



Visiting Date

:

25.02.2021

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SYNOPSIS

IDENTIFICATION & VALUATION OF LAND PROPERTY OF
MARIA MUNNAF LISA
FATHER'S NAME: ABDUL MUNNAF KHAN

BORROWER:
M/S. TASNUVA FILLING STATION

Total Area of Land: 23.00 Decimal

PRESENT MARKET VALUE:

Land: Tk. 2,43,80,000.00

(Tk.: Two Crore Forty Three Lac Eighty Thousand) Only

DISTRESSED VALUE: (Forced sale)

Land: Tk. 1,95,04,000.00

(Tk.: One Crore Ninety Five Lac Four Thousand) Only



To,
The Manager
Mercantile Bank Limited
Manikganj Branch
City Center, Holding No # 16
Dhaka-Aricha Mahasarak
Manikganj.

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REPORT ON VALUATION OF PROPERTIES (Land)

Maria Munnaf Lisa

81, Sahid Rafique Road, West Dasra, Manikganj-1800, Manikganj Sadar, Manikganj.
This is Certify that at the request of Mercantile Bank Ltd. Manikganj Branch, Manikganj. Over phone on 24.02.2021, our representatives inspected & verified the subject Property on 25.02.2021 with a view to Ascertain the value of the same.
We are now Pleased to report as follows:

Report Should Contain Information as Under:		
i) General Information		
a)	Particulars of the client	
	Name	: Tanzilur Fargani
	Designation	: Proprietor
	Father's Name	: Abdul Awal
	Mother's Name	: Tahera Awal
	Address	: Present: 81, Sahid Rafique Road, West Dasra, P.O- Manikganj-1800, P.S- Manikganj Sadar, Dist-Manikganj. Permanent: 81, Sahid Rafique Road, West Dasra, P.O- Manikganj-1800, P.S- Manikganj Sadar, Dist-Manikganj
	Trade License No.	: 116/2020-2021, Date: 09.09.2020
	Business Address	: Vhatbaur, Manikganj.
	Nature of Business	: Diesel, Octane, Petrol, Lubricant
	National Id Card No.	: 5624606132496
	Contact No.	: 01711 035455
a)	Mortgagor (S)	
	Name	: Maria Munnaf Lisa
	Designation	: Land Owner



Particular of the Engineers/Surveyors/Valuers who physically verified the properties and conducted the Survey:

SL	Particulars	Engineer(s)/Surveyor(s)/Valuer(s)
1.	Name	Md. Rasal Mahmud
2.	Qualification	
	a. Academic	Diploma in Survey
	b. Professional	Surveyor & Valuer
3.	Experience	05 Years
4.	Status in the Company	Senior Surveyor
5.	Contact Number	01711 488070, 01675 830402

Particular of Physical Verification of the Property:

SL	Particulars	Schedule – A
1.	Date of Physical Verification	25.02.2021
2.	Location and Address of (Place/Spot visited)	Mouza: Kaliani Vill: Vhatbaur PO: Manikganj, PS: Manikganj Sadar, Dist: Manikganj.
3.	Description of Properties Visited	Commercial area of 23.00 Decimal 20'-00" wide pacca road side high Land.

SCHEDULE – A

Name of Borrower (Block Letter)	:	TASNUVA FILLING STATION
Key Person	:	Tanzilur Fargani
Position	:	Proprietor
NID NO	:	5624606132496

A.1 Schedule of Land:

a. Area	:	i) As per Deed	:	23.00Decimal
	:	ii) As per Possession	:	23.00Decimal
b. Dag No.	:	SA # 38, RS # 41		
c. Municipal Holding No.	:	N/A		
d. Khatian No.	:	SA # 24/27, RS # 08, Mutation # 76		
e. Mouza	:	Kaliani		
g. Registration Deed No.	:	81	J.L No.	: SA & RS # 61
	:	Date: 06.02.2018		
i. Sub-Registration Office	:	Manikganj Sadar		
j. PS/Thana	:	Manikganj Sadar	Jote No.	: 126
k. District	:	Manikganj		

A.2 Ownership of the Land:

a. Nature of Land (Please Tick)	:	i) Free Hold ☒	ii) Lease Hold	Authority	:	Pourashava
b. Type of Ownership (Please Tick)	:	i) 1 st Party ☐	ii) 3 rd Party	Relationship with Borrower	:	Borrower Wife's Property



DISHARI SURVEY CO. (PVT.) LTD.

#Valuation # Building Design # Estimate # Project Profile

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

E-mail: disharisurvey08@gmail.com

c. Particulars of Owner:

Name	:	Maria Munnaf Lisa					
NID No.	:	19805624606132494					
Husband Name	:	Tanzilur Fargani					
Father's Name	:	Abdul Munnaf Khan					
Mother's Name	:	Gulnagar Khanom					
Present Address	:	81, Sahid Rafique Road, West Dasra, P.O- Manikganj-1800, P.S- Manikganj Sadar, Dist-Manikganj					
Permanent Address	:	81, Sahid Rafique Road, West Dasra, P.O- Manikganj-1800, P.S- Manikganj Sadar, Dist-Manikganj					
Way of Ownership (Please Tick)	:	By Purchase	☒	By Inheritance	☐	By Heba	☐
	:	By Will	☐	By Gift	☐	By Exchange	☐
Possession Held By	:						

A.3 Surroundings:

North	:	Road
South	:	Md. Asad
East	:	Md. Jamal
West	:	Md. Asad

A.4 Quality Attributes:

i) Present Status (Please Tick)	:	Vacant	☐	With Structure	☒				
ii) Level vacant Land (Yes/No)	:	Yes	☐						
iii) Residential Land (Yes/No)	:	Yes	☐						
iv) Land Having Boundary (Yes/No)	:	Yes	☐						
v) Demarcated (Yes/No)	:	Yes	☐						
vi) Land Having Road Connectivity (Yes/No)	:	Vacant	☐	With Structure	☒				
i) If Yes, Please Tick	:	Direct	☒	Shared	☐	Kancha	☐	Pucca	☒
What Sort of Vehicle can go there	:	Any Vehicle Can go there							
Route of Communication	:	Mercantile Bank Limited, Manikganj Branch > Bus Stand> Zila Matsha Odhidoptr> 23.00 Decimal Proposed Mortgage land.							
Demarcation Mode	:	The land is Demarcated by one side road and three side brick wall							

A.5 Location:

i) Location Map Enclosed (Please Tick)	:	Yes	☒	No	☐
ii) Distance from Familiar Establishment in the locality	:	This plot is about 200 Meter far from Zila Matsha Odhidoptr			
iii) Distance from the Branch (Bank)	:	This plot is about 01.00 Kilometer far from MBL, Manikganj Branch.			

A.6 Valuation:

Basis of Valuation (Please Tick)	:	Govt. Rate	Area of Land	Market Rate	Total Amount
Rate Per Decimal	:		23.00	10,60,000.00	
Total Market Value	:				2,43,80,000.00
Force Sale Value	:			(20% Less)	1,95,04,000.00

NOTE: We evaluate Land, the basis of present market value. In future the value of Land will be increased or decreased with the economical and political condition of the country.



Summary:

PRESENT MARKET VALUE (Land):

The value of 23.00 Decimal amounts to:

23.00 @ Tk. 10,60,000.00 per decimal = Tk. 2,43,80,000.00

TOTAL PRESENT MARKET VALUE: = Tk. 2,43,80,000.00

(Tk.: Two Crore Forty Three Lac Eighty Thousand) Only

DISTRESSED VALUE:

In case of forced selling for any reasons whatsoever, the distressed value of the land according to our calculation, append here to: **Total Land 23.00 Decimal.**

DISTRESSED VALUE (Land) 20%:

The value of 23.00 Decimal amounts to:

23.00 @ Tk. 8,48,000.00 per decimal = Tk. 1,95,04,000.00

TOTAL DISTRESSED VALUE: =Tk. 1,95,04,000.00

(Tk.: One Crore Ninety Five Lac Four Thousand) 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.



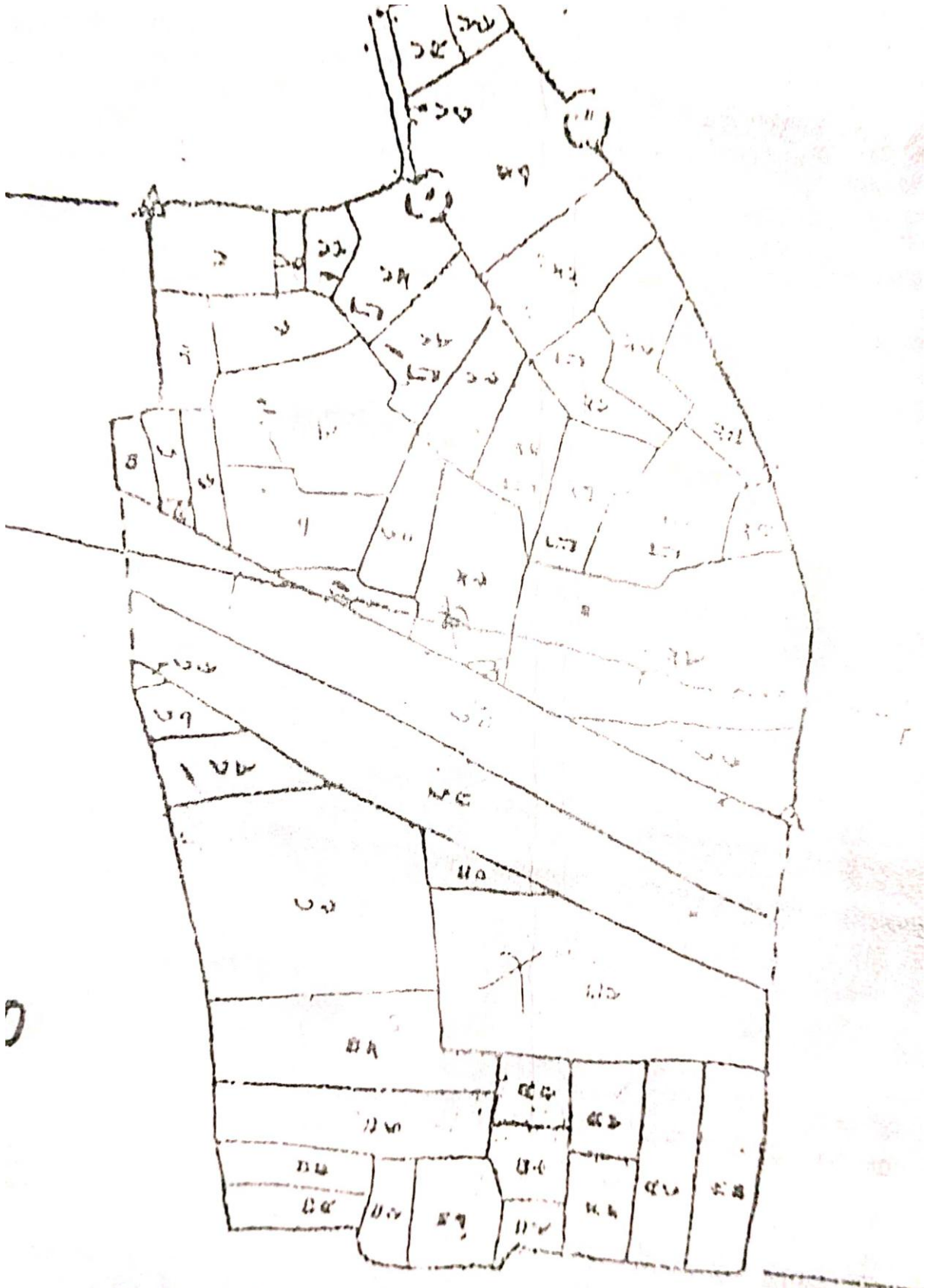
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Mouza Map:





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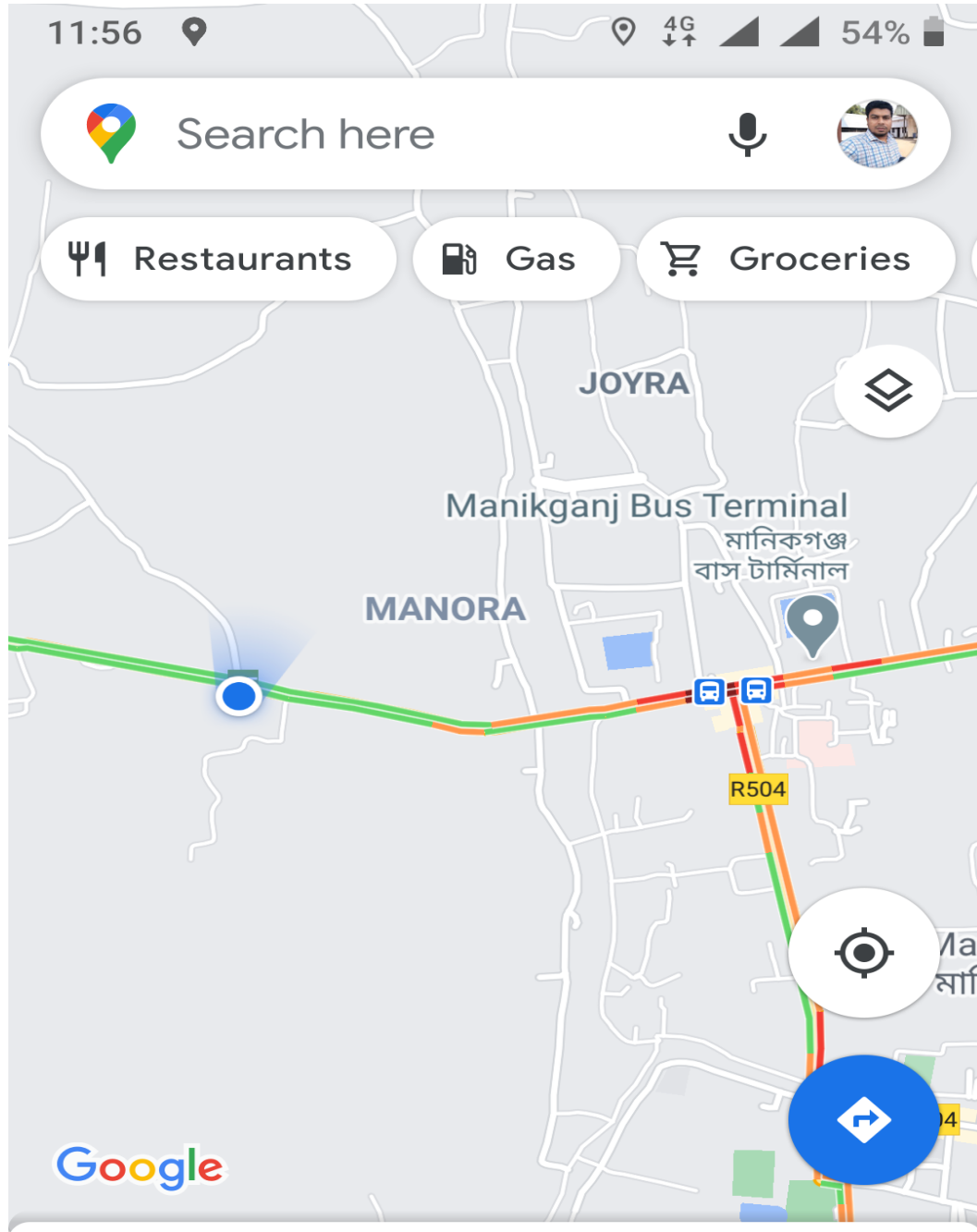
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Google Map:

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Manikganj Sadar Upazila

🚗 17 min



Directions



Start



Save





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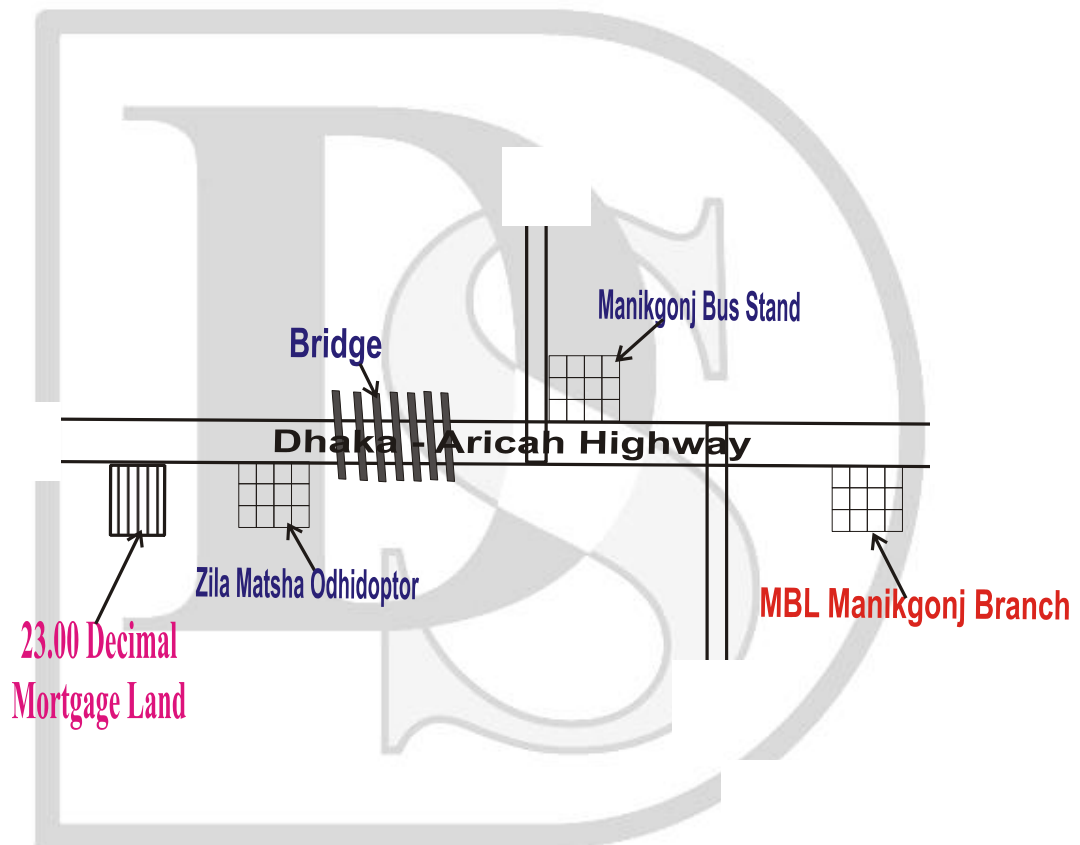
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LOCATION MAP OF A/C: **M/S. Tasnuva Filling Station**

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North Side



Signature of the owner

Investment In charge

Manager Operations

Head of Branch



PHOTOGRAPHS OF THE LANDED PROPERTY
(23.00 Decimal Land with Business)

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PHOTOGRAPHS OF THE LANDED PROPERTY
(23.00 Decimal Land with Business)

12





PHOTOGRAPHS OF THE LANDED PROPERTY
(23.00 Decimal Land with Business)

13





PHOTOGRAPHS OF THE LANDED PROPERTY
(23.00 Decimal Land with Business)

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