

## Sok Ratanak

**From:** menghour.sim <menghour.sim@arc.com.kh>  
**Sent:** Wednesday, February 20, 2019 5:12 PM  
**To:** Sok Ratanak; 'sithorn'  
**Cc:** indication@arc.com.kh; 'Sokun-ARC'; Hang Monycheat  
**Subject:** RE: Re-verbal check - Sangkat Tien

Dear Bong Ratanak

Greeting from ARC, thanks for your support and good cooperation

As per your indication of Five adjoining (5) parcels of land erected upon with Villa.  
Client (s) : N/A

Location/Add : Laterite Road, Krang Krouch Village, Sangkat Tien, Khan Dangkor, Phnom Penh  
Capital, Kingdom of Cambodia.

Google Map Point : 11.4343074498, 104.859663181

Valuation Fee : \$200 (Include VAT)

We would give our indicative values as follow:

	Apportionments			Analysed psqm (Appro-)		Total Values	
	Width	Length	Total Area	Min	Max	Min	Max
Land	0.0 m	0.0 m	20,311.0 sqm	\$50 psm	\$60 psm	\$1,016,000	\$1,219,000
Building	0.0 m	0.0 m	500.0 sqm	\$280.0 psm	\$300.0 psm	\$138,000	\$148,000
Depreciation :	1-Year @ 1.2%/year						
Our Indicative Value Says :							
						\$1,154,000	\$1,367,000

Note : The Indicative Values given above are subject to inspection.

សំគាល់: ការប៉ាន់ប្រមាណតម្លៃរបស់អ្នកលក់ត្រូវបានផ្តល់ឱ្យដោយស្របតាមការប៉ាន់ប្រមាណដែលបានផ្តល់ឱ្យដោយអ្នកលក់។

Please let me know if you have any doubt related to the figures given.

Best Regard,



**អរិយធម៌ ភូមិ**  
**ASIA REAL ESTATE CAMBODIA**

**SIM MENGHOOR (Mr.)**

**SENIOR PROPERTY VALUER**

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**From:** Sok Ratanak <[ratanak.sok@rhbgroupp.com](mailto:ratanak.sok@rhbgroupp.com)>

**Sent:** Wednesday, February 20, 2019 2:41 PM

**To:** sithorn ([sithorn@arc.com.kh](mailto:sithorn@arc.com.kh)) <[sithorn@arc.com.kh](mailto:sithorn@arc.com.kh)>

**Cc:** [indication@arc.com.kh](mailto:indication@arc.com.kh); Sokun-ARC ([sokun@arc.com.kh](mailto:sokun@arc.com.kh)) <[sokun@arc.com.kh](mailto:sokun@arc.com.kh)>; Hang Monycheat <[monycheat.hang@rhbgroupp.com](mailto:monycheat.hang@rhbgroupp.com)>

**Subject:** Re-verbal check - Sangkat Tien

Dear Mr.Sithorn,

Please kindly re-verbal check on the subject property with new revised estimated measurement below:

- Property type: 5 parcels of land cum with Villa
- Total land area: 20,311sqm
- Total building area: 500sqm

Location and photo are as same as the previous verbal heck as per attachment.

Thanks,

Best Regards,

**Ratanak Sok, Mr.**

Assistant Manager, Retail and Consumer

No. 18C, D & AE<sub>0</sub>, Kim Il Sung Blvd. (St. 289)

Sangkat Toul Kork, Phnom Penh, Cambodia

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Thank You.