ក្រុមហ៊ុនឡាក់ឃី រៀលធី ខូអិលធីឌី

Lucky Realty Co., Ltd

របាយការណ៍វាយតម្លៃអចលនវត្ថុ
PROPERTY VALUATION REPORT

VALUATION OF

A parcel of vacant land held under Certificate of Real Estate Ownership
No. 08110604-1437, Lot No. 1437

UNDER LEGAL INTEREST OF
Mr. Kha Sokong and Mrs. Kong Chanthea

Postal Address	:	Phum Kampong Samnanh 1, Sangkat Kampong Samnanh, Krong Takhmao, Kandal Province, Kingdom of Cambodia.
Prepared for	:	**RHB Indochina Bank (Tuol Kork Branch)**
Date of Issue	:	November 12, 2018
Date of Valuation	:	November 08, 2018
Prepared by	:	Lucky Realty Co., Ltd (Professional Certificate V-15-190-01).
Ref No	:	**VR-Lucky-00211/18 (B)**

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Appendix "A" Photocopy of Certificate of Real Estate Ownership.
Appendix "B" Property Valuation License and Professional Certificate for Property Valuation.

EXECUTIVE SUMMARY

Date of Valuation	:	November 08, 2018
Purpose of Valuation	:	Financing.
Instructed by	:	RHB Indochina Bank (Tuol Kork Branch).
Legal Description	:	Certificate of Real Estate Ownership No. 08110604-1437, Lot No. 1437, Phum Kampong Samnanh 1, Sangkat Kampong Samnanh, Krong Takhmao, Kandal Province, Kingdom of Cambodia.
Type of Property	:	A parcel of vacant land.
Registered Owner(s)	:	Kha Sokong and Kong Chanthea.
Postal Address	:	Phum Kampong Samnanh 1, Sangkat Kampong Samnanh, Krong Takhmao, Kandal Province, Kingdom of Cambodia.
Location	:	The subject property faces to the East on to unnamed laterite road. It is located approximately 430 meters due west and 500 meters due north-east of Hun Sen Takhmao High School and Hun Sen Kpop Veng Secondary School respectively.
Tenure	:	Free hold.
Title Land Area	:	644.00 sq.m.
Current Market Value	:	**US$ 119,000.00** (One Hundred Nineteen Thousand US Dollars Only).
Forced Sale Value	:	**US$ 83,000.00** (Eighty Three Thousand US Dollars Only).

OPINION OF VALUES

In accordance with instruction and assumptions made within this valuation report of a parcel of vacant land held under Certificate of Real Estate Ownership No. 08110604-1437, Lot No. 1437, Phum Kampong Samnanh 1, Sangkat Kampong Samnanh, Krong Takhmao, Kandal Province, Kingdom of Cambodia.

We refer to your instruction to value the subject property which inspected on **November 08, 2018** In arriving at the current Market Value of the subject property, we have adopted the "**Comparison Method**" of valuation. It is our considered opinion that the current **Market Value** and **Forced Sale Value** of the freehold unencumbered interest in the subject property in its existing physical condition with the benefit of vacant possession, are estimated as follows:

Current Market Value (CMV):
US$ 119,000.00 (One Hundred Nineteen Thousand US Dollars Only).

Breakdown Market Value:

Subject Property	Area (sq.m)	USD/sq.m	Market Value (USD)
Land	644.00 sq.m	About $185.00	$119,140.00
Adopted Market Value:			**$119,000.00**
Forced Sale Value (FSV) - (70% of MV):			$83,000.00

Forced Sale Value (FSV):
US$ 83,000.00 (Eighty Three Thousand US Dollars Only).

We would like to declare that the result of valuation as mentioned above is neutral, not biased to any party and truthful.

For and on behalf of
LUCKY Realty Co., Ltd.

LUCKY REALTY Co., Ltd. KINGDOM OF CAMBODIA

Dith Channa
Chief Executive Officer
Real Estate Certificate
№ R-15-190-01

I. TERM OF REFERENCE

Lucky Realty Co., Ltd were instructed by **RHB Indochina Bank (Tuol Kork Branch)** to do an independent valuation report in respect of the **freehold** interest of a parcel of vacant land held under Certificate of Real Estate Ownership No. 08110604-1437, Lot No. 1437, Phum Kampong Samnanh 1, Sangkat Kampong Samnanh, Krong Takhmao, Kandal Province, Kingdom of Cambodia (hereinafter refer to as "**subject property**").

The Report and Valuation is in accordance with established International Standards and Cambodian Valuation Standards (CVS).

This Valuation Report is confidential and is restricted for the client's use or to whom it is addressed and for the specific purpose indicated. It may only be disclosed to other professional advisors assisting the client in respect to that purpose, but the client shall not disclose the report to any other party. Accordingly, our Valuation Report is to be relied on by the client and no other party. Lucky is fully indemnified from any other party and neither whole, nor any part, nor can it be extracted from to be included in any document for publication, statement or circular, nor in any communication with third parties, without our prior written approval of the form and context in which it will appear. We shall bear no responsibility nor be held liable to any party in any manner whatsoever in the event of any unauthorized publication of our Valuation Report, whether in part or in whole.

The opinion of value expressed in this report is addressed to the client only and shall be used for the purpose stated or intended in this report only. We are not responsible for any consequences arising from the valuation report being relied upon by any other party whatsoever or for any information therein being quoted out of context. You may not otherwise reproduce, distribute, transmit, post or disclose the content of the report without our prior written consent.

This valuation report is prepared in accordance with the general principles and limiting conditions as stated in relevant sections of this report as well as attached at the end of this report.

II. DATE OF INSPECTION AND VALUATION

The date of valuation is the date of our formal site inspection of the subject property which was held on **November 08, 2018.** The site inspection of the subject property was carried out by the assistance of our owner, **Mr. Kha Sokong**.

III. BASIS OF VALUATION

This valuation is an estimate of the exchange price achievable in the market for a property under certain assumption. The estimate is supported by experience and knowledge of the valuer together with an interpretation of market transaction, drawing out units of comparison from comparable properties, adjusting evidence and applying it to the subject property.

3.1 GENERAL ASSUMPTION

We assume the source of information has been supplied by the sources listed, this information is believed to be reliable and no responsibility is accepted should it proved not to be so nor warranty of any kind, be it express or implied, is intended. All other information stated without being attributed directly to another party is obtained from our searches of records, examination of documents or enquiries with the relevant authorities. This report has been prepared on the basis that full disclosure of all information and facts which may affect the valuation have been made known to ourselves and we cannot accept any liability or responsibility in any event, unless such full disclosure have been made to us. Our valuation is contingent on the documents and information furnished as well as and verbally conveyed to us by the client which are believed to be correct and reliable and no responsibility is accepted should it prove not to be so.

3.2 BASIS OF VALUATION

We were instructed to value the subject property on the basis of **Market Value**, **Forced Sale Value** and **Fire Insurance Value** which are mentioned as followings:

3.2.1 Current Market Value (CMV)

It has been defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing

seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

3.2.2 Forced Sale Value (FSV)

It is the amount that may reasonably be received from the sale of a property under forced sale conditions that do not meet all the criteria of a normal market transaction. It is a price which arises from disposition under extraordinary or atypical circumstances, usually reflecting an inadequate marketing period without reasonable publicity.

Forced Sale is an inappropriate mode of sale reflecting an unwilling seller condition, and/or disposal under compulsion or duress.

The recommended Forced Sale Value is arrived based on assumptions that the disposal of the property is carried out in a manner reflecting the position of an unwilling seller under conditions of compulsion or duress without an adequate period of marketing for the sale of such property.

3.2.3 Fire Insurance Value (FIV)

It is the replacement cost of the building which is similar condition to the existing building value. Insurance that is used to cover damage to a property caused by fire. It is the recommended total cost of reinstatement / reproduction of the building(s) erected on the site including costs of demolition and debris clearance plus the professional fees.

The recommended Fire Insurance Value for building does not include advice on cover for loss of rent or benefits, or cost of use of alternative premises during their period of reconstruction. Clients are therefore advice to seek guidance from professional insurance consultants in respect of their insurance needs.

3.3 Purpose of Valuation

We were instructed by our client to prepare a formal valuation of the subject property (hereinafter referred to as the subject property) for **Financing** purpose).

3.4 VALUATION METHODS

Property valuation is the process of forming an opinion of value-in-exchange under certain assumptions. Supply and demand within the property market as a whole and in specific submarkets will be changing all the time and therefore a valuation is a snapshot estimate of exchange price at a particular point in time. In our valuation practice, there are five methods most commonly used to value a property as followings.

3.4.1 Comparison Method

Comparison Method of Valuation is the most commonly used and accepted method in ascertaining the market value of properties. Under the Comparison Method, the valuation approach entails comparing the subject property with similar properties that were sold recently and those that are currently being offered for sale in the vicinity or other comparable localities. The characteristics, merits and demerits of these properties are noted and appropriate adjustments thereof are then made to arrive at the value of the subject property.

Sales Price of Comparable
± Adjustments
= Value of Subject Property

3.4.2 Cost Method

This approach considers the possibility that, as a substitute for the purchase of a given property, one could construct another property that is either a replica of the original or could offer comparable utility.

In practice, the approach also involves an estimate of depreciation for older or less functional properties where the estimated cost of a new replacement is likely to exceed the price that would be paid for the subject property.

Land valued by comparable adjustment	(+) Land Improvement
(+) Cost After Depreciation	(=) Market Value

3.4.3 Investment Method

This method of valuation is usually applied for investment properties. In the Investment Method, the annual rental income presently received or

expected over a period of time for the lease of the property is estimated and deducted therefrom the expenses or outgoings incidental to the ownership of the property to obtain the net annual rental value. This net annual income is then capitalized by an appropriate capitalization rate or Years' Purchase figure to arrive at the present Capital Value of the property.

Market Value	=	Market Rent	x	GRM
GRM	=	Market Value	/	Market Rent

3.4.4 Profit Method

This approach is most appropriate for properties occupied as business premises and in essence, attempts to determine the net operating profit from the trading accounts which is then capitalized using an appropriate yield.

Formula for Profit Method

Market value = Net annual rental / Cap rate

3.4.5 Residual Method

This approach is used to estimate land value remaining from value of the completed development, measured in terms of Gross Development Value, after deduction of the costs of creating the development, Gross Development Cost, and the Developer's Profit requirement.

Gross Development Value	(-) Gross Development Cost
(-) Developer's Profit Requirement	(=) Market Value of the site

IV. LOCATION

4.1 Location of the subject property

The subject property faces to the East on to unnamed laterite road. It is located approximately 430 meters due west and 500 meters due north-east of Hun Sen Takhmao High School and Hun Sen Kpop Veng Secondary School respectively.

4.2 Location Map (2D MAP)

APPROXIMATE LOCATION MAP OF THE SUBJECT PROPERTY

4.3 Location MAP (3D MAP OR SATELLITE MAP)

LOCATION MAP OF SUBJECT PROPERTY
CAPTURED FROM GOOGLE EARTH
(GOOGLE EARTH POINT: 11°27'57.20"N 104°56'47.84"E)

4.4 Accessibilities

The subject property is easily accessible from Takhmao Roundabout via National road No 21 heading south (about 1.4km), then turning right on to unnamed concrete road heading east (about 600m). Finally, turns left onto unnamed laterite road travelling about 130 meters to reach to the subject property is on the right hand side.

4.5 Surrounding Locality

Surrounding developments within 1 km radius from the immediate vicinity comprises mainly commercial and residential, including markets, schools, government institutions, petrol stations, shop houses, hostels, warehouses, factories, restaurants, shop and residence.

4.6 Landmarks

Notable landmarks in the vicinity include Hun Sen Ta khmao High School and Hun Sen Kpop Veng Secondary School are located approximately 430m and 500m due east and south-west of the subject property, respectively.

Takhmao Good Health Hotel is located approximately 290m north east of the subject property whilst Kampong Sam Nanh Commune Hall located approximately 470m due north of the subject property.

Other prominent landmarks located nearby the subject property include Hollywood cafe, Cambodia Red Cross, Hun Sen Regional Pedagogy Center, Prek Samroang Pagoda, Thorm Reach Velokaram Pagoda, Kampong Sam Nanh Primary School and Takhmao Bright Voice Church.

HUN SEN TAKHMAO HIGH SCHOOL

4.7 Services

All essential utility services such as water, electricity and drainage system, are available in the vicinity of the subject property.

4.8 Town Planning/Zoning

Information on Planning is obtained from the Structure Plan, Local Plan and Development Plans published by the relevant Authority. Whilst we may make verbal enquiries, we do not normally carry out requisitions with the various public authorities to confirm that the property is not adversely affected by any public schemes such as road and drainage improvements. If reassurance is required, we strongly recommend that your solicitor or other professional advisors undertake this task of verification.

Our investigation and verbal enquiry with officer at **Kampong Samnanh** revealed that the subject property is located within an area designated for mixed use.

V. PROPERTY DESCRIPTION

5.1 Site Description

The subject site is a parcel of vacant land bearing postal address Phum Kampong Samnanh 1, Sangkat Kampong Samnanh, Krong Takhmao, Kandal Province, Kingdom of Cambodia. It has a titled deed land area of 644.00 sq.m. It faces to the east onto an unnamed laterite road with a direct frontage of about 12.80 meters whilst an average depth is approximately 50.31 meters.

Land Shape: It is an intermediate lot and rectangular in shape.

Terrain: The site is generally flat and lies slightly lower than frontage road level.

Tenue: The subject property is currently under a hard titled deed which is an obtained free hold.

Improvement: The internal site compound has been improved.

5.2 Site Boundaries

The brief detail of the subject site boundaries are summarized as follow:

Direction	Description	Demarcation
North	Abuts onto neighbouring lot.	Nil.
South	Abuts onto neighbouring lot.	Nil.
East	Abuts onto Unnamed laterite road.	Nil.
West	Abuts onto neighbouring lot	Nil.

- Sketched site plan of the subject property is attached as following:

5.3 Photograph of the subject property

GENREAL FRONT VIEW AS SEEN FROM EASTERN ANGLE

GENERAL FRONT VIEW AS SEEN FROM SOUTH-EASTERN ANGLE

GENERAL FRONT VIEW AS SEEN FROM NORTH-EASTERN ANGLE

VIEW OF VACANT LAND

VI. SWOT ANALYSIS

SWOT analysis is an analytical method which is used to identify and categories significant internal (Strengths and Weaknesses) and external (Opportunities and Threats) factors.

6.1 Internal Factors

STRENGTHS	WEAKNESSES
➢ The subject property is under hard title ➢ Can be accessible all types of vehicle ➢ It is rectangular shape ➢ The terrain of the subject site is generally flat ➢ It has spacious parking lot	➢ It fronts onto laterite road ➢ The subject sites on end road ➢ It is generally slightly lower than frontage road level

6.2 External Factors

OPPORTUNITIES	THREATS
➢ The subject property is currently located near commercial area ➢ It is located within high density of population with 5 kilometers radius ➢ It is near to development zone ➢ It has alternative accessibilities ➢ It can easily be converted into factory, warehouse, rice miller, and other workable business activities	➢ vacant land ➢ During rainy season the road is flooded / the building is leaked by water

VII. TENENCY STATUS

At the date of our inspection, we noted that subject property is currently vacant and unoccupied.

VIII. TITLED PARTICULARS

We have relied on the translated photocopy of the "Certificate of Real Estate Ownership" provided, and the valuation is issued on the understanding that the title provided is an accurate copy and no dealings or changes have occurred since the date of issue of the Certificate of Real Estate Ownership supplied.

Brief particulars of the abovementioned Certificate of Real Estate Ownership for the subject property have been translated and extracted as follow.

Legal Description	:	Certificate of Real Estate Ownership No. 08110604-1437, Lot No. 1437, Phum Kampong Samnanh 1, Sangkat Kampong Samnanh, Krong Takhmao, Kandal Provincwe, Kingdom of Cambodia.
Date of Issue	:	January 08, 2018
Issued By	:	Ministry of Land Management, Urban Planning and Construction. Department of Land Management, Urban Planning, Construction and Cadastral.
Type of Land	:	Not stated.
Category of Land Use	:	Private.
Land Area	:	644.00 sq.m.
Registered Owner(s)	:	Kha Sokong and Kong Chanthea.
Last Brief Inscription of Written Deed or Court Judgment	:	Purchased.
Boundaries	:	North : Lot No. 1438. South : Lot No. 1440. East : Road. West : Lot Nos. 149 and 1460.

A photocopy of the aforesaid hard titled deed is attached as **Appendix 'A'.**

X. ANALYSIS

In arriving at our opinion of the Current Market Value (CMV), we have used **Comparison Method** to value the Subject Property.

This method is the Market Approach of comparing the subject property with similar properties that were either transacted recently or listed for sale within the same location or other comparable localities. In comparing properties, due consideration is given to factors such as location, size, improvements and amenities, time element and other relevant factors to arrive at our opinion of value.

9.1 Comparison Method

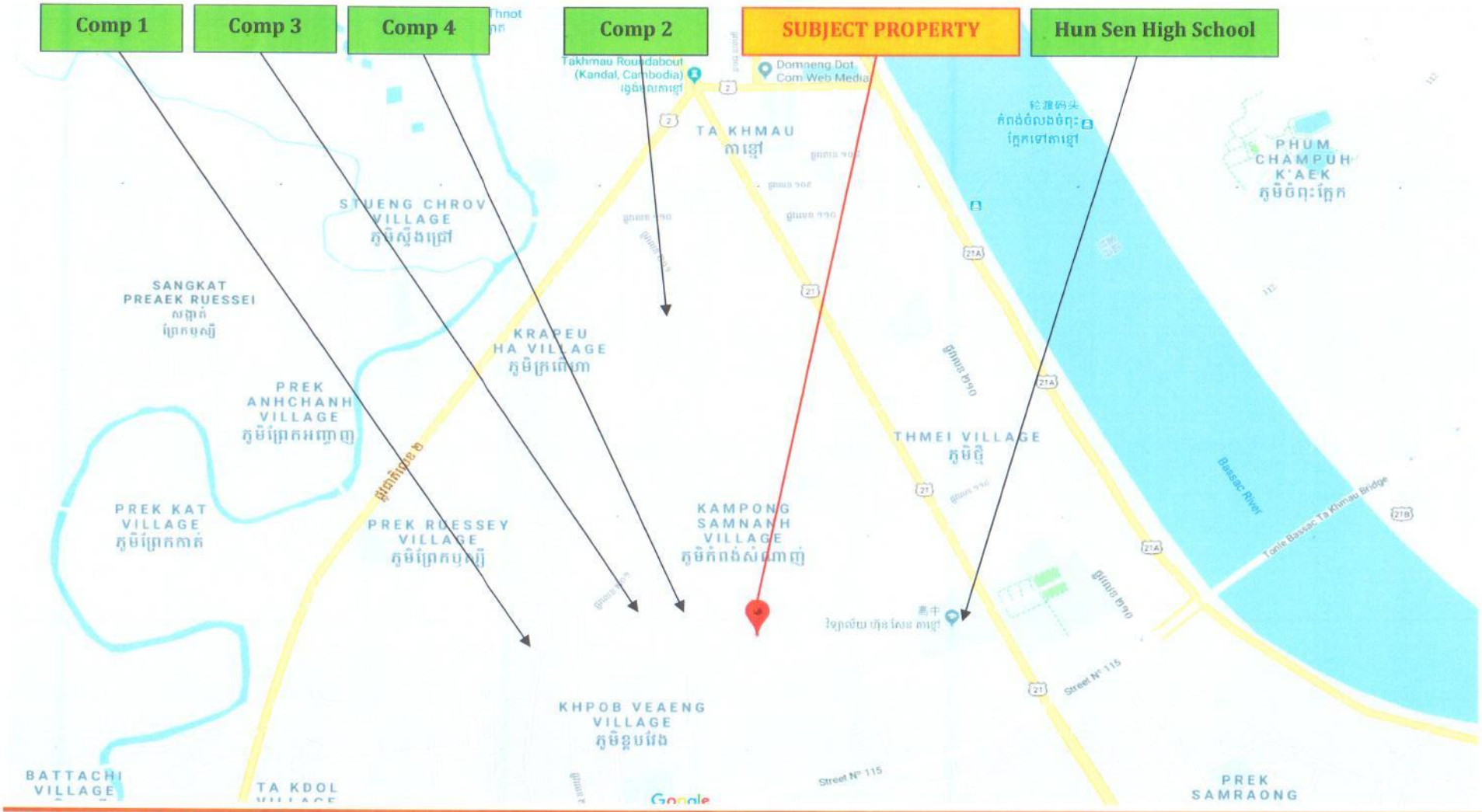
Our investigations revealed that the current asking and transaction of similar properties located within the vicinity of the subject property are difference price depending on the location, size, shape, terrain, potential for development and other relevant factors. All asking prices are subject to further negotiation.

The analyses worksheet of the comparable properties is attached overleaf.

Property Detail		Subject Property (SP)	Comp 1	Comp 2	Comp 3	Comp 4
Property Type	:	A parcel of vacnt land	A parcel of vacnt land	A parcel of vacnt land	A parcel of a single-storey house	A parcel of a single-storey house
Location	:	Refer to comparable plan	Refer to comparable plan	Refer to comparable plan	Refer to comparable plan	Refer to comparable plan
Google Earth Point	:	11°27'57.20"N 104°56'47.84"E	11°27'56.93"N 104°56'41.52"E	11°27'59.55"N 104°56'36.07"E	11°27'59.58"N 104°56'40.89"E	11°27'59.58"N 104°56'40.89"E
Total Land Area (sq.m) Lot No. 1437	:	**644.00 sq.m**	**1,528.00 sq.m**	**900.00 sq.m**	**343.00 sq.m**	**543.00 sq.m**
Frontage (meter)	:	Frontage 12.80 meters	Frontage 34.00 meters	Frontage 12.00 meters	Frontage 10.50 meters	Frontage 10.50 meters
Depth (meters)	:	Depth 50.31 meters	Depth 44.94 meters	Depth 75.00 meters	Depth 32.67 meters	Depth 51.71 meters
Type of Information	:	Valuation	Asking	Asking	Asking	Asking
Date of Information		8-Nov-18	Jan-18	Apr-18	Nov-18	Nov-18
Source	:	-	Owner	Owner	Owner	Owner
Amount (USD)	:	-	**$410,000.00**	**$300,000.00**	**$95,000.00**	**$150,000.00**
Analyzed (USD psm)	:	-	**$268.32**	**$333.33**	**$276.97**	**$276.24**
Negotiation	:		-15.00%	-25.00%	-25.00%	-15.00%
Market/Time	:		0.00%	0.00%	0.00%	0.00%
Adjustement Base	:		**$228.08 psm**	**$250.00 psm**	**$207.73 psm**	**$234.81 psm**
Location						
Road condition	:	Unnamed laterite road	-10.00%	-10.00%	-10.00%	-10.00%
Reason	:		Comp is better	Comp is better	Comp is better	Comp is better
Distance from town/commercial area	:	Located 400 from Hun Sen high School	-10.00%	-20.00%	-5.00%	-5.00%
Reason	:		Comp is better	Comp is better	Comp is better	Comp is better
Physical Characteristics						
Size	:	644.00 sq.m	10.00%	5.00%	5.00%	-10.00%
Reason	:		Comp is inferior	Similar	Comp is better	Comp is inferior
Frontage	:	Frontage 12.80 meters	-10.00%	0.00%	0.00%	5.00%
Reason	:		Comp is better	Similar	Similar	Comp is inferior
Shape	:	Rectangular in shape	0.00%	0.00%	0.00%	0.00%
Reason	:		Similar	Similar	Similar	Similar
Lot type	:	Intermediate lot	0.00%	0.00%	0.00%	0.00%
Reason	:		Similar	Similar	Similar	Similar
Terrain	:	The same frontage road	0.00%	0.00%	0.00%	0.00%
Reason	:		Similar	Similar	Similar	Similar
Title	:	Hard Title	0.00%	0.00%	0.00%	0.00%
Reason	:		Similar	Similar	Similar	Similar
Tenure	:	Free hold	0.00%	0.00%	0.00%	0.00%
Reason	:		Similar	Similar	Similar	Similar
Total adjustment	:		**-20.00%**	**-25.00%**	**-10.00%**	**-20.00%**
Adjusted Value	:		**$182.46 psm**	**$187.50 psm**	**$186.95 psm**	**$187.85 psm**
Weighted comparable	:	100% $185.92	30% $54.74	25% $46.88	25% $46.74	20% $37.57

Area (sq.m)	USD/sq.m	**Market Value**	Forced Sale Value
644.00	$185.00	**$119,000.00**	$83,000.00

Comparable Plan



9.2 Market Commentary

- The subject property is located within Kampong Samnanh, which is currently under authority of Krong Takhmao Kandal Province.
- Kanpong Samnanh for recently has increased of land price with noticeable according to the demand of buyers and investors has intension toward that area.
- The subject property is currently nearly Takhmao Market which easy for living there.

X. COMMENT OF VALUER

- The subject property is being vacant.
- The subject property is located in the fast growing area of the city, so the price may increase higher in the future.
- Property Market Price Conditions: The price can be changed based on the conditions of actual sales agreement and situations.

XI. PROPERTY MARKET OVERVIEW

The property market in Cambodia has a positive sign of grow since 2011 and continue growing about 10-15% annually base on the study by LUCKY Realty and CVEA. The numbers of transaction was increased about 15% in 2011 and 10% in 2012 based on data from Ministry of Land Management Urban Planning and Construction. The numbers of construction was increased about 30% in 2011 and 20% in 2012. In conclusion base on the above figure we found that the property price in Cambodia is potential to grow moderately in the upcoming years.

In the most recent year 2015-2018, property value in commercial and residential areas has been increased in average about 10-15% annually.

XII. LIMIT CONDITIONS

1- GENERAL ASSUMPTIONS

- No responsibility is assumed for the legal description or for matters including title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- We assume that all the legal documents furnished to us by the client for the valuation assignment are considered to be correct and reliable. However, no warranty is given for its accuracy.

2- LIMITING CONDITIONS

- Our valuation report is confidential. The client shall not furnish any copy of the report to the third party without our written approval.
- Lucky's valuation report has been completed for sole benefit of the client named herewith the original signature.
- The completed valuation report for the specific purpose was stated in it. Responsibility is not accepted in the event that the report is used for any other purposes.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the valuation report.
- No investigation has been undertaken with construction department, building inspection or other government regulatory agency unless such investigations are pressly represent to have been made.
- The valuation is our opinion of the current market value as at the specified date in the valuation report. Value may change over time due to market condition and to the state of the subject property.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

APPENDIX 'A'

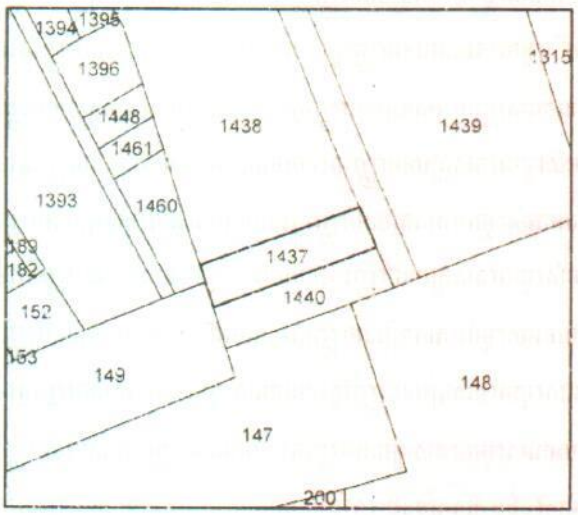
ព្រះរាជាណាចក្រកម្ពុជា
ជាតិ សាសនា ព្រះមហាក្សត្រ

វិញ្ញាបនបត្រសម្គាល់ម្ចាស់អចលនវត្ថុ

លេខ : 08110604-1437

ភូមិសាស្ត្រ/ខេត្ត : កណ្តាល
ក្រុង/ស្រុក/ខណ្ឌ : តាខ្មៅ
ឃុំ សង្កាត់ : កំពង់សំណាញ់
ភូមិ : កំពង់សំណាញ់១

លេខកូដផែនទីលេខ : 5931-I 110
លេខក្បាលដី : 1437
ទំហំ : 644 ម២
ប្រភេទដី :
រូបភាពប្រើប្រាស់ដី : កសិកម្ម
លក្ខណៈនៃការប្រើប្រាស់ដី : ឯកជន



មាត្រដ្ឋាន 1/2000

ធ្វើនៅកណ្តាល ថ្ងៃទី ០៧ ខែ មករា ឆ្នាំ ២០១៧

តាម.នាមរដ្ឋមន្ត្រី រដ្ឋមន្ត្រីក្រសួងរៀបចំដែនដី នគរូបនីយកម្ម និងសំណង់
ប្រធានមន្ទីររៀបចំដែនដី នគរូបនីយកម្ម សំណង់ និងសុរិយោដី

លឿម ហាន់ទូ

ប្រយោជន៍ : បើសិនជាអ្នកបានទទួលវិញ្ញាបនបត្រសម្គាល់ម្ចាស់អចលនវត្ថុនេះ នោះសូមចាប់ផ្តើមអានតាមក្បាលក្រដាសខាងមុខ ទទួលបន្ទាប់ ទទួលចុងក្រោយ ជាមុនសិន ដើម្បីចៃដន្យ ជៀសវាងការភ្លេចភ្លាំ ចូលរួមការអ្នកកាន់កាប់ម្ចាស់ដីទាក់ទងនឹងតម្លៃ ដែលជាការសមស្រប ដើម្បីធ្វើការសំណូម ។ ចូរធ្វើការចាប់ផ្តើមការប្រុងប្រយ័ត្ន ដែលមានការចូលរួមពីសំណាក់ ទីតាំងដីជាលក្ខណៈបច្ចុប្បន្ន ដោយការអ្នកស្ថិតនៅ ។ ក្នុងករណីតាមណាមិនបានដំណាលនូវ ការចាត់ទុកទាំងនេះ ។ ដោយសារតែ ... ។ ... ។ ... ។

ឈ្មោះកម្មសិទ្ធិករ	ខា សុខគង់	១៩៨៥	ឃុំត្រើយស្នា ស្រុកស្អាង ខេត្តកណ្តាល	ឪ: អ៊ុច សាខា	ម: ឆយ យ្ហមីង
	និង				
	នាង ផង់ ចាន់ធា	១៩៩២	ឃុំចំបក់ ស្រុកពាមជរ ខេត្តកណ្តាល	ឪ: ផង់ សាមិត	ម: ណុប ប៊ុនធី

(ម្ចាស់ប្រាក់)

អង្គភាពកុងវង្វាន់ដីរដ្ឋបាលរាជធានីភ្នំពេញ			ការផ្លាស់ប្តូរ		08110604-1437
នាមត្រកូល និង នាមខ្លួន ប្រភេទប្រាក់	ថ្ងៃ ខែ ឆ្នាំ និង ទីកន្លែងកំណើត	សាវតារ	លេខាធិការ ដោយសង្ខេបនៃ លិខិតសញ្ញា ឬ សាលក្រមតុលាការ	បន្ទុកលើ អចលនវត្ថុ	សេចក្តីផ្សេងៗ
១	២	៣	៤	៥	៦
(ប្រាក់រួមម្ចាស់ប្រាក់)	មើលពត៌មានខាងលើ		ទិញ		

101314269

KONG CHANTHEA

IDKHM1013142697<<<<<<<<<<<<<<<
9210022F2609212KHM<<<<<<<<<<<4
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APPENDIX 'B'

ព្រះរាជាណាចក្រកម្ពុជា
ជាតិ សាសនា ព្រះមហាក្សត្រ

ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ
លេខ...៦.១០.....សហវ.អនុហ

អាជ្ញាបណ្ណសេវាកម្មវាយតម្លៃ (បន្ត)

RENEWAL OF PROPERTY VALUATION LICENSE

នាមករណ៍ក្រុមហ៊ុន	: ឡាក់ឃី រ៉ាលធី (LUCKY REALTY Co., Ltd.)
នាម និងគោត្តនាមនាយកក្រុមហ៊ុន	: លោក ឌិត ចណ្ណា ភេទ ប្រុស ថ្ងៃខែឆ្នាំកំណើត ០៩.០៣.១៩៨០ សញ្ជាតិ ខ្មែរ
ឈ្មោះអ្នកកាន់វិញ្ញាបនបត្រវិជ្ជាជីវៈ	: លោក ប៉ែន ឧត្តមសុខ ភេទ ប្រុស ថ្ងៃខែឆ្នាំកំណើត ២០.០៥.១៩៨២ សញ្ជាតិ ខ្មែរ
ទីតាំងក្រុមហ៊ុន	: ផ្ទះលេខ ៣៩ Eo មហាវិថីព្រះនរោត្តម សង្កាត់ផ្សារថ្មីទី៣ ខណ្ឌដូនពេញ រាជធានីភ្នំពេញ
អត្តលេខក្រុមហ៊ុន	: EV-15-190
សុពលភាពអាជ្ញាបណ្ណ	: អាជ្ញាបណ្ណនេះមានសុពលភាពរហូតដល់ថ្ងៃទី ០៥ ខែ តុលា ឆ្នាំ ២០១៨ ។

រាជធានីភ្នំពេញ ថ្ងៃទី...ដប់...ខែ.កញ្ញា.....ឆ្នាំ២០១៧

រដ្ឋមន្ត្រីក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ

ប៉ាន់ ជីណូ

សំគាល់: អ្នកកាន់អាជ្ញាបណ្ណ ត្រូវអនុវត្តទៅតាមប្រកាសស្តីពីការផ្តល់វិញ្ញាបនបត្រវិជ្ជាជីវៈ និងអាជ្ញាបណ្ណផ្នែកសេវាកម្មវាយតម្លៃ និងសេវាកម្មអចលនវត្ថុ និង
សៀវភៅបន្ទុក ស្តីពីលក្ខខណ្ឌអនុវត្តអាជ្ញាបណ្ណសំរាប់សេវាកម្មវាយតម្លៃ និងសេវាកម្មអចលនវត្ថុ ព្រមទាំងបទឃ្លាញ្ញាតិ ដែលមានជាធរមានៅព្រះរាជាណាចក្រកម្ពុជា

ប្រធានសភាចារ្យ អូន ពិន្ធុនីរ៉ូ

ព្រះរាជាណាចក្រកម្ពុជា
ជាតិ សាសនា ព្រះមហាក្សត្រ

ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ
លេខ: ១២៤ ... សហវ អនហ

វិញ្ញាបនបត្រវិជ្ជាជីវៈតាមតម្លៃ
CERTIFICATE FOR PROFESSIONAL VALUER

ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ

សូមបញ្ជាក់ថា

លោក **វ៉ុន សាវ៉ាត** (Mr. VONN SAVAT) សញ្ជាតិ **ខ្មែរ**

កើតថ្ងៃទី ១៣ ខែ កុម្ភៈ ឆ្នាំ ១៩៨២ អត្តលេខ: V-15-190-02

ជា

អ្នកជំនាញផ្នែកវាយតម្លៃ (Valuer)

វិញ្ញាបនបត្រវិជ្ជាជីវៈនេះមានសុពលភាពរយៈពេល ០៣ ឆ្នាំ គិតចាប់ពីថ្ងៃចុះហត្ថលេខានេះតទៅ ។

ថ្ងៃអង្គារ ១០រោជ ២ កើត ខែ ផល្គុន ..... ឆ្នាំរកា នព្វស័ក ព.ស. ២៥៦១

រាជធានីភ្នំពេញ ថ្ងៃទី ២៧ ... ខែ មីនា ..... ឆ្នាំ២០១៨

រដ្ឋមន្ត្រី

រដ្ឋមន្ត្រីក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ

បណ្ឌិតសភាចារ្យ អូន ព័ន្ធមុនីរ័ត្ន

សំគាល់: អ្នកកាន់វិញ្ញាបនបត្រវិជ្ជាជីវៈត្រូវអនុវត្តទៅតាមប្រកាសស្តីពីការគ្រប់គ្រងអាជីវកម្មផ្តល់សេវាកម្មវាយតម្លៃ និងសេវាកម្មអចលនវត្ថុ និងសៀវភៅបន្ទុកស្តីពីលក្ខខណ្ឌអនុវត្តវិញ្ញាបនបត្រវិជ្ជាជីវៈសម្រាប់សេវាកម្មវាយតម្លៃ និងក្នុងការងារអចលនវត្ថុ ព្រមទាំងបទប្បញ្ញត្តិដែលមានជាធរមាននៅព្រះរាជាណាចក្រកម្ពុជា ។

ព្រះរាជាណាចក្រកម្ពុជា
ជាតិ សាសនា ព្រះមហាក្សត្រ

ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ
លេខ: ២២៥.....សហវ.អនហ

វិញ្ញាបនបត្រវិជ្ជាជីវៈវាយតម្លៃអចលនវត្ថុ (បន្ត)

RENEWAL OF PROFESSIONAL CERTIFICATE FOR VALUER

ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ

សូមបញ្ជាក់ថា

លោក **ប៉ែង ខុមសុង** (Mr. PENG KHOMSONG) សញ្ជាតិ **ខ្មែរ**

កើតថ្ងៃទី ២០ ខែ ឧសភា ឆ្នាំ ១៩៨២ អត្តលេខ: V-15-190-01

ជា

អ្នកជំនាញផ្នែកវាយតម្លៃអចលនវត្ថុ (Valuer)

វិញ្ញាបនបត្រវិជ្ជាជីវៈនេះ មានសុពលភាពរហូតដល់ថ្ងៃទី ០៥ ខែ តុលា ឆ្នាំ ២០១៨ ។

រាជធានីភ្នំពេញ ថ្ងៃទី..២៤.....ខែ..កញ្ញា.....ឆ្នាំ២០១៧

ទេសរដ្ឋមន្ត្រី
រដ្ឋមន្ត្រីក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ

បណ្ឌិតសភាចារ្យ អូន ព័ន្ធមុនីរ័ត្ន

<u>សំគាល់:</u> អ្នកកាន់វិញ្ញាបនបត្រវិជ្ជាជីវៈត្រូវអនុវត្តទៅតាមប្រកាសស្តីពីការផ្តល់វិញ្ញាបនបត្រវិជ្ជាជីវៈ និងរាជធានីបណ្ណផ្នែកសេវាកម្មវាយតម្លៃ និងសេវាកម្មអចលនវត្ថុ និងសៀវភៅបន្ទុកស្តីពីលក្ខខណ្ឌអនុវត្តវិញ្ញាបនបត្រវិជ្ជាជីវៈសំរាប់សេវាកម្មវាយតម្លៃ និងសេវាកម្មអចលនវត្ថុ ព្រមទាំងបទប្បញ្ញត្តិដែលមានជាធរមាននៅព្រះរាជាណាចក្រកម្ពុជា ។