



Visiting Date

: 19.01.2021

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SYNOPSIS

**IDENTIFICATION & VALUATION OF LAND
PROPERTY OF**

- (1). MD. JAKARIA ISLAM
- (2). BAHALUL ISLAM
- (3). SHOHELY SULTANA SHILA
- (4). SHAHINARA SULTANA
- (5). SHAHEN SHAH SAYMON
- (6). MD. SALMAN SHAH

**APPLICANT:
G.S. TRADING LIMITED**

Total Area of Land: 308.36 Decimal

PRESENT MARKET VALUE:

Land & Building: Tk. 10,01,13,300.00

In Words: Total Taka. Ten Crore One Lac Thirteen Thousand Three Hundred Only

DISTRESSED VALUE: (Forced sale)

Land & Building: Tk. 8,00,90,640.00

In Words: Total Taka. Eight Crore Ninety Thousand Six Hundred Forty Only



Summary:

PRESENT MARKET VALUE (Land Building):

Sl.No.	Area of Land	Rate/Decimal	Value (Tk.)
Schedule (A)	6.00 Decimal	20,00,000.00 Tk.	1,20,00,000.00
	14532 Sft. Building.	2,46,12,000.00 Tk.	2,46,12,000.00
Schedule (B)	19.33 Decimal	10,50,000.00 Tk.	2,02,96,500.00
Schedule (C)	148.53Decimal	1,60,000.00 Tk.	2,37,64,800.00
Schedule (D)	118.00 Decimal	1,20,000.00 Tk.	1,41,60,000.00
Schedule (E)	16.50Decimal	3,20,000.00 Tk.	52,80,000.00
Total Tk.			10,01,13,300.00

In Words: Total Taka. Ten Crore One Lac Thirteen Thousand Three Hundred Only

DISTRESSED VALUE (Land) 20%:

Sl.No.	Area of Land	Rate/Decimal	Value (Tk.)
Schedule (A)	6.00 Decimal	(20,00,000*80%)= 16,00,000.00 Tk.	96,00,000.00
	14532 Sft. Building.	(2,46,12,000*80%)= 1,96,89,600.00 Tk.	1,96,89,600.00
Schedule (B)	19.33 Decimal	(10,50,000*80%)= 8,40,000.00 Tk.	1,62,37,200.00
Schedule (C)	148.53Decimal	(1,60,000*80%)= 1,28,000.00 Tk.	1,90,11,840.00
Schedule (D)	118.00 Decimal	(1,20,000*80%)= 96,000.00Tk.	1,13,28,000.00
Schedule (E)	16.50Decimal	(3,20,000*80%)= 2,56,000.00 Tk.	42,24,000.00
Total Tk.			8,00,90,640.00

In Words: Total Taka. Eight Crore Ninety Thousand Six Hundred Forty Only

**REPORT ON VALUATION OF PROPERTIES**

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This is Certify that at the request of Al-Arafah Islami Bank Limited, Shyamoli Branch, Dhaka. Over phone on 18.01.2021, our representatives inspected & verified the subject Property on 19.01.2021 with a view to Ascertain the value of the same.

We are now Pleased to report as follows:

GENERAL INFORMATION DETAILS OF THE APPLICANT / CLIENT:

Name of A/C	: G.S TRADING LIMITED
Managing Director	: Md. Jakaria Islam
Father's Name	: Late Md. Abdus Samad
Mother's Name	: Most. Jahanara Khatun
Present Address	: Holding No.B-12, Road No. 27, Bijoy Nagar Saj Bhaban, Paltan, Dhaka
Permanent Address	: Chandrabash, Dhamurhuda, Chuyadanga.
Business Address	: 149/ A.D.T Ex. Road, Khalil Manson(3 rd Floor), Fakirapool, Dhaka
Mobile	: 01787-772773
Trade License	: 026420/ 2020; Date- 03.11.2020
e-TIN No.	: 186952186418/Circle-096, Dhaka
NID	: 642 112 2430
Nature of Business	: Export, Import, Suppliers

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

S.L	Particulars	Engineers/ Surveyors/Valuers
01	Name	Md. Rasal Mahmud
02	Qualification	
	a. Academic	Diploma in Survey
	b. Professional	Surveyor & Vatuier
03	Experience	05 Years
04	Status In the Firm/ Company	Senior Surveyor
06	Cell/Contact No.	01711 488070

Persons accompanied during visit	
a. Bank Officer (Name & Designation)	Name : Md. Mobarak Hossain (Rashed) Designation : Principal Officer Mobile No. : 01923-125066
b. APPLICANT/Proprietor Self	Name : Md. Jakaria Islam Designation : Owner & Managing Director Mobile No. : 01787-772773



SCHEDULE OF PROPERTY: (A)

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PROPERTIES PARTICULARS:

Type of Property	: Land Building(Residential)
Owner of the Property	: Shohely Sultana Shila.
Husband's Name	Md. Jakaria Islam
D/o	Shah Mohammad Sikander Ali & Shahin Ara Sultana
Present Address	: Holding No.B-12, Road No. 27, Bijoy Nagar Saj Bhaban, Paltan, Dhaka.
Permanent Address	: Chandrabash, Damurhuda, Chuyadanga.
NID No.	: 2363434230

SCHEDULE OF THE MORTGAGELAND

Owner of Property						Shohely Sultana Shila			
Holding No: 418, Islam Nagar P.O: Jahangir Nagar University P.S: Savar, District:Dhaka, S.R Office: Savar, Mouza: Boro Walia.									
Registration Deed: 4388, Date: 27.01.2010									
JL No.	Jote No.	Khatian No				Plot No			Area of the land (Decimal)
		C.S	S.A	R.S	Mutation	C.S	S.A	R.S	
CS-589 SA-104 RS-102	2896	188	314	507	2897	1168	1168	1847	06.00
	Total								06.00 Decimal

The Land is bounded by as follows (Residential) Area

The Land is bounded by as follows (Chouhuddy): Area of the land **05.00**Decimal

North	South	East	West
Road	Road	Rezaul Karim	Road

RELATIONSHIP WITH THE APPLICANT: Applicant Wife Property.

DEMARCATON MODE:

The land is demarcation by Boundary Wall.

ROUTE TO COMMUNICATION:

AIBL Shyamoli Br. ► Jahangir Nagar University ► Islam Nagar Bazar ► North Side ►
06.00 Decimal Mortgage Land Building.

ROAD COMMUNICATION:

16 Feet Pucca Road.

DISTANCE FROM IMPORTANT PLACE:

This plot is about 120 meter North East side Far from IBBL Islam Nagar Agent Banking.



IMPORTANCE OF THE LOCALITY: The area is surrounded by residential & 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 at Islam Nagar, Savar, Dhaka. **last one year.**

TECHNICAL DETAIL OF BUILDING:

01. Year of Construction	: 2014 Year
02. Plinth Area	: 2520 sft.
03. Structure system	: RCC Building
04. Foundation	: 06 Storied Foundation Completed 06 Storied
05. Face of Building	: West
06. Water supply	: Self
07. Area of unit per floor	: 04 (Two).
08. Total Floor Area	: Ground floor-1932 sft.& 1st to 5th floor (2520*5)=12600 sft. Total=14532 Sft.
09. Used as Residential or Commercial	: Residential
10. Plan Approved by	: Union Parishad.

PRESENT MARKET VALUE (Land):

The value of 06.00 Decimal amounts to:

06.00 @ Tk. 20,00,000.00 per decimal = Tk. 1,20,00,000.00

DISTRESSED VALUE (Land) 20%:

The value of 06.00 Decimal amounts to:

06.00 @ Tk. 16,00,000.00 per decimal = Tk. 96,00,000.00



DISHARI SURVEY CO. (PVT.) LTD.

#Valuation # Building Design # Estimate # Project Profile

222, Puabi Market,
Seroil Bus Terminal,
Boalia, Rajshahi.
Cell : 01700 565010

E-mail: disharisurvey08@gmail.com

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PRESENT MARKET VALUE (Building):

SL No.	Description	Complete	Total Area(sft)	Rate/sft(tk)	Total Amount
01	Ground Floor Car Parking	Full	1932	1,000.00	19,23,000.00
02	1 st to 6 th floor	Full	(2520*5)= 12600	1,800.00	2,26,80,000.00
Total Tk.					2,46,12,000.00

DISTRESSED VALUE (Building): 20%

SL No.	Description	Complete	Total Area (sft)	Rate/sft (tk)	Total Amount
01	Ground Floor Car Parking	Full	1932	(1,000*80%)=800.00	15,45,600.00
02	1 st to 5 th floor	Full	(2520*5)= 12600	(1,800*80%)=1,440.00	1,81,44,000.00
Total Tk.					1,96,89,600.00

SCHEDULE OF PROPERTY: (B)

PROPERTIES PARTICULARS:

Type of Property	: Land (Residential)
Owner of the Property	: Md. Jakaria Islam
Father's Name	: Late Md. Abdus Samad.
Mother's Name	: Most. Jahanara Khatun.
Present Address	: Holding No.B-12, Road No. 27, Bijoy Nagar Saj Bhaban, Paltan, Dhaka.
Permanent Address	: Chandrabash, Damurhuda, Chuyadanga.
NID No.	: 642 112 2430

SCHEDULE OF THE LAND TO BE MORTGAGED

Owner of Property							Md. Jakaria Islam				
Islam Nagar Bazar P.O: Jahangir Nagar University P.S: Ashulia, District:Dhaka, S.R Office: Ashulia, Mouza: Boro Walia.											
Registration Deed: 11344, Date: 20.10.2020											
JLNo.	Jote No.	Khatian No					Plot No				Area of the land (Decimal)
CS-589 SA-104 RS-102 BRS.68	7022	C.S	S.A	R.S	B.R.S	Mutation	C.S	S.A	R.S	B.R.S	
		188	314	507	16871	7022	1178	1178	1853	16828	19.33
		Total									19.33 Decimal



The Land is bounded by as follows (Residential) Area

The Land is bounded by as follows (Chouhuddy): Area of the land 19.33 Decimal

North	South	East	West
Mr. Mofiz Uiih	Bacchu Miah	Road & Imam	Mostafa Kamal

RELATIONSHIP WITH THE APPLICANT: Applicant Self Property.

DEMARCATON MODE:

The land is demarcation by Brick Wall.

ROUTE TO COMMUNICATION:

AIBL Shyamoli Br. ► Jahangir Nagar University ► Islam Nagar Bazar ► South Side ►
19.33 Decimal Mortgage Land.

ROAD COMMUNICATION:

16 Feet Pucca Road.

DISTANCE FROM IMPORTANT PLACE:

This plot is about 350 meter South side Far from IBBL Islam Nagar Agent Banking.

IMPORTANCE OF THE LOCALITY: The area is surrounded by residential & 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:

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 at Islam Nagar, Savar, Dhaka. **last one year.**



PRESENT MARKET VALUE (Land):

The value of 19.33 Decimal amounts to:

19.33 @ Tk. 10,50,000.00 per decimal

= Tk. 2,02,96,500.00

DISTRESSED VALUE (Land) 20%:

The value of 19.33 Decimal amounts to:

19.33 @ Tk. 8,40,000.00 per decimal

= Tk. 1,62,37,200.00

SCHEDULE OF PROPERTY: (C)

PROPERTIES PARTICULARS:

Type of Property	: Land (Agricultural)
Owner of the Property	(1). Shahen Shah Saymon. S/o. Shah Mohammad Sikander Ali & Shahin Ara Sultana Address: Puratan Bazar, Darshana Paurashava, Chuyadanga. (2). Md. Salman Shah. S/o. Shah Mohammad Sikander Ali & Shahin Ara Sultana Address: Puratan Bazar, Darshana Paurashava, Chuyadanga. (3). Shohely Sultana Shila. W/o. Md. Jakaria Islam D/o. Shah Mohammad Sikander Ali & Shahin Ara Sultana Address: Chandrabash, Damurhuda, Chuyadanga. (4). Shahin Ara Sultana. W/o. Shah Mohammad Sikander Ali Address: Puratan Bazar, Darshana Paurashava, Chuyadanga.
NID No.	(1). 19921823107000011 (2). 19981826007040762 (3). 2363434230 (4). 2697556393266

SCHEDULE OF THE MORTGAGE LAND

Owner of Property						Md. Jakaria Islam		
Vill: Dudhpatila, P.S: Damurhuda, District: Chuyadanga, S.R Office: Damurhuda, Mouza: Dudhpatila.								
Source O Ownership: Inherited								
JL No.	Jote No.	Khatian No				Plot No		Area of the land land (Decimal)
		C.S	S.A	R.S	Mutation	C.S & S.A	R.S	
CS-73 SA-74 RS-74	1165	345	292	79	1253	227, 238, 256, 413, 416, 425, 427, 451, 455, 1109,1110, 1129,195, 1405, 237, 1219.	2024, 2043, 2081, 2068, 2552, 308, 530, 533, 546, 551, 578, 586.	148.53
Total								148.53 Decimal

The Land is bounded by as follows (Agricultural) Area



The Land is bounded by as follows (Chouhuddy): R.S Dag No. 2024, 2043, 2081, 2168, 2552.

North	South	East	West
Amirul & Others	Billal Hossain & Others	Mr. Younus& Others	Zafar & Others

The Land is bounded by as follows (Chouhuddy): R.S Dag No.304.

North	South	East	West
Jhiru Fakir & Others	Kabir & Others	Grave	Farid & Others

The Land is bounded by as follows (Chouhuddy): R.S Dag No. 530, 533, 546, 551, 578, 586.

North	South	East	West
Anwar & Others	Khokon & Others	Kabir& Others	Kabir& Others

RELATIONSHIP WITH THE APPLICANT: Applicant Wife, Brother In Law & Mother In Law Property.

DEMARICATION MODE:

The land is Specific no demarcation.

ROUTE TO COMMUNICATION:

[AIBL Shyamoli Br.](#) ▶ [Paturia](#) ▶ [Chuyadanga Road](#) ▶ [DhugDhugi Bazar](#) ▶ [Beside 148.53 Decimal Mortgage Land.](#)

ROAD COMMUNICATION:

No Connecting Road.

DISTANCE FROM IMPORTANT PLACE:

This plot is about Beside Far fromDudhpatila Community Hospital.

IMPORTANCE OF THE LOCALITY: The area is surrounded by residential& 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:

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 at Dudhpatila, Damurhuda, Chuyadanga. **last one year.**

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PRESENT MARKET VALUE (Land):

The value of 148.53 Decimal amounts to:

148.53 @ Tk. 1,60,000.00 per decimal

= Tk. 2,37,64,800.00

DISTRESSED VALUE (Land) 20%:

The value of 148.53 Decimal amounts to:

148.53 @ Tk. 1,28,000.00 per decimal

= Tk. 1,90,11,840.00

SCHEDULE OF PROPERTY: (D)

PROPERTIES PARTICULARS:

Type of Property	: Land (Agricultural)
Owner of the Property	: (1).Bahalul Islam (2). Md. Jakaria Islam
Both Father's Name	: Late Md. Abdus Samad.
Both Mother's Name	: Most. Jahanara Khatun.
Present Address	: Holding No.B-12, Road No. 27, Bijoy Nagar Saj Bhaban, Paltan, Dhaka.
Permanent Address	: Chandrabash, Damurhuda, Chuyadanga.
NID No.	: (1). 1966181318347518 (2). 642 112 2430

SCHEDULE OF THE MORTGAGE LAND

Owner of Property						(1).Bahalul Islam (2). Md. Jakaria Islam		
Vill: Shibnagar , P.S: Damurhuda, District: Chuyadanga, S.R Office: Damurhuda, Mouza: Shibnagar.								
Title Deed No.(1). 489 Dt. 31.01.1995 (2). 4008 Dt.29.08.1993 (3). 4011 Dt. 29.08.1993								
JLNo.	Jote No.	Khatian No				Plot No		Area of the land (Decimal)
		C.S	S.A	R.S	Mutation	C.S&S.A	R.S	
CS-37 SA-03 RS-03	796	334	30	295	295/1	237	174	118.00
Total								118.00 Decimal

The Land is bounded by as follows (**Agricultural**) Area

The Land is bounded by as follows (Chouhuddy): Area of the land **118.00**Decimal

North	South	East	West
Kolim Member	Dr. Wazed	Faruk & others	Kamal



RELATIONSHIP WITH THE APPLICANT: Applicant Self & Brother Property.

DEMARCATION MODE:

The land is Specific no demarcation.

ROUTE TO COMMUNICATION:

AIBL Shyamoli Br. ▶ Paturia ▶ Chuyadanga Road ▶ Chandrabash ▶ D. C Park Moor
Beside 118.00 Decimal Mortgage Land.

ROAD COMMUNICATION:

No Connecting Road.

DISTANCE FROM IMPORTANT PLACE:

This plot is about Beside Far from D.C Park Moor.

IMPORTANCE OF THE LOCALITY: The area is surrounded by residential & 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:

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Land:

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 at Shibnagar, Damurhuda, Chuyadanga. **last one year.**

PRESENT MARKET VALUE (Land):

The value of 118.00 Decimal amounts to:

118.00 @ Tk. 1,20,000.00 per decimal = Tk. 1,41,60,00.00

DISTRESSED VALUE (Land) 20%:

The value of 118.00 Decimal amounts to:

118.00 @ Tk. 96,000.00 per decimal = Tk. 1,13,28,000.00



SCHEDULE OF PROPERTY: (E)

PROPERTIES PARTICULARS:

Type of Property	: Land (Residential Cum Agricultural)
Owner of the Property	: Md. Jakaria Islam
Father's Name	: Late Md. Abdus Samad.
Mother's Name	: Most. Jahanara Khatun.
Present Address	: Holding No.B-12, Road No. 27, Bijoy Nagar Saj Bhaban, Paltan, Dhaka.
Permanent Address	: Chandrabash, Damurhuda, Chuyadanga.
NID No.	: 642 112 2430

SCHEDULE OF THE MORTGAGE LAND

Owner of Property						Md. Jakaria Islam		
Vill: Chandrabash, P.S: Damurhuda, District: Chuyadanga, S.R Office: Damurhuda, Mouza: Chandrabash.								
Title Deed No. 6286 Dt. 04.08.2010								
JLNo.	Jote No.	Khatian No				Plot No		Area of the land (Decimal)
		C.S	S.A	R.S	Mutation	C.S&S.A	R.S	
CS-37 SA-36 RS-370	816	334	275	370	498	-----	236, 237, 218,308, 309, 310, 311, 312	16.50
Total								16.50 Decimal

The Land is bounded by as follows (Residential Cum Agricultural) Area

The Land is bounded by as follows (Chouhuddy): Area of the land **16.50**Decimal

North	South	East	West
Ali Ahmed	Ramjan Ali	Road	Kawser Mollah

RELATIONSHIP WITH THE APPLICANT: Applicant Self Property.

DEMARCATON MODE:

The land is demarcation By Brick Wall.

ROUTE TO COMMUNICATION:

AIBL Shyamoli Br. ► Paturia ► Chuyadanga Road ► Chandrabash ► West side 16.50
Decimal Mortgage Land.

ROAD COMMUNICATION:

20 Feet Pucca Road

DISTANCE FROM IMPORTANT PLACE:

This plot is about Beside Far from D.C Park Moor.

IMPORTANCE OF THE LOCALITY: The area is surrounded by residential & 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.

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VALUATION OF THE PROPERTY

Land:

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 at Chandrabash, Damurhuda, Chuyadanga. **last one year.**

PRESENT MARKET VALUE (Land):

The value of 16.50 Decimal amounts to:

16.50 @ Tk. 3,20,000.00 per decimal = Tk. 52,80,000.00

DISTRESSED VALUE (Land) 20%:

The value of 16.50 Decimal amounts to:

16.50 @ Tk. 2,56,000.00 per decimal = Tk. 42,24,000.00



Summary:

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PRESENT MARKET VALUE (Land Building):

Sl.No.	Area of Land	Rate/Decimal	Value (Tk.)
Schedule (A)	6.00 Decimal	20,00,000.00 Tk.	1,20,00,000.00
	14532 Sft. Building.	2,46,12,000.00 Tk.	2,46,12,000.00
Schedule (B)	19.33 Decimal	10,50,000.00 Tk.	2,02,96,500.00
Schedule (C)	148.53Decimal	1,60,000.00 Tk.	2,37,64,800.00
Schedule (D)	118.00 Decimal	1,20,000.00 Tk.	1,41,60,000.00
Schedule (E)	16.50Decimal	3,20,000.00 Tk.	52,80,000.00
Total Tk.			10,01,13,300.00

In Words: Total Taka. Ten Crore One Lac Thirteen Thousand Three Hundred Only

DISTRESSED VALUE (Land) 20%:

Sl.No.	Area of Land	Rate/Decimal	Value (Tk.)
Schedule (A)	6.00 Decimal	(20,00,000*80%)= 16,00,000.00 Tk.	96,00,000.00
	14532 Sft. Building.	(2,46,12,000*80%)= 1,96,89,600.00 Tk.	1,96,89,600.00
Schedule (B)	19.33 Decimal	(10,50,000*80%)= 8,40,000.00 Tk.	1,62,37,200.00
Schedule (C)	148.53Decimal	(1,60,000*80%)= 1,28,000.00 Tk.	1,90,11,840.00
Schedule (D)	118.00 Decimal	(1,20,000*80%)= 96,000.00Tk.	1,13,28,000.00
Schedule (E)	16.50Decimal	(3,20,000*80%)= 2,56,000.00 Tk.	42,24,000.00
Total Tk.			8,00,90,640.00

In Words: Total Taka. Eight Crore Ninety Thousand Six Hundred Forty Only



DECLARATION OF REMARKS:

We just evaluate 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 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.

DESCRIPTION:

Dishari Survey Co. (Pvt.) Ltd. Declare the none of our Directors, 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.



OBSERVATION & FINDINGS:

1. As per paper, the land area is 6.00 decimal
2. As per plan, the column to column area is 2266.19 sft. physically we found that the column to column area is 2266.19 sft.
3. As per plan, the ground floor area is 1932 sft. physically we found that the area is 2520 sft.
4. As per plan, 1st floor to 5th each floor area is 2520 sft. physically we found that the area is 2520 sft. with veranda

Existence & legal status of additions : As per plan 06 storied foundation but physically 06 storied under construction building.

Legal restrictions : N/A

Negative Elements : As per plan, the ground floor area is 1932 sft. physically we found that the area is 2520 sft.
As per plan, 1st floor to 5th each floor area 2520 sft. physically we found that the area is 2520 sft. with veranda

COMPARISON WITH RAJUK'S APPROVED PLAN

Details	As per Approved Plan (Feet)	At Actual (Feet)
Front	5.00 Feet	4 Feet
Back	5.7 & 4.5 Feet	3.5 Feet
Right	3.3 Feet	2 Feet
Left	2.7 & 3.3 Feet	2 Feet



Surveyor's certificate of satisfaction regarding measurements or demarcation

This is to certify that **Al-Arafah Islami Bank Ltd. Shyamoli Branch, Dhaka** has requested to contact a physical survey of the scheduled land/property for applicant: **Md. Jakaria Islam**, Owner- (1). Md. Jakaria Islam, (2). Bahalul Islam, (3). Shohely Sultana Shila, (4). Shahinara Sultana, (5). Shahan Shah Saymon, (6). Md. Salman Shah proposed investment/loan against which we have inspected physically & verified the proposed mortgaged land & structures on it after physical verification, we have found the mortgagor in possession and the neighbors statement also supported his lawful possession and ownership. To the best of our knowledge, the scheduled property is free from all encumbrances and not sold, mortgaged, gifted, leased, exchanged or transferred earlier as per documents, physical verification. Surveying manual and the valuation is made following due process of law & practice. I do hereby issue this satisfaction certificate by being fully sure of proper completion of physical verification, survey of the land following mouza map as per record of rights of the client/proposed mortgagor and searching of mead enterprise scheduled land following due process in which branch official of [**Md. Mobarak Hossain (Rashed)**], **Designation: Principal Officer** accompanied us. The land indicated in our report is one and same as mentioned in the schedule of the property.

Rasel Mahmud
Senior Surveyor

Seal of the surveyor/ Members of Survey Team
Surveyor Enlisted no. **AIBL/HO/IAD/2019/694**



DISHARI SURVEY CO. (PVT.) LTD.

#Valuation # Building Design # Estimate # Project Profile

222, Puabi Market,
Seroil Bus Terminal,
Boalia, Rajshahi.
Cell : 01700 565010

E-mail: disharisurvey08@gmail.com

Mouza Map: Schedule-A & B

18





DISHARI SURVEY CO. (PVT.) LTD.

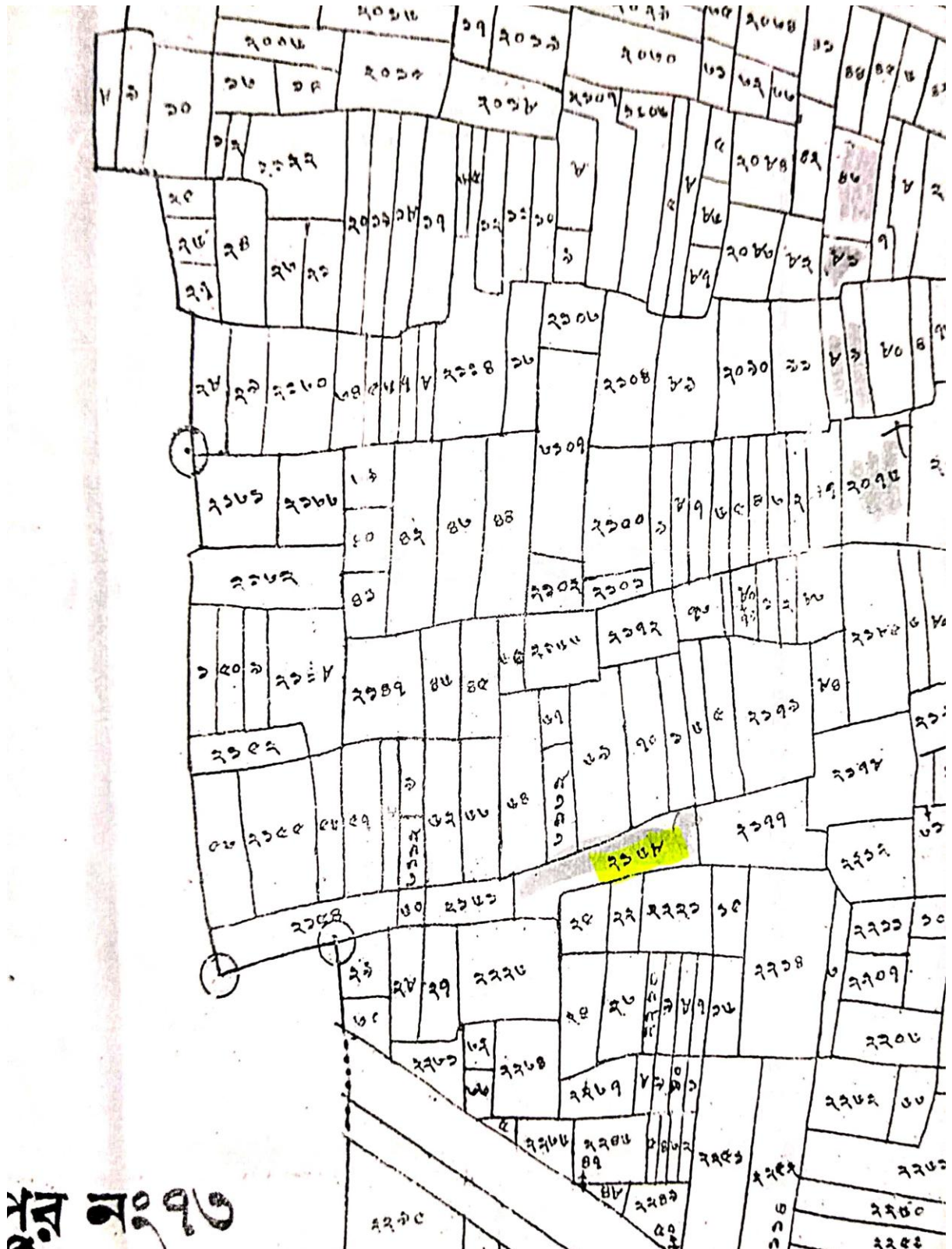
#Valuation # Building Design # Estimate # Project Profile

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Mouza Map: Schedule-C

19





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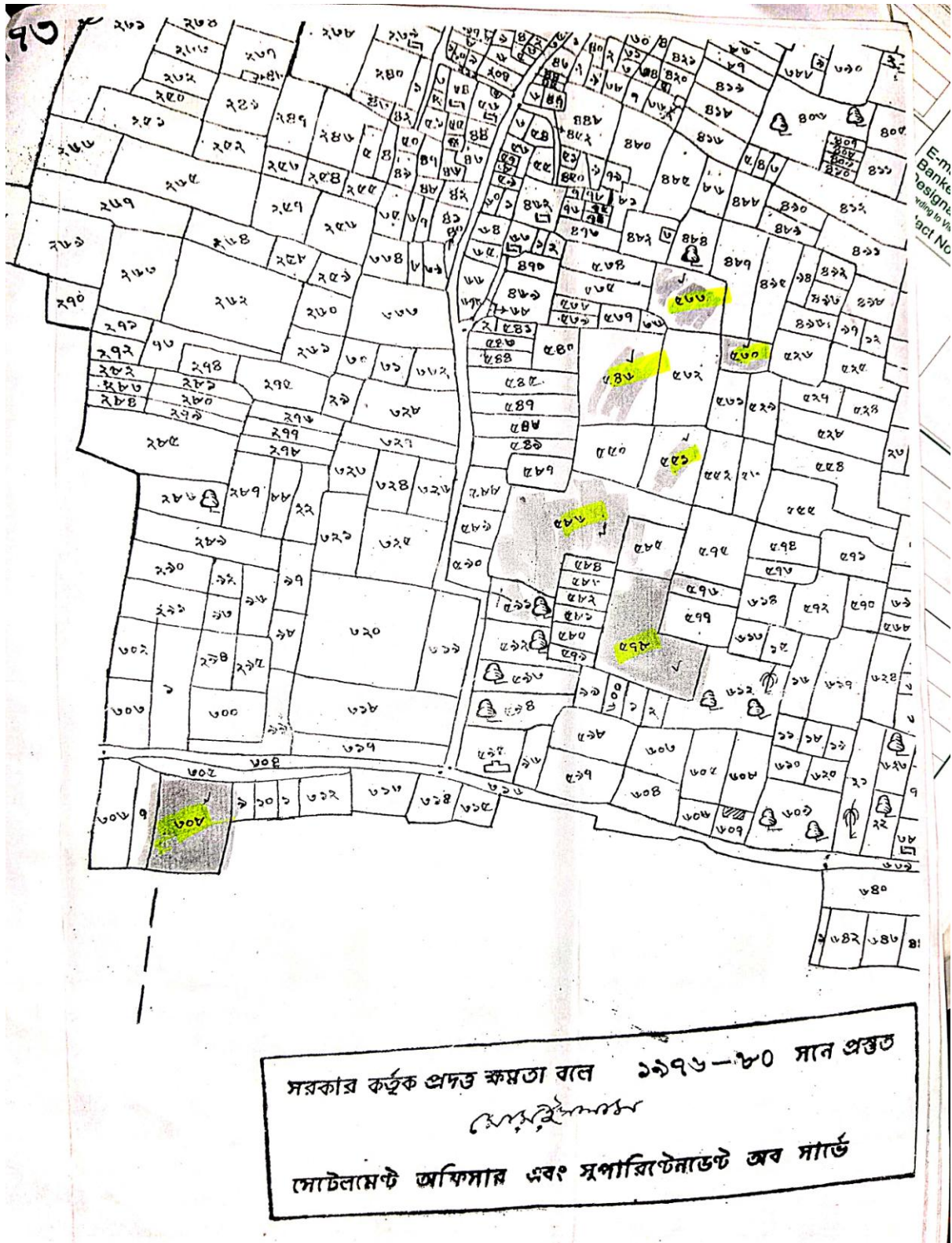
#Valuation # Building Design # Estimate # Project Profile

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Mouza Map: Schedule-C

20





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Mouza Map: Schedule-D

21





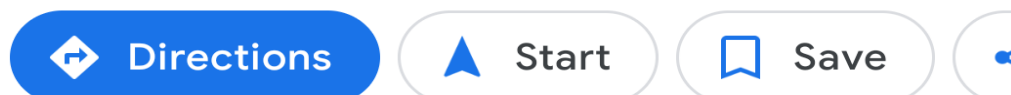
Google Map: Schedule-A

22



Unnamed location

Near Islamnagar Bazar Rd, Savar Union · 🚗 1 hr..





DISHARI SURVEY CO. (PVT.) LTD.

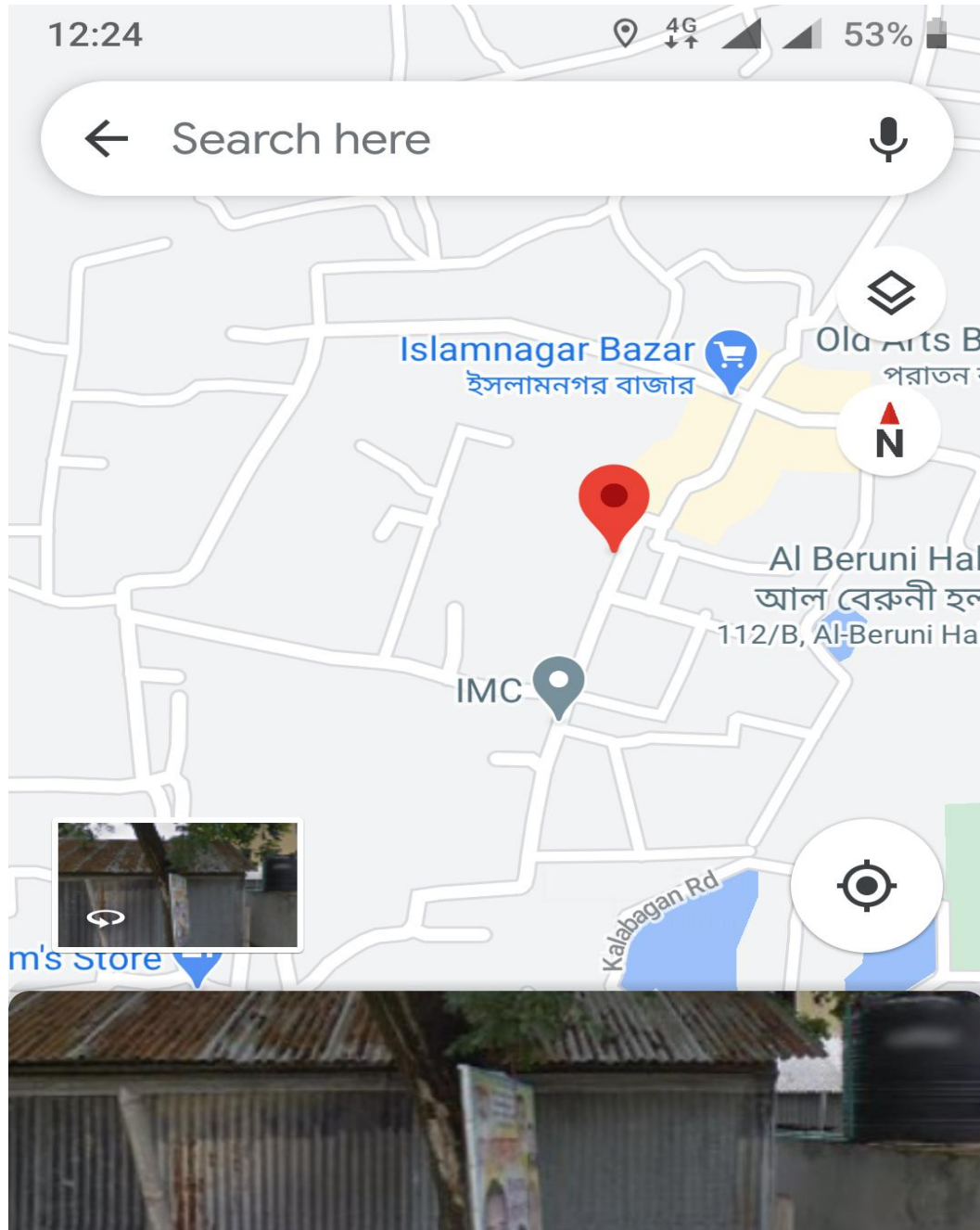
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Google Map: Schedule-B

23



Arora Academic Care Rd

Savar Union · 🚗 1 hr 24 min



Directions



Start



Save



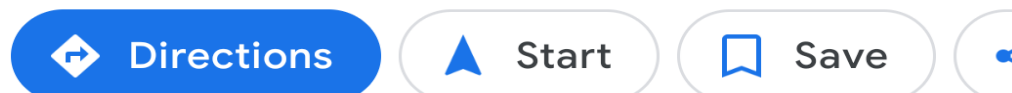
Google Map: Schedule-C

24



Unnamed location

Near Loknathpur (Part) · 🚗 7 hr 33 min





DISHARI SURVEY CO. (PVT.) LTD.

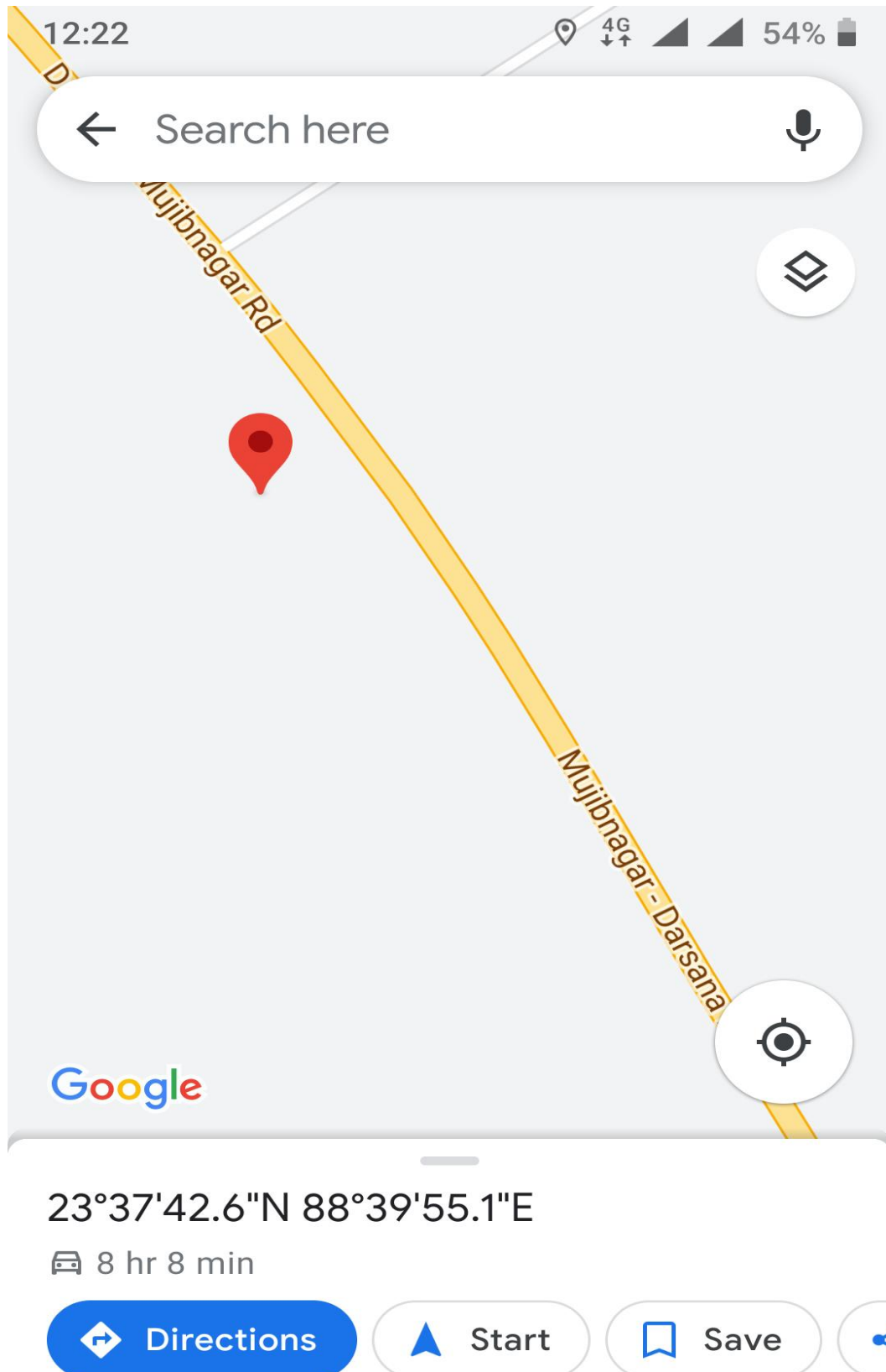
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Google Map: Schedule-D

25





DISHARI SURVEY CO. (PVT.) LTD.

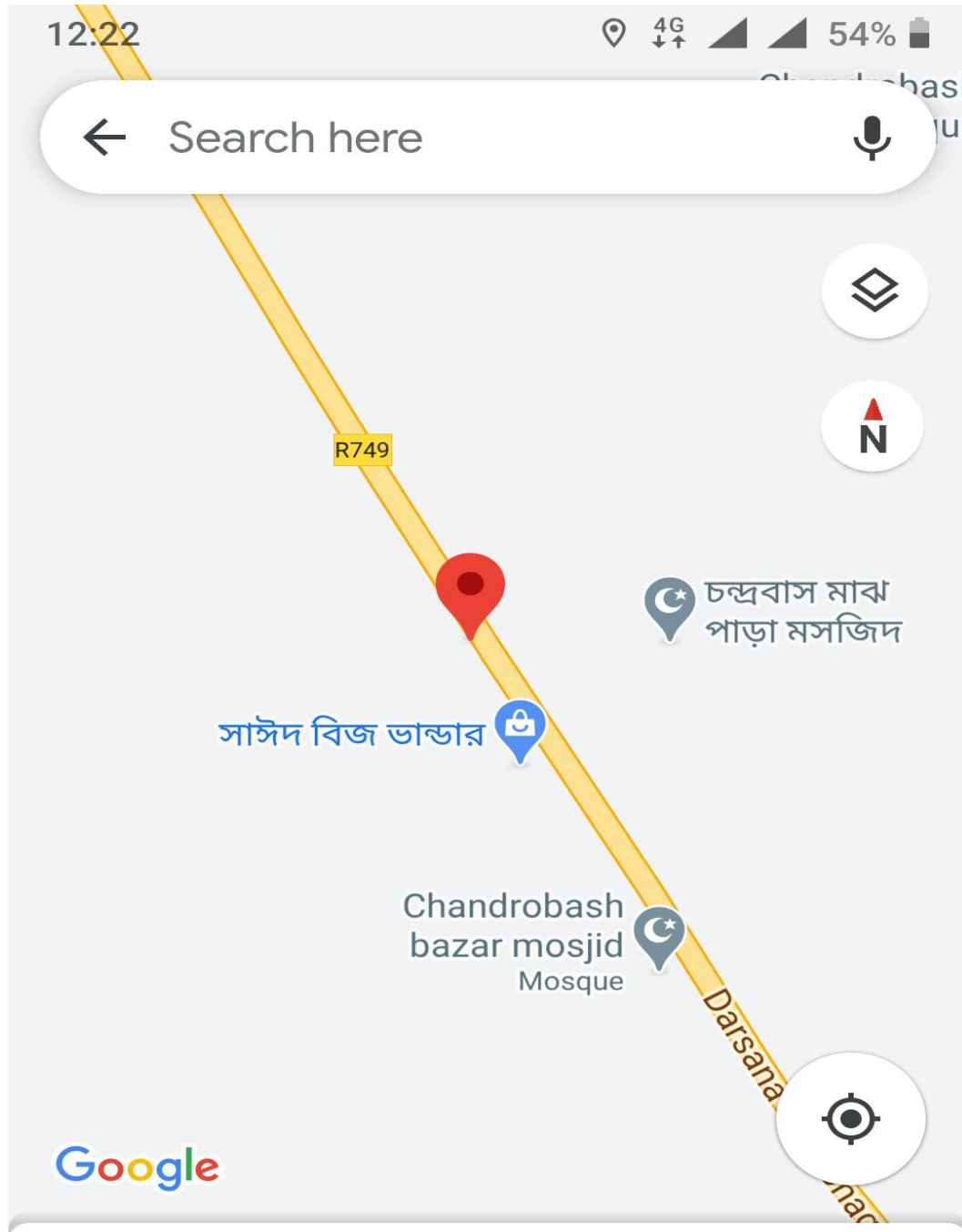
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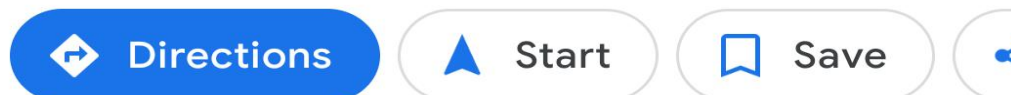
Google Map: [Schedule-E](#)

26



Chandrabas

Bangladesh · 🚗 8 hr 17 min





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#Valuation # Building Design # Estimate # Project Profile

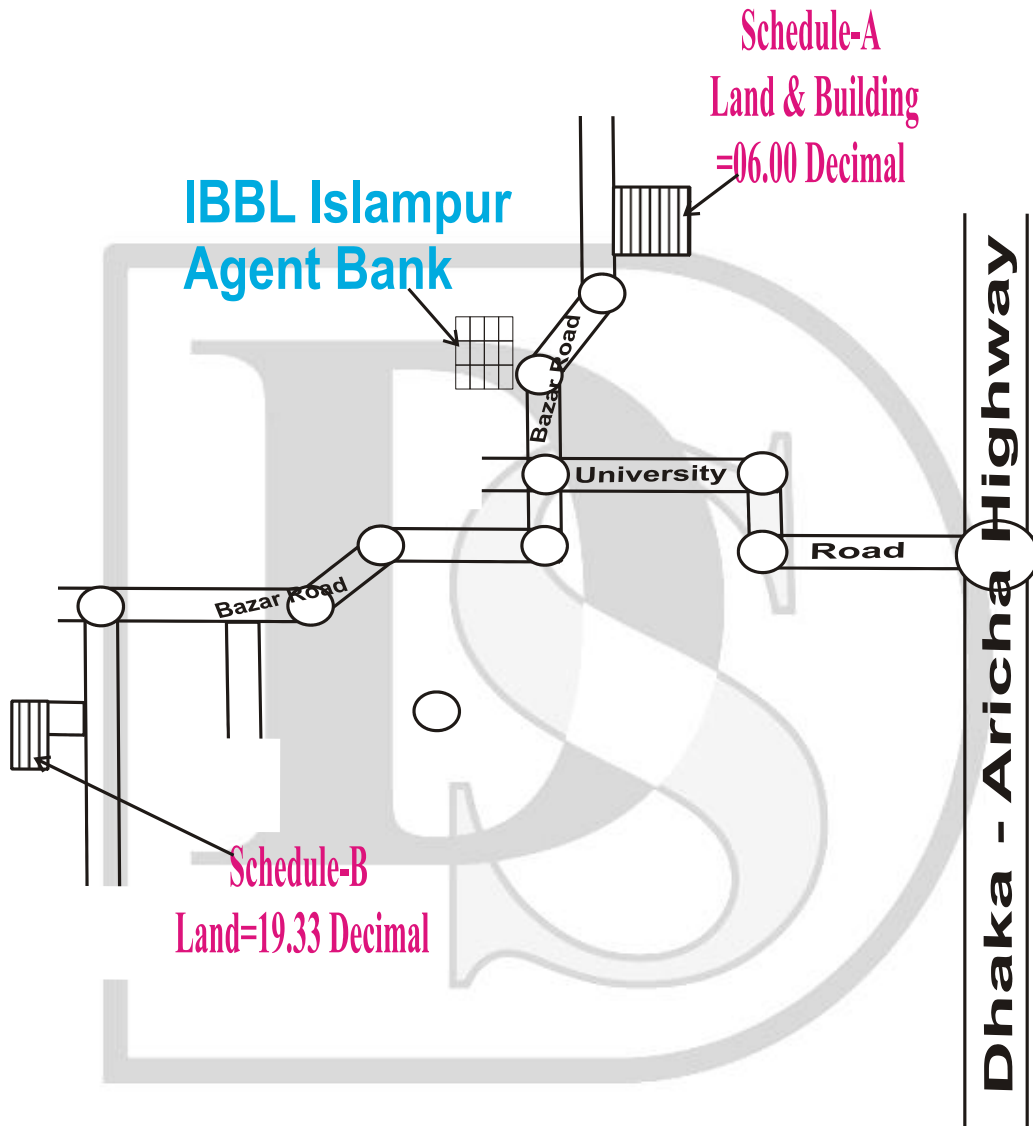
222, Puabi Market,
Seroil Bus Terminal,
Boalia, Rajshahi.
Cell : 01700 565010

E-mail: disharisurvey08@gmail.com

LOCATION MAP OF A/C: **G.S TRADING LIMITED**

27

North Side



Signature of the owner

Investment In charge

Manager Operations

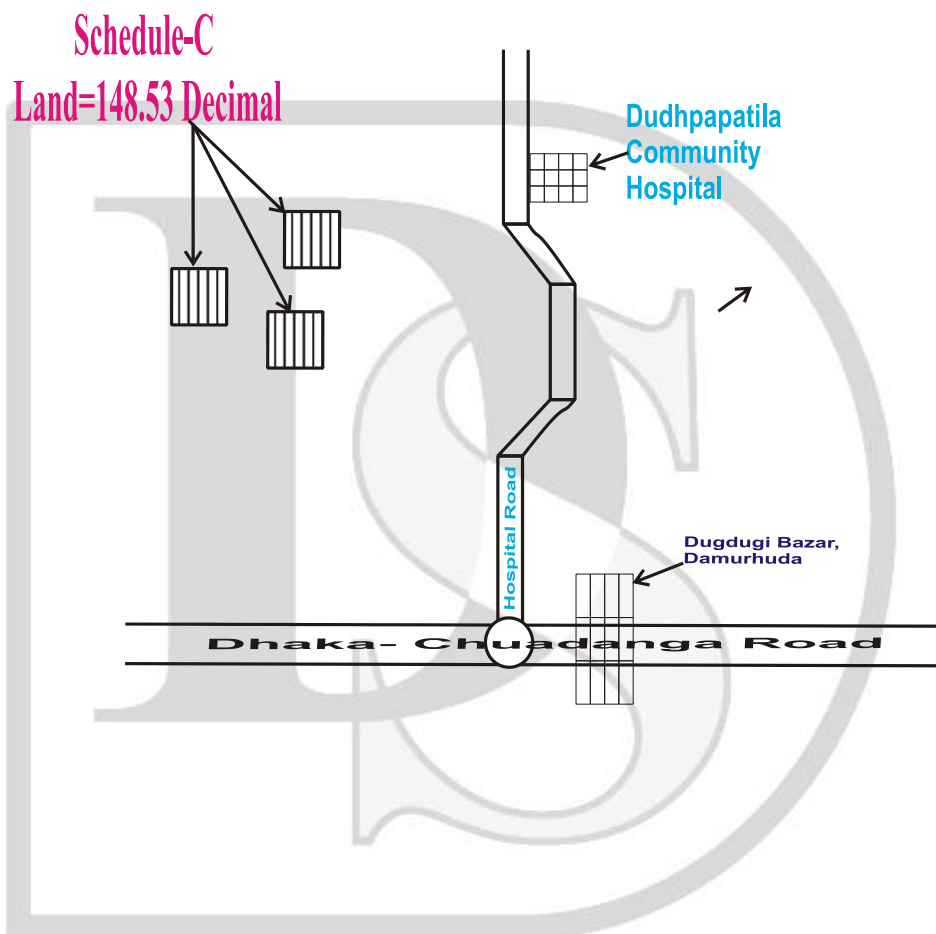
Head of Branch



LOCATION MAP OF A/C: **G.S TRADING LIMITED**

28

North Side



Signature of the owner

Investment In charge

Manager Operations

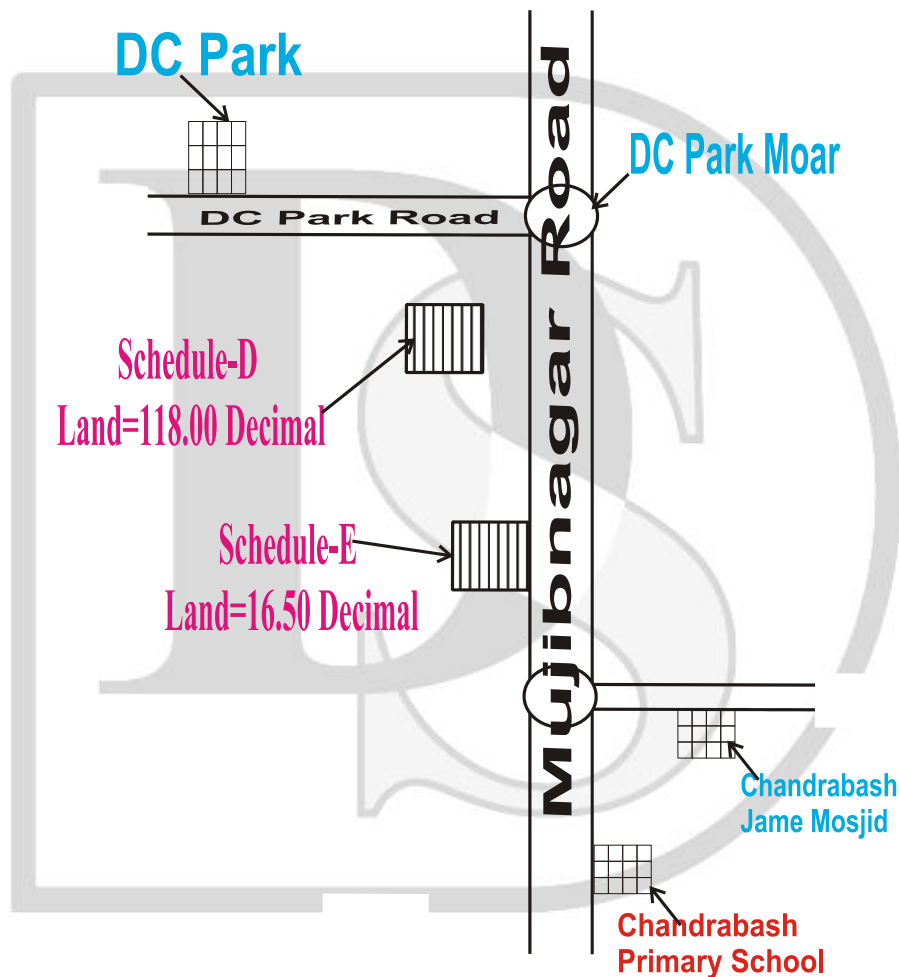
Head of Branch



LOCATION MAP OF A/C: **G.S TRADING LIMITED**

29

North Side



Signature of the owner

Investment In charge

Manager Operations

Head of Branch



PHOTOGRAPHS OF THE LANDED PROPERTY
(06.00 Decimal Land with building)

30





PHOTOGRAPHS OF THE LANDED PROPERTY
(06.00 Decimal Land with building)

31





PHOTOGRAPHS OF THE LANDED PROPERTY
(19.33 Decimal Land)

32





PHOTOGRAPHS OF THE LANDED PROPERTY
(19.33 Decimal Land)

33





PHOTOGRAPHS OF THE LANDED PROPERTY
(148.53 Decimal Land)

34





PHOTOGRAPHS OF THE LANDED PROPERTY
(148.53 Decimal Land)

35





PHOTOGRAPHS OF THE LANDED PROPERTY
(118.00 Decimal Land)

36





PHOTOGRAPHS OF THE LANDED PROPERTY
(118.00 Decimal Land)

37





PHOTOGRAPHS OF THE LANDED PROPERTY
(16.50 Decimal Land)

38





DISHARI SURVEY CO. (PVT.) LTD.

#Valuation # Building Design # Estimate # Project Profile

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PHOTOGRAPHS OF THE LANDED PROPERTY
(16.50 Decimal Land)

39

