



# JORIP O PARIDARSHAN COMPANY LIMITED

## জরিপ ও পরিদর্শন কোম্পানি লিমিটেড

Paltan Tower (4th floor), Suite # 404, 87- Purana Paltan Line, Dhaka- 1000. Phone : 49362956-58, www.joripbd.com, e-mail : joripbd@gmail.com

Joishthya                  18, 1428  
June                        01, 2021

YOUR REF. NO. : NIL  
OUR REF. NO. : JOPCL/PRIVATE/EPIC-CIPL/MISC-1420/2021

Mr. P K Shaw  
GM & Company Secretary | Corporate  
THE EPIC GROUP  
House # 17, Road # 15,  
Rabindra Sharani  
Sector # 3, Uttara  
Dhaka-1230.

**REPORT ON IDENTIFICATION AND CURRENT VALUATION OF LAND &  
CONSTRUCTIONS LOCATED AT KHEJUR BAGAN (ANWAR JUNG ROAD),  
BARA ASHULIA WITHIN MOUZA BARA ASHULIA UNDER SAVAR POLICE  
STATION OF THE DISTRICT DHAKA**

A/C.: COSMOPOLITAN INDUSTRIES (PVT.) LTD. (CIPL)

Dear Sir,

As desired by you enclosed please find our survey report no. JOPCL/PRIVATE/EPIC-CIPL/MISC-1420/2021 dated 23.06.2021 in duplicate together with our bill no. 1420/2021 dated the same also in duplicate.

Please acknowledge receipt and arrange to settle our survey fee bill at an early date.

Thanking you,

Yours faithfully

for JORIP O PARIDARSHAN COMPANY LTD.

(ATAUR RAHMAN)  
Chief Surveyor





# JORIP O PARIDARSHAN COMPANY LIMITED

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### BILL / INVOICE

No. : 1420/2021

Date: 01/06/2021

To:

Mr. P K Shaw  
GM & Company Secretary | Corporate  
THE EPIC GROUP  
House # 17, Road # 15,  
Rabindra Sharani  
Sector # 3, Uttara  
Dhaka-1230

Particulars of the job:

REPORT ON IDENTIFICATION AND CURRENT VALUATION OF LAND & CONSTRUCTIONS LOCATED AT KHEJUR BAGAN (ANWAR JUNG ROAD), BARA ASHULIA WITHIN MOUZA BARA ASHULIA UNDER SAVAR POLICE STATION OF THE DISTRICT DHAKA

A/C.: COSMOPOLITAN INDUSTRIES (PVT.) LTD.

(CIPL).

YOUR REF. NO. : NIL

OUR REF. NO. : JOPCL/PRIVATE/EPIC-CIPL/MISC-1420/2021

Fees for physical inspection, assessment of present value of the property(s) and preparation of report.	fee	TK. 70,000.00
ADD : 15% VAT [VAT Registration No.: 9011083641; Area Code No.: 90101]		Tk. 10,500.00
	Total amount in BDT.	TK. 80,500.00

Tk : (In Words) (Taka eighty thousand five hundred only)

for JORIP O PARIDARSHAN COMPANY LTD.

**(ATAUR RAHMAN)**  
 Chief Surveyor

We vouch for professionalism and honesty



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Joishthya            18, 1428  
June                01, 2021

YOUR REF. NO. : NIL  
OUR REF. NO. : JOPCL/PRIVATE/EPIC-CIPL/MISC-1420/2021

**Insurance Development and Regulatory Authority (IDRA)**  
**License No. 67(MISC) valid upto 12.06.2021**

Mr. P K Shaw  
GM & Company Secretary | Corporate  
THE EPIC GROUP  
House # 17, Road # 15,  
Rabindra Sharani  
Sector # 3, Uttara  
Dhaka-1230

**REPORT ON IDENTIFICATION AND CURRENT VALUATION OF LAND &  
CONSTRUCTIONS LOCATED AT KHEJUR BAGAN (ANWAR JUNG ROAD),  
BARA ASHULIA WITHIN MOUZA BARA ASHULIA UNDER SAVAR POLICE  
STATION OF THE DISTRICT DHAKA**  
**A/C.: COSMOPOLITAN INDUSTRIES (PVT.) LTD. (CIPL)**

Dear Sir,

Acting upon your e-mail and subsequent telephonic discussions, our surveyor inspected the site of the above-mentioned property (land & constructions) on 21.03.2021 in order to locate, identify and assess the present market price of the said property (land & constructions). We have carried out the physical survey of the above mentioned property on the basis of a property schedule supplied by EPIC Group dated 05.05.2021 with addressed to us which was not substantiated by relevant land ownership documents, Sale Deeds, Mutation Certificates etc. Our findings are given below.

### PARTICULARS OF THE LAND

Reference : Land Schedule supplied by EPIC Group

Owner of the Industry : Cosmopolitan Industries Pvt. Ltd.  
Khejur Bagan (Anwar Jung Road),  
Bara Ashulia, Savar, Dhaka

Location of the Industry : Khejur Bagan (Anwar Jung Road), Bara Ashulia  
Mouza: Bara Ashulia  
J.L.No.: Sabek-602, S.A-117, R.S-115  
Sub-registry office &  
Police Station: Savar  
District: Dhaka

Deed nos. with date	Khatian No(s.).	Plot No(s.).	Area of land
Deed # 17538 Date 06.08.2006	C.S – 22/25,22,127, 238,294,398,399,400 & 401		282.00 decimals
Deed # 21577 Date 25.09.2005	S.A – 56,198,303, 303/kat,366,484,486,487 & 489	C.S & S.A – 604,628,629/1485 & 638	10.00 decimals
Deed # 4448 Date 08.03.2006	R.S – 32,139/kat,196, 196/kat,299,230,231,351,435 & 436	R.S – 1044,1081, 1082,1083, 1084 & 1085	30.00 decimals
Deed # 4449 Date 08.03.2006	Jote – 1719,1788,1998,1720 & 1865	R.S Mutation– 351 & 196/kat	11.00 decimals
Deed # 4450 Date 08.03.2006	Mutation – 435, 436/kat & 2307		8.00 decimals
Deed # 4451 Date 08.03.2006			5.00 decimals
Deed # 7067 Date 09.04.2006			6.00 decimals
Deed # 5130 Date 15.03.2005			2.50 decimals

*[Signature]*  
JORIP O PARIDARSHAN COMPANY LTD.

Page 1 of 6

*[Signature]*  
(Ataur Rahman)  
Chief Surveyor

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Deed # 11325 Date 29.05.2006	C.S – 22/25,22,127, 238,294,398,399,400 & 401		6.50 decimals
Deed # 12106 Date 06.06.2006	S.A – 56,198,303, 303/kat,366,484,486,487 & 489	C.S & S.A – 604,628,629/1485 & 638	5.00 decimals
Deed # 11324 Date 29.05.2006	R.S – 32,139/kat,196, 196/kat,299,230,231,351,435 & 436	R.S – 1044,1081, 1082,1083, 1084 & 1085	4.50 decimals
Deed # 9182 Date 04.05.2006	Jote – 1719,1788,1998,1720 & 1865	R.S Mutation– 351 & 196/kat	5.00 decimals
Deed # 9818 Date 14.05.2006	Mutation – 435, 436/kat & 2307		6.50 decimals
Deed # 234 Date 03.01.2006			37.50 decimals
The Deed is in under process			13.67 decimals
Total land area :			433.17 decimals

### IDENTIFICATION AND DESCRIPTION OF THE LAND

The land surveyed by us is located at Khejur Bagan (Anwar Jung Road), Bara Ashulia which is situated about 1½- km. away on the western side "Ashulia Bazar Bus Stand," within mouza Bara Ashulia under Savar police station of the district Dhaka. The land falls within a known residential-cum-industrial area of Khejur Bagan (Anwar Jung Road), Bara Ashulia of Savar of the district Dhaka, hence possesses a relatively high market price. The land is protected by boundary walls. The periphery of the land is given below.

- On the north : R/A (different owners)
- On the south : Access Road
- On the east : Property of Rangs Group
- On the west : Property of Mr. Abdul Mannan & others

### ASSESSMENT OF PRESENT VALUE OF THE LAND

Our physical inspection of the land of above mentioned particulars and also checking of the present market price of different land located in the adjoining area has led us to believe that 1(one) bigha equivalent to 33 (thirty three) decimals of developed land as that of the owner's would worth Tk. 4,45,50,000.00 (Taka four crore fifty four lac fifty thousand only) approximately on an average in the present market.

Cost of 1(one) decimal @ Tk. 4,45,50,000.00 per bigha <u>on an average</u>	: Tk. 13,50,000.00
Therefore, cost of 433.17 decimals	: Tk. 13,50,000.00 x 433.17
Present value of the land	: Tk. 58,47,79,500.00

(Taka fifty eight crore forty seven lac seventy nine thousand five hundred only)

### Basis of evaluation

Present valuation of the land has been arrived at by taking into consideration of the location, configuration and market price of recent transfers of land in the same vicinity.

Its needs to be mentioned here that the estimated value of the land located at the said locality indicate herein is only proximate which may be negotiated between the buyer and seller to a higher or lesser price.

*[Signature]*  
JORIP O PARIDARSHAN COMPANY LTD.  
Ataur Rahman  
Chief Surveyor



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### CONSTRUCTIONS

Following constructions were found to be existed on the land of above-mentioned particulars. The constructions are used for running textile industry/unit named **Cosmopolitan Industries Pvt. Ltd.** located at Bara Ashulia, Anwar Jung Road, Savar, Dhaka. The descriptions along with assessment of present value of the said construction are given below.

SL. No.	Particulars of Buildings/Structures	Class of constructions	Year of construction	Floor area / Covered area	Rate per sq.ft.	New value in Tk.	Depreciation (Tk.)	Present value (Tk.)	
01.	Main Factory building- 6(six) storeyed (Washing, finishing, sewing, cutting, canteen etc.)	Ground floor Height: 18' ft. washing floor	1 <sup>st</sup> class	Age: 13 years in average	59,800 sq.ft.	@Tk. 1800.00 in average	10,76,40,000.00	1,89,90,771.42	8,86,49,228.58
		Mezzanine	1 <sup>st</sup> class		Combined area 36,888 sq.ft.	@Tk. 1200.00	4,42,65,600.00	78,09,716.57	3,64,55,883.43
		1 <sup>st</sup> to 3 <sup>rd</sup> floor	1 <sup>st</sup> class		61,300 x 3 = 1,83,900 sq.ft.	@Tk. 1400.00	25,74,60,000.00	4,54,23,300.00	21,20,36,700.00
		4 <sup>th</sup> floor (canteen)	Mixed 1 <sup>st</sup> /tin shed		49,239 sq.ft.	@Tk. 650.00 in average	3,20,05,350.00	79,05,321.45	2,41,00,028.55
02.	Utility building- Double storeyed (Office, compressor, generator etc.)	Ground floor height: 20' ft.	1 <sup>st</sup> class	Age: 13 years	3,802 sq.ft.	@Tk. 1800.00	68,43,600.00	12,07,406.57	56,36,193.43
		1 <sup>st</sup> floor	Pre- fabricated		3,990 sq.ft.	@Tk. 1000.00	39,90,000.00	9,85,530.00	30,04,470.00
03.	Extension part of Utility building-	Ground floor height: 20' ft.	1 <sup>st</sup> class	Age: 8 years	4,195 sq.ft.	@Tk. 1600.00	67,12,000.00	7,28,731.42	59,83,268.58
		1 <sup>st</sup> floor	Pre- fabricated		3,970 sq.ft.	@Tk. 1000.00	39,70,000.00	6,03,440.00	33,66,560.00
04.	Chiller building- (Single storeyed) Height: 20' ft.	1 <sup>st</sup> class	Age: 7 years	5,226 sq.ft.	@Tk. 1800.00 in average	94,06,800.00	8,93,646.00	85,13,154.00	
05.	Chemical building- (Single storeyed)	1 <sup>st</sup> class	Age: 7 years	1,000 sq.ft.	@Tk. 1000.00	10,00,000.00	95,000.00	9,05,000.00	
06.	Medical & Day care building- (Double storeyed)	1 <sup>st</sup> class	Age: 7 years	2,038 x 2 = 4,076 sq.ft.	@Tk. 1000.00 in average	40,76,000.00	3,87,220.00	36,88,780.00	
07.	PREFABRICATED STEEL SHED (Warehouse Unit) inside a mezzanine with a height of 18'-25' ft. and requisite fitting & fixtures for auto warehouse  ETP (Effluent Treatment Plant) Having heavy necessary plant foundation i.e. equalization tank/reservoirs, Aeration feed pump, lamella clarifier tank, EC feed and EC skid etc. with operator Capacity: 100 m <sup>3</sup> per hr. & WTP (Water Treatment Plant) Capacity: 50 m <sup>3</sup> per hr. with necessary plant foundations with expansion area (on process)	Pre- fabricated structures	Age: 13 years	Combined Covered area with 3-level 40,052 sq.ft.	@Tk. 1000.00 in average	4,00,52,000.00	98,92,844.00	3,01,59,156.00	
				Lump-sum				1,50,00,000.00	

Jorip O Paridarsan Company Ltd.

Ataur Rahman  
Chief Surveyor



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08.	<b>Others</b> RMS room, Driver waiting room, Beautification with plantation , parking shed, Internal road, Boundary walls etc.			Lump-sum				1,50,00,000.00	
<b>Additional construction (Newly)</b>									
09.	ETP (Effluent Treatment Plant) with operator (under construction) 4-toreyed excluding a basement Having heavy necessary plant foundation i.e. equalization tank/reservoirs with operator Capacity: 67 m³ per hr. (will be)	1 <sup>st</sup> class	Under construction about 85% completed so far	B- 2,286 sft. Gr- 2,534 sft. 1 <sup>st</sup> - 2,534 sft. 2 <sup>nd</sup> - 2,534 sft. 3 <sup>rd</sup> - 2,534 sft. <b>Total: 8,608 sq.ft.</b>	Tk. 1530.00 For 85% (@Tk. 1800.00 in average)	1,23,95,520.00	N/A	1,31,70,240.00	
10.	Warehouse (Double storeyed) Inside 2-mazzanine floors	Ground floor Height: 26' ft.  Mezzanine  1 <sup>st</sup> floor Height: 26' ft.  Mezzanine	1 <sup>st</sup> class	Newly completed	12,066 sq.ft.  2,500 sq.ft.  13,066 sq.ft.  820 sq.ft.	@Tk. 2800.00 in average  @Tk. 1200.00  @Tk. 2800.00 in average  @Tk. 1200.00	3,01,65,000.00  25,00,000.00  3,26,65,000.00  8,20,000.00	N/A  N/A  N/A  N/A	3,37,84,800.00  30,00,000.00  3,65,84,800.00  9,84,000.00
11.	Utility building-3 (generator-cum-boiler) Double storeyed excluding a basement Having heavy necessary machineries foundation	1 <sup>st</sup> class	Newly completed (finishing stage)	B- 616 sft. Gr- 616 sft. <u>1<sup>st</sup> - 696 sft.</u> <b>Total: 1,928 sq.ft.</b>	@Tk. 2000.00 in average	34,70,400.00	N/A	38,56,000.00	
12.	Security building	1 <sup>st</sup> class	Newly completed	1,000 sq.ft.	@Tk. 1200.00	12,00,000.00	N/A	12,00,000.00	
Sub total value of the constructions (Newly):								9,25,79,840.00	
Sub total value of the constructions (Part-A): Tk. 54,50,78,262.57									

**Note:** We have been informed by the EPIC Group supported with the documents that the said project building is of Silver Rated (LEED Certified Green Building by USGBC) with the latest ancillary construction, fittings & fixtures and which also certified for the worker safety (Corrective Action Plan) by Alliance.

### BUILDING STRENGTHENING & RETROFITTING WORK (related expense documents supplied by Epic Group)

	Retrofitting/modification of different construction work for the buyer compliance requirements as green textile	Audited Balance Sheet Prepared by Huda Vasi Chowdhury & Co. WDV as at 30 <sup>th</sup> June ' 2016  As per Audited Financial Statement Year 2015 - 2016	New value	Depreciation	Present value
			Year: 2016 - 2017	112,132,914	11,213,291
13.		Year: 2017 - 2018	13,663,642	1,093,091	1,25,70,551.00
		Year: 2018 - 2019	4,641,742	278,505	43,63,237.00
			25,021,499	1,000,860	2,40,20,639.00

Jorip O Paridarsan Company Ltd.

(Ataur Rahman)  
Chief Surveyor

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	Audited Balance Sheet Prepared by DELOITTE Nurul Faruk Hasan & Co.	12,792,489	255,850	1,25,36,640.00
	As per Audited Financial Statement Year 2019 – 2020 (only retrofitting)			
<b>Sub total value of the constructions (additional) as WDV (Part-B): Tk. 15,44,10,689.00</b>				
<b>Grand total value of the constructions (A + B): Tk. 69,94,88,951.57</b>				

(Taka sixty nine crore ninety four lac eighty eight thousand nine hundred fifty one and paisa five seven only)

**Note:** The strengthening & retrofitting/modification work against the sl. no. 13 which is depend on the supplied WDV mentioned above.

**Note:** a) Definition of 1<sup>st</sup> class constructions

: Built on heavy r.c.c foundation, burnt brick side walls, r.c.c. floor, r.c.c. roof supported by r.c.c. columns and beams.

b) Definition of prefabricated constructions

: Prefabricated steel roof with extended steel side walls (in part) supported by strong steel trusses set up on heavy r.c.c basic foundation provided with machinery foundations as well with burnt bricks walls (in part).

### Basis of evaluation

Deducting due depreciation from the new construction cost of the constructions on the following basis we have arrived at present valuation of the constructions.

If, Nv = New value/construction.

D = Depreciation.

Sv = Scrap value after the expiry of life expectancy.

Pv = Present value.

A = Age.

L = Life expectancy.

Then,

$$Pv = Nv - D$$

$$D = \frac{Nv - Sv}{L} \times A$$

### Assumption

L = 70 years for 1<sup>st</sup> class

50 years for prefabricated steel shed

Sv = 5% of Nv

### SUMMARY OF ASSESSMENT

### PRESENT VALUE

Land : Tk. 58,47,79,500.00

Constructions (including WDV) : Tk. 69,94,88,951.57

**PRESENT VALUE OF THE PROPERTY(S)** : Tk. 128,42,68,451.57

(Taka one hundred twenty eight crore forty two lac sixty eight thousand four hundred fifty one and paisa five seven only)

### POSSESSION

The possession in respect of the constructions belongs to Cosmopolitan Industries Pvt. Ltd. as mentioned stated in this survey report.

The final confirmation of ownership & possession of the property(s) depends on the legal opinion.

### PHOTOGRAPHS & LOCATION MAP

One set containing 36 -nos. of colour photographs & location map showing the property(s) are enclosed.

Jorip O Paridarshan Company Ltd.

(Ataur Rahman)  
Chief Surveyor



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### OBSERVATIONS & REMARKS

- We, Jorip O Paridarshan Company Limited are responsible for the valuation of the landed property(s) concerned only but not any encumbrance, string or interest attached to it.
- We are only responsible for the valuation of the property (land & construction of part A) as stated in this survey report but no other related matters.
- Above-mentioned factory premises are accessible to all kind of road transport vehicles.
- Our above assessment of current value of the property(s) is based on our physical inspection of the said property(s), checking of present market price and we are satisfied that the value thus assessed by us is quite fair and reasonable.
- We, Jorip O Paridarshan Company Limited, hereby declare that we have no interest (except as Inspector, Surveyor and Assessor of value of property) directly or indirectly in any manner what-so-ever in the subject matter in this report.
- The physical inspection/survey of the above mention property(s) has been carried out by Md. Mominul Ahsan.
- This report contains 6(six)-pages, each page of which bears the signature of the undersigned.
- This report is issued at Dhaka on June 01, 2021
- Our responsibility is limited to the exercise of reasonable care. This report does not intend to relieve any party from its contractual obligation and is issued WITHOUT ANY PREJUDICE.

For, JORIP O PARIDARSHAN COMPANY LIMITED

(ATAUR RAHMAN)  
Chief Surveyor





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June 01, 2021

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**LAND & CONSTRUCTIONS LOCATED AT KHEJUR BAGAN (ANWAR JUNG ROAD), BARA ASHULIA WITHIN  
MOUZA BARA ASHULIA UNDER SAVAR POLICE STATION OF THE DISTRICT DHAKA  
A/C. COSMOPOLITAN INDUSTRIES (PVT.) LTD. (CIPL)**

### Google View

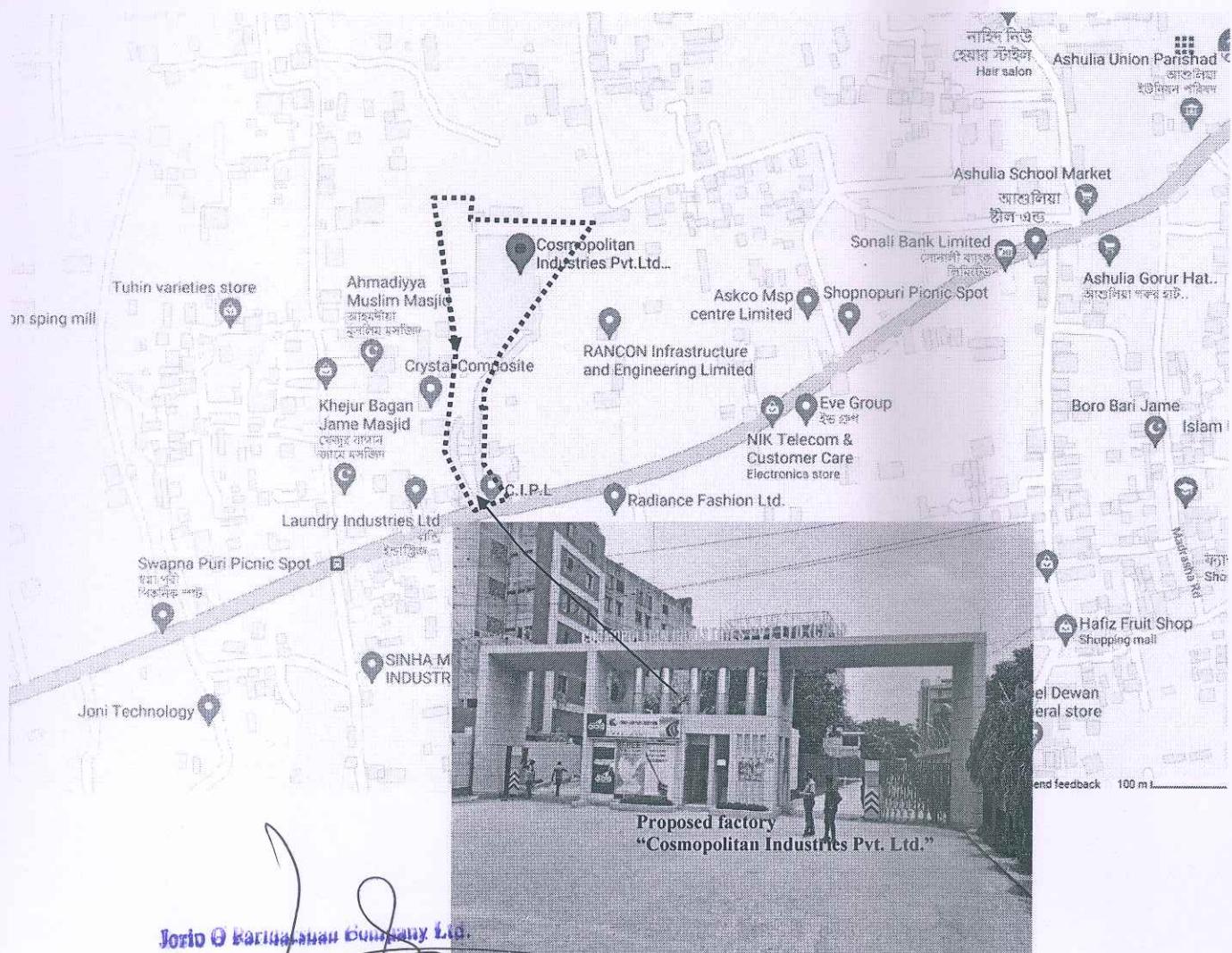


Note to Scale

#### Latitudes & Longitudes

23°53'31.0"N 90°19'24.6"E

23.891944, 90.323491



Jorip O Paridarshan Company Ltd.

(Ataur Rahman)  
Chief Surveyor

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**CIPL**



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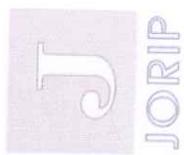


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