

# PROPERTY VALUATION SURVEY REPORT

MD ASADUJJMAN

# 2025

**Property Valuation Certificate**

For Visa Application Purpose

**Comprehensive Asset Assessment**

VALUATION SURVEY REPORT OF  
PROPERTIES OWNED BY

Name of Applicant:	MD ASADUJJMAN
	S/O - ABDUL KADER BAPARI
Property Address:	22/1, Purana Paltan Line, Paltan, Dhaka
Report Reference:	CIS/MISC - 2527/2025
Date of Inspection:	November 08, 2025
Purpose of Valuation:	Visa Application - Embassy Submission

This valuation has been conducted based on physical inspection and market analysis  
as per requirements for embassy documentation purposes.

# SYNOPSIS

In response to your request, our skilled representative visited the premises to conduct property valuation inspection of the below mentioned property.

**Name of the Owner:** MD ASADUJJMAN  
**Son/Daughter of:** S/O - ABDUL KADER BAPARI  
**Address:** 22/1, Purana Paltan Line, Paltan, Dhaka

SL	NAME OF THE ASSET	ASSESSED VALUE
1	FLAT WITH PARKING	Tk. 13,623,000
2	FLAT	Tk. 9,536,100
3	FLAT	Tk. 6,811,500
4	PRIVATE CAR VALUE	Tk. 2,999,998
5	BUSINESS PRESENT MARKET VALUE IN BDT	Tk. 10,250,000
GRAND TOTAL		Tk. 43,220,598

**Rate of Exchange:**  
1 POUND = BANGLADESHI Tk 160.57    **TOTAL POUND: 269,169.82**

# VALUATION INSPECTION REPORT

## 01. General Information

**Name of Applicant:** MD ASADUJJMAN, S/O - ABDUL KADER BAPARI  
**Address:** 22/1, Purana Paltan Line, Paltan, Dhaka

## 02. Location of the Building

**Owner:** MD ASADUJJMAN, S/O - ABDUL KADER BAPARI  
**Schedule - A:** The Flat as per documents has been found correct after physical measurement and located at **House - 38, Level 07, Road - 01, Sector - 02, Block - F, Aftabnagar, Badda, Gulshan - 1212, Dhaka, Bangladesh.**

## 03. Basis of Valuation

The valuation has been conducted using the **Market Comparison Approach**, comparing with similar properties in the same locality. Current market rates, location advantages, amenities, and overall property condition have been considered in the assessment.

## 04. Business Valuation

**Business Name:** ABRAR TRADING  
**Business Type:** Import  
**Valuation Method:** Net Asset Value Method - Based on current market conditions and business performance

**Note:** All valuations are conducted for visa application purposes and represent fair market values as of the inspection date. Values may fluctuate based on market conditions.

# CERTIFICATION & DECLARATION

We hereby certify that this valuation report has been prepared in accordance with recognized valuation standards and best practices. The values stated represent our professional opinion of Fair Market Value as of the inspection date.

## Professional Declaration:

I, the undersigned, being a qualified and registered valuer, do hereby declare that:

- This valuation has been conducted independently and impartially
- All information provided is based on physical inspection and market data
- The values represent fair market estimates for visa documentation purposes
- This report is valid for 6 months from the date of issue

## Limitations:

This valuation is provided specifically for embassy/consulate submission for visa purposes. It should not be used for any other purpose without our written consent. We accept no liability for decisions made based on this report by third parties.

### Authorized Valuer

A H M MOSTOFA KAMAL

Kamal & Associates

License No: KA/2024/BD/001

OFFICIAL SEAL

**Date:** November 08, 2025

Kamal & Associates | Gulshan, Dhaka 1212, Bangladesh