

**PROJECTION OF ALL ON GOING PROJECTS: Valentine Group.**

	Name of the Apartments	Cost of Land (A)	Construction Cost (B)	Other Cost (C)	Total Cost D(B+C)	Investment already done ( E)	Sale Value (Total Sale) (F)	Sale Value of company Portion (G)	Expected Profit H (G-D)	Investmen t Recovery C	Status	Expected Date of Completi on
1	Valentine Orchid 6 Storied Aptt Building having 10 Nos of average 1500 sft Flat with Car Parking at 2/2, Block-D, Lalmatia, Dhaka.	4.33 Katha @Tk 100 lac /Katha = <b>Tk 433 Lac</b>	6X 3000 sft @ Tk 1700 per sft= <b>3.06 cr</b>	Paid to Land Owner 433 lac Advertising Plan, Brochure Design etctk – 15 lac <b>total- 4.48 cr</b>	<b>Tk. 7.54 cr</b>	<b>Tk 7. Cr.</b>	5 X 3000 X 7000 = 1350 Lac (sale @ Tk. 9000 per sft of each 3000 sft floor) + 30 Lac garage & Utility. <b>Total= 10.80cr.</b>	100% of total sale Value = <b>10.80 cr.</b>	<b>Tk 3.26 Core</b>	5 crore Rest	Handed over.	Completed
2	Valentine Lake Breeze 10 Storied Luxuries Aptt. Building having 18 Nos of flats of 2500 sft 2 Nos flats in each floor (including one basement)at Road-106,East Gulshan, Dhaka-1212,Plot No.Kha-1/4/A.	11.36 Katha @Tk 130 Lac /Katha <b>Tk.1477 lac</b>	5000 sft x 11 x Tk 1800/per sft  Total = <b>Tk. 9.90 cr</b>	Paid to Land Owner 700 lac Advertising Plan, Brochure Design etcTk- 60 lac <b>total -Tk.7.60 cr</b>	<b>Tk. 17.5 cr</b>	<b>Tk 7.6 cr.</b>	Average 2500 sft x 18 @Tk 9000/ sftTk.=4050 Lac 20 Car Park @ Tk 3 Lac/car = Tk 60 Lac, utility 1.5 @ 18 = 27 Lac <b>Total Tk 41.37 cr.</b>	61% of total sale value = <b>25.23 cr.</b>	<b>Tk. 7.73 Core</b>	Recovery stage not yet Reached	Agreement done, project taken over, Mobilization & Earth filling completed. According to financial aspect project work incurred 30%.	December, 2029
3	Valentine Saphiere. 10 stored building of 2500sft luxurious flat in each floor at Road-116,pl-45,Gulshan-2,Dhaka	5.25 Khata @ 300 lac = Tk. <b>1575 lac</b>	2500 sft x 2000 X 10 = <b>Tk.5cr</b>	Paid to Land Owner 500 lac Advertising Plan, Brochure Design etctk- 40 lac <b>Total-5.40 cr</b>	<b>Tk. 10.4 cr</b>	<b>Tk 5.2 cr.</b>	Av. 17000/ sft x 2500 x 9 flats = 3825 lac + garage (9x4) = 36 lac, utility (9x2)= 18 <b>Total = 38.79 cr.</b>	45% of total sale value = 0 <b>17.46 cr.</b>	<b>Tk 7.06 Core</b>	Recovery stage.	Land Procured.Agreement and other documentation and Drawing Completed Approval is in process. According to Financial aspects project work already incurred about 30%.	December, 2028
4	Valentine Salekin. 6 storied Appt. Bldg with 5 Appt of 1600 sft each floor.at Plot-21,Road-5,Nikunju-2, Dhaka.	2.5 katha @ 80 lac / katha= <b>Tk.200 lac</b>	1600sft @ 1300tk/sft x 6 = <b>1.24 cr</b>	Paid to Land Owner 20 lac Advertising Plan, Brochure Design etc tk-5 lac <b>Total =Tk.0. 25 cr</b>	<b>Tk. 3.5cr</b>	<b>Tk 2.5 cr.</b>	Av.5 x7000 x1600 = 560 Lac. Garage 6 x3 =18 Lac <b>Total Tk. 5.80 cr.</b>	100% of total sale value = <b>5.80 cr.</b>	<b>Tk2.30 Core</b>	Recovery Stage	Completed. Sales in Process	December 2026
5	Valentine Violet City. Area of Land- 60 Katha. 13 storied appt. buildingof appt. size 1500-2200 sft in each floor at Plot- 6/23, Block- E, Lalmatia, Dhaka	60 katha @ 300 lac/katha = <b>18,000 lac</b>	21,600 sft @ 2500 tk/sft x 13 = <b>70 cr</b>	Paid to land owner 2500 lac. Drawing 300 lac, other 200 lac. <b>Total = 30 cr</b>	<b>Tk. 100 cr</b>	<b>Tk. 30. Cr.</b>	Av. 12 x 15000 x 21,600 = <b>390 Cr</b> Lac Garage= 132 x 4 Lac = <b>10 Cr</b> <b>Total = 400 cr.</b>	60 % of total sale value= <b>Total .240 cr</b>	<b>Tk. 140 Core</b>	Recovery stage not yet Reached	Land Procurement Completed.Agreement Executed. Primary work and mobilization started, Drawing Approval in process.	Dec'2031
6	Valentine Thikana. Area of Land- 5 Katha 10 storied appt. building of appt size 2400 sft at Sector- 13 , Road- 13, Plot- 8, Uttara , Dhaka	5 katha @ 1.20 crore/katha = <b>6.30crore</b>	1800 Sft @ 2000 tk/sft x 10 = <b>3.60 crore</b>	Paid to land owner- 1000 lac , Drawing , other service charge- 50 lac , <b>Total= 11 cr.</b>	<b>Tk. 14 cr.</b>	<b>Tk. 11 Cr.</b>	Av. 9 x 12,000 x 2,400 = 2600Lac Garage= 50 lac <b>Total Tk= 26.50 Cr</b>	100 % of total Sale value= <b>Tk.26.50 cr.</b>	<b>Tk. 13 Core</b>	Recovery stage not yet Reached	Land Procured, Drawing and approval of plan is in process.	December, 2029.
7	Valentine Rashidabad Area of Land- 81 Katha 20 storied commercial cum 5-star Hotel complex at 1234 sk. Mujib Road, Agrabad, Chittagong.	81 katha @ 3000 lac = <b>Tk.24300 lac</b>	Floor Space 5,66,500 sft @Tk. 3000= <b>170 Cr</b> + cost of piling <b>25 Cr</b> + Basement: <b>57000 sft @ Tk.3500 = 20 Cr</b> Total Special decoration work = <b>25cr</b> Cost of Electricity, power Station, Generator, @15% f c.cost = <b>25 cr.</b> Air condition = <b>25cr</b> <b>Total Tk. 290 cr.</b>	1.Paid to Landowner &others- <b>20cr</b> 2.Expenditures for drawing, design & approval of project, consultant fee, Brochure ,cost of sheds,fencing&Miscell cost etc- <b>Tk.20 crore.</b> <b>Cost of Fund etc.Tk.10 Cr.</b> <b>Total= Tk.50 cr.</b>	<b>Tk. 340 cr.</b>	<b>Tk 50. Cr.</b>	Gr- 2 <sup>nd</sup> Floor 90,000 sft @ 45,000/-PSFT= <b>Tk.405 Cr</b> Rest 4,77,000 sft @ 20,000/-PSFT= <b>Tk. 954 Cr</b> Car parking 220 nos @ 5 lac= <b>Tk.11 Cr.</b> <b>Total= Tk. 1370 Cr.</b>	54% of total sale value = <b>Tk.740 Cr.</b>	<b>Tk. 400 Core</b>	Recovery stage .	Drawing completed and Approved, Work started. According to Financial and other aspects work taken over about 20%. Foundation Work Going on.	December, 2031
8	Valentine S.M Complex Area of Land -11.25Katha 10 storied commercial complex at Dhakkin khan, Uttara.	11.25 Katha @ 110Lac = <b>12.37 cr.</b>	7500 sft @2000tk/sft x 10= <b>15 cr.</b>	1. Paid to Land owner -3 cr. Other Cost- 50 lac <b>Total=3.50 cr.</b>	<b>Tk.18.50 cr.</b>	<b>Tk.2.5 Cr.</b>	75000 sft@7000tk/sft= <b>Tk. 52.50 cr.</b>	50 % of total sale Value = <b>26.25 Cr.</b>	<b>7.75 Core</b>	Rental Recovery C-Tk.5 Lac	Upto 5-story Completed Rest 5 will be complete soon	December 2029
	Total	<b>Tk. 519 Crore</b>	<b>Tk. 384.00 crore</b>	<b>Tk. 103.30 crore</b>	<b>Tk. 389 crore</b>	<b>Tk. 104 crore</b>	<b>Tk. 1555.55 crore</b>	<b>Tk. 875 crore</b>	<b>Tk. 388 crore</b>			

**For Valentine Group.**