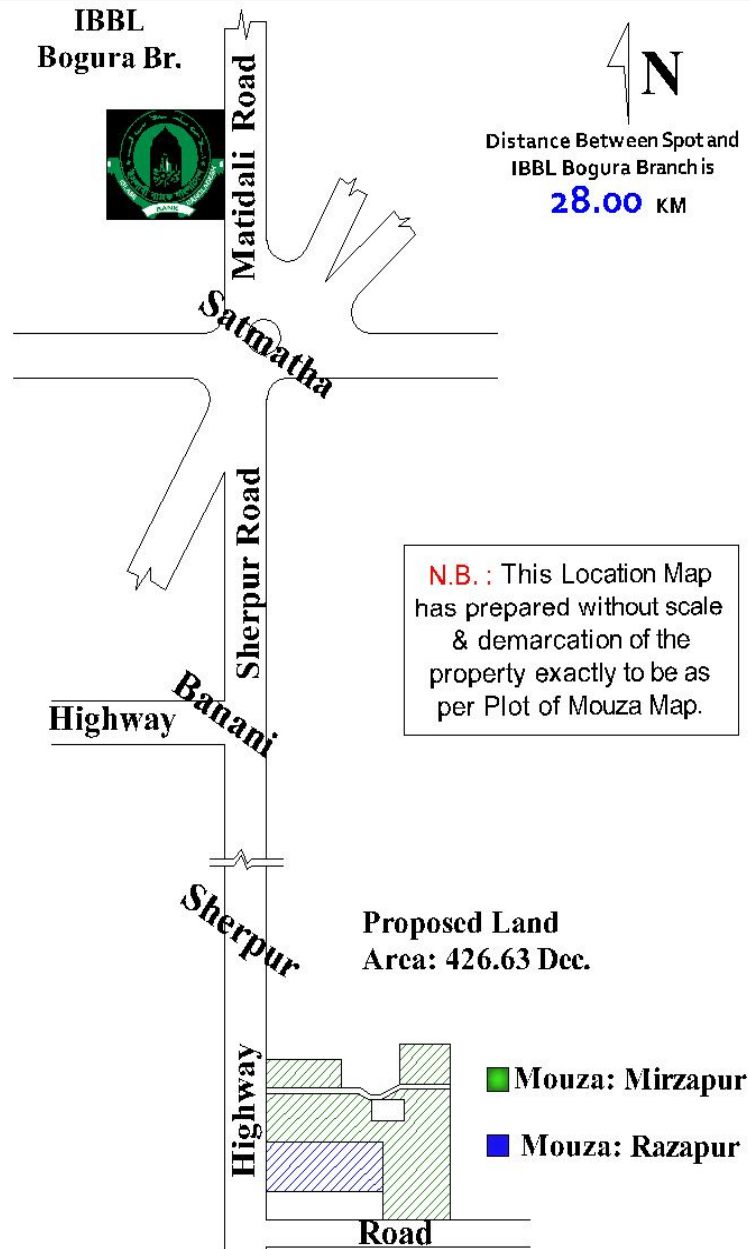
**Md. Shahidul Islam**  
**Managing Director**  
**Dishari Survey Co. (Pvt.) Ltd.**

**Engr. Md. Abdul Baten**  
**Director**  
**Dishari Survey Co. (Pvt.) Ltd.**





**Location Map of**  
**A/C. Bogura Multy Oil Mills Ltd.**  
**Proposed Land : Mouza - Mirzapur & Razapur**  
**Area= 426.63 Decimal land**  
**PS: & SRO- Sherpur, Dist- Bogura.**



Engineer

Signature of Owner

Investment In-Charge

Manager Operation's

Head of Branch



**Head Office:**

222- Pubali Market, Seroil Bus  
Terminal, Ghoramara, Boalia,  
Rajshahi-6100

Cell: 01737-328266, 01722-737171

Email: disharisurvey@gmail.com

**Proposed Land:**

**A/C. Bogura Multy  
Oil Mills Ltd.**

**Mouza: Mirzapur  
JL #155**

**CS Plot No- 785**

**Area of the Land:  
73.00 Decimal.**

**F.S.V:**

**Tk. 3,00, 000/- Per  
Decimal.**

**Nature of Land:  
(Agricultural)**

**Proposed Land:**

**A/C. Bogura Multy  
Oil Mills Ltd.**

**Mouza: Mirzapur  
JL #155**

**CS Plot No- 785**

**Area of the Land:  
73.00 Decimal.**

**F.S.V:**

**Tk. 3,00, 000/- Per  
Decimal.**

**Nature of Land:  
(Agricultural)**

**Dhaka Office:**

Flat: A-3, House-324, Mirpur,  
Dhaka-1218, Cell-01737-896594

**Bogura Office:**

Alam View, 2<sup>nd</sup> Floor, Bogura-5800,  
Cell-01783-025335



**Head Office:**

222- Pubali Market, Seroil Bus  
Terminal, Ghoramara, Boalia,  
Rajshahi-6100

Cell: 01737-328266, 01722-737171

Email: disharisurvey@gmail.com

**Proposed Land:**

**A/C. Bogura Multy  
Oil Mills Ltd.**

**Mouza: Mirzapur  
JL #155**

**CS Plot No- 802,803**

**Area of the Land:  
43.00 Decimal.**

**F.S.V:**

**Tk. 3,00, 000/- Per  
Decimal.**

**Nature of Land:  
(Agricultural)**

**Proposed Land:**

**A/C. Bogura Multy  
Oil Mills Ltd.**

**Mouza: Mirzapur  
JL #155**

**CS Plot No- 805,806**

**Area of the Land:  
159.00 Decimal.**

**F.S.V:**

**Tk. 3,00, 000/- Per  
Decimal.**

**Nature of Land:  
(Agricultural)**

**Dhaka Office:**

Flat: A-3, House-324, Mirpur,  
Dhaka-1218, Cell-01737-896594

**Bogura Office:**

Alam View, 2<sup>nd</sup> Floor, Bogura-5800,  
Cell-01783-025335



**Head Office:**

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Terminal, Ghoramara, Boalia,  
Rajshahi-6100

Cell: 01737-328266, 01722-737171

Email: disharisurvey@gmail.com

**Proposed Land:**

**A/C. Bogura Multy  
Oil Mills Ltd.**

**Mouza: Mirzapur  
JL #155**

**CS Plot No- 805**

**Area of the Land:  
146.00 Decimal.**

**F.S.V:**

**Tk. 3,00, 000/- Per  
Decimal.**

**Nature of Land:  
(Agricultural)**

**Proposed Land:**

**A/C. Bogura Multy  
Oil Mills Ltd.**

**Mouza: Mirzapur  
JL #155**

**CS Plot No- 805**

**Area of the Land:  
146.00 Decimal.**

**F.S.V:**

**Tk. 3,00, 000/- Per  
Decimal.**

**Nature of Land:  
(Agricultural)**

**Dhaka Office:**

Flat: A-3, House-324, Mirpur,  
Dhaka-1218, Cell-01737-896594

**Bogura Office:**

Alam View, 2<sup>nd</sup> Floor, Bogura-5800,  
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Rajshahi-6100

Cell: 01737-328266, 01722-737171

Email: disharisurvey@gmail.com

**Proposed Land:**

**A/C. Bogura Multy  
Oil Mills Ltd.**

**Mouza: Mirzapur  
JL #155**

**CS Plot No- 797,798**

**Area of the Land:  
54.25 Decimal.**

**F.S.V:**

**Tk. 3,00, 000/- Per  
Decimal.**

**Nature of Land:  
(Agricultural)**

**Proposed Land:**

**A/C. Bogura Multy  
Oil Mills Ltd.**

**Mouza: Razapur  
JL #155**

**RS Plot No- 406,407**

**Area of the Land:  
09.38 Decimal.**

**F.S.V:**

**Tk. 3,00, 000/- Per  
Decimal.**

**Nature of Land:  
(House)**

**Dhaka Office:**

Flat: A-3, House-324, Mirpur,  
Dhaka-1218, Cell-01737-896594

**Bogura Office:**

Alam View, 2<sup>nd</sup> Floor, Bogura-5800,  
Cell-01783-025335

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**Bogura Office:**

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**RS Mouza  
Map:**

**Mouza: Razapur**

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