

# PROPERTY VALUATION SURVEY REPORT

MD SWAPON SHEIKH

# 2025

Kamal  
Attorneys



A.H.M MOSTOFA KAMAL  
KAMAL & ASSOCIATES  
08/11/2025

# VALUATION SURVEY REPORT

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## **OF FLAT & LAND**

*REPORT # K&A/AU - 11/2025  
DATE: 08 November- 2025*

*INCORPORATION CERTIFICATE # C-35197 (1943)/98*

**OWNER: MD SWAPON SHEIKH  
S/O – MD BABUL SHEIKH**

**PRESENT ADDRESS:** SHILON DIA, WARD NO – 14,  
CHANDPUR SADAR MODEL, BABURHAT-3602, CHANDPUR.

**NAME OF SURVEYOR:  
A.H.M MOSTAFA KAMAL  
MANAGING DIRECTOR**

**CONSULTANT:  
SANJIDA ALAM SHARNA  
B.Sc. ENGINEER**

# VALUATION SURVEY REPORT OF PROPERTIES OWNED BY

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**MD SWAPON SHEIKH**  
**S/O – MD BABUL SHEIKH**

**RESIDENCE:** SHILON DIA, WARD NO - 14, CHANDPUR SADAR MODEL, BABURHAT-3602, CHANDPUR

## S Y N O P S I S

NAME OF THE OWNER	NAME OF THE ASSET	ASSESSED VALUE
MD SWAPON SHEIKH S/O – MD BABUL SHEIKH	FLAT WITH PARKING	Tk. 13,623,000.00
	FLAT	Tk. 1,45,00,000.00
	FLAT	TK. 12,000,000.00
	PRIVATE CAR VALUE	TK. 35,00,000.00
	BUSINESS PRESENT MARKET VALUE IN BDT	TK 10,250,000.00
	<b>GRAND TOTAL</b>	Tk. 53,873,000.00

**Rate of Exchange:**

<b>1 POUND = BANGLADESHI</b>	<b>Tk. 160.57</b>	<b>TOTAL POUND: 3,35,569.75</b>
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Ref # CIS/MISC - 2527/2025

Date: November 08, 2025

**MD SWAPON SHEIKH**

S/O - MD BABUL SHEIKH

SHILON DIA, WARD NO - 14, CHANDPUR SADAR MODEL, BABURHAT-3602, CHANDPUR

**VALUATION INSPECTION REPORT OF  
THE PROPERTY OF MD SWAPON SHEIKH**

Dear Sir,

In response to your request over telephone call made on 18.10.2025 our skilled Representative visited your premises on 28.10.2025 in order to conduct property Valuation inspection of below mentioned property:

	: General Information:
<b>01. Name of applicant</b>	: MD SWAPON SHEIKH. S/O - MD BABUL SHEIKH
	SHILON DIA, WARD NO - 14, CHANDPUR SADAR MODEL, BABURHAT-3602, CHANDPUR
Name of the owner of Property with address	: MD SWAPON SHEIKH. S/O - MD BABUL SHEIKH
	SHILON DIA, WARD NO - 14, CHANDPUR SADAR MODEL, BABURHAT-3602, CHANDPUR

**02. LOCATION OF THE BUILDING:**

**OWNER - MD SWAPON SHEIKH**  
**S/O - MD BABUL SHEIKH**

**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.**

**OWNER - MD SWAPON SHEIKH**

**Schedule - B**

The Flat as per documents has been found correct after physical measurement and located at "**Priyanka Runway City**" Flat Size -2,220 sqft Flat A: 5 (North aild Level/Floor 2d

**OWNER - MD SWAPON SHEIKH**

**Schedule - C**

The Flat as per documents has been found correct after physical measurement and located "**Basundhara Riverview**" 1.4428 Decimal 3 Flat Size 1,625x3= 4,875 sqft Mouza at Badda, Khatian - 4253, P.S: Keraniganj, Deed No. 6240 Dated 20.05.2023.

**OWNER - MD SWAPON SHEIKH**

**Schedule - D**

The **Motor Vehicle** as per documents has been found correct after physical vehicle Registration No. Dhaka Metro Ga 26-2489, Chassis No: BL5FP-107239, Engine No: ZY-748906, Vehicle Type: Car Saloon, Manufacturer: MAZDA.

**OWNER - MD SWAPON SHEIKH**

**Schedule - E**

The "**SHEIKH ONLINE SERVICE**" Business as per documents has been found correct after physical Type of Business (**Proprietor**) 100 % Ownership and located At 706, Moddo Naya Nagar, Vatara, Dhaka-1212 Bangladesh.

**03. POSSESSION & OWNERSHIP:**

During our physical inspection, we found the flat & land is under possession of the owner as per local mouza map and MD SWAPON SHEIKH, S/O - MD BABUL SHEIKH has been owning& possessing his aforesaid properties peacefully without any hindrance from any quarter.

**DESCRIPTION OF FLAT & Land:**

**SCHEDULE-A**

DEED #	:	6334
DIST	:	DHAKA
P. S	:	Tejgaon
S.R. O	:	BADDA
MOUZA	:	North Meradia - 23
KHATIAN #	:	4874
DAG #	:	609
QUANTUM OF LAND/ FLAT WITH CAR PARKING	:	1434 Sqft (0.72116 Ajutangsha)

**SCHEDULE-B**

The Flat as per documents has been found correct after physical measurement and located at "**Priyanka Runway City**" Flat Size -2,220 sqft Flat A: 5 (North aild Level/Floor 2d

### SCHEDULE-C

DEED #	:	6240
DIST	:	DHAKA
P. S	:	KERANIGANJ
S.R. O	:	KUNDA
MOUZA	:	BEYARA - 94
KHATIAN #	:	4253
DAG #	:	1116/1122
QUANTUM OF LAND /FLAT	:	4875 sqft (1.4428 Decimal)

### SCHEDULE-D

Sl No	Owner's Name	Car Name	Quantity	Registration No.	Present Market Value (BDT)
01.	MD SWAPON SHEIKH	Motor Vehicle	01	Dhaka Metro Ga 26-2489	35,00,000.00

### SCHEDULE-E

Sl No	Business Name and Address	Owner's Name	Type of Business	% Of Ownership	Present Market Value (BDT)
01.	<b>SHEIKH ONLINE SERVICE</b> 706, Moddo Naya Nagar, Vatara, Dhaka-1212 Bangladesh.	MD SWAPON SHEIKH	Proprietor	100%	10,250,000.00

**04.IMPORTANCE OF THE LOCALITY:**

**Schedule - A**

The Flat measuring **1434.00 sqft.** There about as per deed has been found correct after physical measurement and investigation and situated at **House - 38, Level 07, Road - 01, Sector - 02, Block - F, Aftab Nagar, Badda, Gulshan - 1212, Dhaka, Bangladesh.** The Flat is in residential area under **Badda Thana.** I have the owner of one car parking and one flat(flat no: 8<sup>th</sup> floor) in this building. The area has essential services such as, good communication, Telephone, Electricity & Water etc. The Building Land has easy access with its front side wide road.

**Schedule - B**

The Flat as per documents has been found correct after physical measurement and located at **"Priyanka Runway City"** Flat Size -2,220 sqft Flat A: 5 (North aild Level/Floor 2d.

**Schedule - C**

The Flat measuring **4875.00 sqft.** There about as per deed has been found correct after physical measurement and investigation and situated at **"Basundhara Riverview"** 1.4428 Decimal 3 Flat Size 1,625x3= 4,875 sft Mouza at Beyara, Khatian - 4253, P.S: Keraniganj, Deed No. 6240 Dated 20.05.2023. The Flat is in residential area under **Keraniganj Thana.**The area has essential services such as, good communication, Telephone, Electricity & Water etc. The Building Land has easy access with its front side wide road.

**Schedule - D**

The **Motor Vehicle** as per documents has been found correct after physical vehicle **Registration No.** Dhaka Metro Ga 26-2489,**Chassis No:** BL5FP-107239, **Engine No:** ZY-748906, **Vehicle Type:** Car Saloon, **Manufacturer:** MAZDA

**Schedule - E**

The **"SHEIKH ONLINE SERVICE"** Business as per documents has been found correct after physical Type of Business (Proprietor) 100 % Ownership and located At 706, Moddo Naya Nagar, Vatara, Dhaka-1212 Bangladesh.



## **01.METHODOLOGY:**

Our methodology for the assignment was as follows:

- a) Held entrance meeting with MD SWAPON SHEIKH.
- b) Visited the site to have an idea of the physical infrastructure.
- c) Made independent verification.
- d) Checked physical measurement of captioned land & flat.
- e) Verified the approved plan of the land building, apartment building.
- f) Valued of the land with market trend to arrive a justified price.

## **02. BASIS OF VALUATION OF FLAT:**

Determination of the basis of flat valuation is very troublesome as price of a specific flat in an area is not content. It can vary while situating at some area and having some type of convenience, it can strain different price from different buyer depending on many related factors.

- a) Whether the land has planning permission,
- b) Location and size of flat,
- c) Accessibility and availability of resources such as Gas & Electricity,
- d) Commercial and residential Importance of the locality,
- e) Past trends and future appreciation,
- f) Reduce level etc.,

## **BUILDING:**

An assessment and valuation of buildings have been determined at basic cost, and has been determined based on the present cost of building materials. This cost has been ascertained on the basis of the type as structure, price at which building materials, technical & non-technical labor cost, transportation, among a host of other factors are available on site, the quality of materials used in construction, workmanship. As part of our analysis and valuation, we have also taken into account the quality of ongoing maintenance and upkeep in placing valuation allowance in calculating depreciation thereon for the expired portion of the effective life and due consideration being given with respect to the condition of assets in question and such other relevant factors, based on our comprehensive survey and valuation of the above factors in the **Dhaka** residential area at large. As part of historical trend analysis, our valuation experts have also carefully analyzed the price of building materials, such as, cement, bricks, sand and small stones, PVC and electricity wires, pipelines, from various local and international, ISO 9001 certified vendors, such as, RAK Ceramic among others, over a 10-year time horizon.

**03. DESCRIPTION OF FLAT:**

**a) 8<sup>th</sup> Floor Aftab Nagar, Badda, Gulshan - 1212, Dhaka.**

1434 sqft flat at House - 38, Level 07, Road - 01, Sector - 02, Block - F, Aftabnagar, Badda, Gulshan - 1212, Dhaka, Bangladesh. It consists of RCC pillar, Supported by RCC column, grade beams. Bathroom are fitted with Standard sanitation equipment, tiles finishing floor, standard wood doors & windows Thai aluminum glass fitted etc. completed. The plinth area of the building is (1434x1) = 1434.00sqft.

**04. PRESENT VALUE OF FLAT, BUILDING & LAND:**

**Schedule = A**

Taking all the related factors into consideration

We are of the opinion that present value of the Flat in 8<sup>th</sup> Floor Aftab Nagar, Badda, Gulshan - 1212, Dhaka as It is now Would be Tk.9,500.00 per sqft

Therefore, value of this 1434.00 sqft comes to ..... Tk. 13,623,000.00

**Schedule - B**

Taking all the related factors into consideration

We are of the opinion that present value of the

**Priyanka Runway City"** Flat Size -2,220 sqft

Flat A: 5 (North aild Level/Floor 2d.

as It is now Would be Tk.6,531.53 Per sqft

Therefore, value of this 2220.00 sqft comes to ..... Tk.1,45,00,000.00

**Schedule - C**

Taking all the related factors into consideration

We are of the opinion that present value of the

Flat in Mouza at Beyara, Khatian - 4253, P.S: Keraniganj,

as It is now Would be Tk.2,461.53.00 sqft

Therefore, value of this 4875 sqft comes to ..... Tk.12,000,000.00

**Schedule - D**

The **Motor Vehicle** as per documents has been found correct after physical vehicle Registration No. Dhaka Metro Ga 26-2489, Chassis No: BL5FP-107239, Engine No: ZY-748906, Vehicle Type: Car Saloon, Manufacturer: MAZDA

Therefore, value of this 35,00,000.00 comes to ..... Tk.35,00,000.00

**Schedule - E**

Taking all the related factors into consideration  
We are of the opinion that present value of the  
Business The **"SHEIKH ONLINE SERVICE"** Business as  
per documents has been found correct after physical  
Type of Business (Proprietor) 100 % Ownership and  
located At 706, Moddo Naya Nagar, Vatara, Dhaka-  
1212 Bangladesh. Therefore, value of this

Present Market Value in **(BDT) 10,250,000.00** comes to ..... **Tk.10,250,000.00**

**TOTAL FLAT & CAR TK. 53,873,000.00**

**10. SUMMARY OF VALUATION:**

NAME OF THE OWNER	NAME OF THE ASSET	ASSESSED VALUE
MD SWAPON SHEIKH S/O - MD BABUL SHEIKH	FLAT WITH PARKING	Tk. 13,623,000.00
	FLAT	Tk. 1,45,00,000.00
	FLAT	TK. 12,000,000.00
	MOTOR VEHICLE VALUE	TK. 35,00,000.00
	BUSINESS PRESENT MARKET VALUE IN BDT	TK 10,250,000.00
	<b>GRAND TOTAL</b>	Tk. 53,873,000.00

**FLAT & WITH CAR VALUE OF GRAND TOTAL: TK. 53,873,000.00**

**Rate of Exchange:**

<b>1 POUND = BANGLADESHI</b>	<b>Tk. 160.57</b>	<b>TOTAL POUND: 3,35,569.75</b>
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In order to prepare this report, the particulars were noted during our site inspection and survey Investigation from the locality as well as the relevant papers and documents what we were shown by the owners is correct,

The valuations of flat & land Incorporated in this report have been assessed with utmost care and accuracy without prejudice.

**11. LEGAL ASPECT:**

We, the KAMAL & ASSOCIATES. evaluated the properties by our uniquely skilled personnel however the legal advisor should check the legal matters.

**12. OBSERVATIONS & REMARKS:**

We, the KAMAL & ASSOCIATES. are responsible for the valuation of the property concerned only but not any encumbrance, string or interest attached to it.

Our above assessment of current value of the land is based on our physical inspection of the said land, checking of present market price and also checking of all relevant papers/documents and we are satisfied that the value thus assessed by us is quite fair and reasonable.

We, KAMAL & ASSOCIATES. Hereby declare that we have no interest (except as inspector, Surveyor and Assessor of value of land) directly in any manner what-so-ever in the subject matter in this report.

This report contains 12 (Twelve) pages, each page of which bears the signature of the undersigned.

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 PREJUDICE.

This report issued at Dhaka on 08 November, 2025 against our "**Trade License No. 0955295**" issued from the Dhaka City Corporation, Dhaka and Register of Joint Stock Company, Dhaka, Govt. Peoples Republic of Bangladesh, which entitles us To survey & assess the value of these property.

Truly yours



Signed for & on behalf of  
Kamal & Associates

