Report No: SBSI/VR–\*|Id|\*/\*|Year|\*

Dated : \*|Date|\*

**01.Initiation:**

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Initiator | : | **\*|InitiatorName|\*,**\*|InitiatorAddress|\*. |
| 2. | Reference | : | \*|Reference|\*. |
| 3. | Date of Intimation | : | On \*|DateOfInitiation|\*. |
| 4. | Date of Survey | : | On \*|DateOfSurvey|\*. |
| 5. | Place of Survey | : | \*|PlaceOfSurvey|\*. |

**02.Particulars of Borrower of the Property:**

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Name of Borrower | : | \*|NameOfBorrower|\*. |
| 2. | Borrower Address | : | \*|BorrowerAddress|\*. |

**03.Particulars of Owner of the property / Relationship with Borrower:**

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Name of Owner | : | \*|NameOfOwner|\* |
| 2. | Present Address | : | \*|PresentAddress|\*. |
| 3. | Permanent Address | : | \*|PermanentAddress|\*. |
| 4. | Relationship with Borrower | : | \*|RelationshipWithBorrower|\*. |

**04. Particulars of the Property:**

|  |  |  |  |
| --- | --- | --- | --- |
| 1. | Valuation of Property | : | \*|ValuationOfProperty|\* |
| 2. | Present usage of land | : | \*|PresentUsageOfLand|\* |
| 3. | Approach Road | : | \*|PresentUsageOfLand|\* |
| 4. | Nature of road | : | \*|NatureOfRoad|\* |
| 5. | Building Face | : | \*|BuildingFace|\* |
| 6. | Boundary Wall | : | \*|BoundaryWall|\* |
| 7. | Ownership of road | : | \*|OwnershipOfRoad|\* |
| 8. | Deed No & Date | : | \*|DeedNoAndDate|\* |
| 9. | J.L No. | : | \*|JLNo|\* |
| 10. | Khatian No. | : | \*|KhatianNo|\* |
| 11. | Dag No. | : | \*|DagNo|\* |
| 12. | Mutation Khatian No. | : | \*|MutationKhatianNo|\* |
| 13. | Mouza | : | \*|Mouza|\* |
| 14. | P.S. | : | \*|PS|\* |
| 15. | S.R.O. | : | \*|SRO|\* |
| 16. | District | : | \*|District|\* |
| 17. | Area of land as per deed | : | **\*|AreaOfLandAsPerDeed|\*** |

**05.Location of the land to be mortgaged:**

|  |  |  |
| --- | --- | --- |
| a) | Location of the land | \*|LocationOfTheLand|\* |

|  |  |  |  |
| --- | --- | --- | --- |
| b) | Importance of the location | **Local Authority** | **Importance** |
|  | \*|LocalAuthority|\* | \*|Importance|\* |

|  |  |  |  |
| --- | --- | --- | --- |
| c) | Importance & Status of the plot | **Road level** | **Communication** |
|  | Nearest Road Level | Good Communication. |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| d) | Parameters of the boundaries(‰PvnÏx): | On the North | \*|OnTheNorth|\* | On the South | \*|OnTheSouth|\* |
| On the East | \*|OnTheEast|\* | On the West | \*|OnTheWest|\* |

**06.0 Nearest Important Places:**

|  |  |  |
| --- | --- | --- |
| **Sl.#** | **Description** | **Distance from proposed land** |
| 01. | \*|NearestImportantPlace1Name|\* | About \*|NearestImportantPlace1Value|\* distance from the proposed property. |
| 02. | \*|NearestImportantPlace2Name|\* | About \*|NearestImportantPlace2Value|\* distance from the proposed property. |
| 03. | \*|NearestImportantPlace3Name|\* | About \*|NearestImportantPlace3Value|\* distance from the proposed property. |

**07. Utility facility:**

|  |  |  |
| --- | --- | --- |
| **Water Supply** | **Gas Supply** | **Electricity Supply** |
| \*|WaterSupply|\* | \*|GasSupply|\* | \*|ElectricitySupply|\* |

**08. Communication:**Road

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **From** | **To** | **Distance** | **From** | **To** | **Distance** |
| Zero point Gulistan, Dhaka | \*|CommunicationRoadTo|\* | \*|CommunicationRoadToDistance|\* | \*|CommunicationRoadFrom|\* | Proposed Property | \*|CommunicationRoadFromDistance|\* |

**11. Present Value of Land:**

|  |  |  |
| --- | --- | --- |
| To arrive at a fair value of land we have taken current rate of the same are as following:- | | |
| Total area of land\*|TotalAreaOfLand|\***Decimals** @ **Tk**. \*|PresentRateOfLand|\* Per Decimals = | Tk. | \*|PresentValueOfLand|\* |

**12.0. Present value & Description of the Buildings/Constructions:**

**Description**:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sl.#** | **Description** | **Floor Identification** | **Area of this construction** | | **Floor** | **Roof** | **Door** | **Window** |
| **Plan** | **Physical** |
| 01. | \*|Description|\* | \*|FloorIdentification|\* | \*|Plan|\* | \*|Physical|\* | \*|Floor|\* | \*|Roof|\* | \*|Door|\* | \*|Window|\* |

**14.0 Valuation of Building based on cost approach (As per layout plan):**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Floor** | **Area (sft)** | **Construction Year** | **% completed** | **Complete Rate /Sft** | **Total when completed** | **Present Rate /Sft** | **Total present value** | **Depreciation (Per Year 1.25%)** | **After Depreciation** |
| **Total after completion=** | | | | \*|TotalAfterCompletion|\* | | **Total at present=** | | \*|TotalAtPresent|\* | |