

Internship Report
On
Accounting Procedures of Real Estate Companies
"A Study at Riant Engineers Limited"

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Letter of Transmittal

December 14, 2019

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Subject: Accommodation of Temporary job Report on "Bookkeeping Techniques of Land Organizations "An Investigation at Riant Designers Constrained""

Dear Sir,

With due regard, I might want to educate you that I have arranged my temporary job report on "Bookkeeping Methods of Land Organizations "An Examination at Riant Designers Constrained"" under your caring supervision. In this report, I have attempted to give my best exertion in consistence with the ideal standard under your guidance. Because of you for the push to guarantee effective coordination of the report and the direction you have given.

I, earnestly, trust that you will discover the report agreeable and I will be most obliged to explain and shield my report.

Much thanks to you for your benevolent supervision.

Yours earnestly

Mahbuba Hasnat

Mahuba Hasnat

Id.181-14-822

MBA Program

Branch of Business Organization

Daffodil Global College

Disclaimer

I, am Mahbuba Hasnat, therefore pronounce that the exhibited report of temporary job entitled "Bookkeeping Methodology of Land Organizations "An Examination at Riant Specialists Constrained"" is interestingly arranged by me after culmination of a quarter of a year's work in Alpha Engineer Restricted.

I additionally affirm that, the report arranged uniquely for my scholarly prerequisite not for some other reason. It probably won't be utilized with the enthusiasm of inverse gathering of the association.

Mahbuba Hasnat

(Mahbuba Hasnat)

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Clump: 37th

MBA Program

Division of Business Organization

Workforce of Business and Financial aspects

Daffodil Worldwide College

Letter of Acknowledgment

This is to guarantee that Miss Mahbuba Hasnat bearing ID no. 181-14-822 understudy of MBA Program, Daffodil Global College, has finished the temporary job report under my watch. She has worked with Alpha Designer Restricted as an internee and finished the report entitled "Bookkeeping Strategies of Land Organizations "An Investigation at Riant Architects Constrained"" as a fractional necessity for acquiring MBA Degree. She has finished the report without anyone else's input. She has been allowed to present the report.

Miss Mahbuba Hasnat bears a solid good character and a satisfying duty. It has in fact been an incredible joy working with her. I wish her everything achievement throughout everyday life.



Professor Dr. Md. Abul Hossain

Facilitator (MBA Program)

Workforce of Business and Enterprise

Daffodil Global College

Affirmation

All Recognition to Allah. Above all else I say thanks to Allah, the Liberal, for having at last tried a reality. I acclaim Him provided that it were not for His Charitableness, it would not have been emerged.

I am very thankful to my administrator Teacher Dr. Md. Abul Hossain, who gave me a ton of significant time in setting up the report and gave important proposals to advancing the report.

I am appreciative to ERL and its workers who gave the stage to finish my temporary job effectively.

I needed to set up this report inside an extremely brief time and hence there might be some syntactic or spelling botches. Because of absence of information and skill, in the report may have different sorts of errors. I attempted my best to defeat those errors. I am sorry for any errors happen to exist in my work coincidentally.

Finally I, offer my most profound thanks to every one of the individuals who contributed legitimately or by implication to carry this report to this last configuration, since I could always have been unable to accomplish this without anyone else's input.

At last, I need to offer thank to the authority of ERL and my graduating college, Daffodil Worldwide College to give me the stage to do this sort of study.

Theoretical

Riant Designers Constrained is one of the privately owned business in Bangladesh. Alpha Designer Constrained (ERL) is domain of the craftsmanship manufacturer and one of the quickest developing land engineers in Bangladesh Riant Architects Restricted offers a full scope of solid money related assets to maintain the Land business.

This report contains six parts. First part manages Presentation, cause, objective, degree, strategy and constraints of the report. Second section is the organization profile of Riant Architects Restricted where I have attempted to show an outline of Alpha Engineer Ltd and its Strategic Vision and so forth. Third parts contain Entry level Position, Obligations and Learning focuses and fourth section fund and records exercises and fifth section contain discoveries and suggestions.

While working with fund and record division in Riant Specialists Restricted, I have attempted to discover a few issues. Alpha Designer Ltd has delayed in modernization contrasting and its rivals; the workplace isn't friendly and suitable and so on.

Finally, I have attempted to give a few suggestions against issues of account division, for example, do not have The authority of ERL should give more accentuate on modernization of client support, To build up and build up a market drives initiative and lays incredible accentuation on verifying of value business and so on.

I accept, if the organization pursues the proposals gave by me against the issues I discovered, it very well may have the option to accelerate more its development in future.

Table of Content

Sl. No	Particular	Page No.
	Letter of Transmittal	i
	Disclaimer	ii
	Letter of Acceptance	vi
	Acknowledgement	iv
	Abstract	v
	Chapter- 1 : Introduction	
1.1	Presentation	1
1.2	Starting point of the Investigation	1
1.3	Extent of the examination	1
1.4	Targets of the investigation	1
1.5	System	2
1.6	Constraints of the examination	2-3
	Chapter- 2 : Company Profile	
2.1	History of the Company	4
2.2	Vision of ERL	4
2.3	Crucial the REL	4-5
2.4	Organization Profile	5
2.5	SWOT Examination	5-7
	Chapter- 3 : Theoretical Aspects	
3.1	Hypothetical Perspectives	8
3.1.1	Hypothetical Parts of Bookkeeping Framework	8-1

	Chapter- 4 : Accounting Procedure of Riant Engineers Limited	
4.1	Accounting Procedure of Riant Engineers Limited	11
4.1.1	Finance & Accounts Department	11
4.2	Job Description of an Accountant	11-15
4.3	Cost Estimation procedure of apartment examples taken for one project called Niloy	15-21
4.4	Cost Details	21-24
4.5	Description of construction area	25
4.6	Size and Number of Apartments	25
4.7	Proposed apartment price list	26
4.8	Total Sale Volume from the Project	26
4.9	Project cost and profit analysis	27
4.10	Financial Information	27
4.11	Debt-Equity Ratio	27
4.12	Cost of the project	28
4.13	Mode of Finance	28
	Chapter- 5 : Findings Recommendation and Conclusion	
5.1	Findings	29-30
5.2	Recommendation	30-31
5.3	Conclusion	31
	Bibliography	32
	Plagiarism Result 21%	33

1.1 Presentation:

An assortment of model has been built up everywhere throughout the world. Whatever the nature and extent of the models, the entirety of the work is done based on intrigue. The most wonderful and progressive advancement in the field of land has done in view of popularity. This segment is profoundly requested area in this period and this investigation will give me a thought regarding doing land exercises sooner rather than later to satisfy tremendous lodging request.

1.2 Starting point of the Investigation:

Temporary position program is a pre-essential for getting MBA degree. Prior to fruition of the qualification, an understudy must experience the Temporary position program. As the homeroom discourse alone can't make an understudy immaculate in taking care of the genuine business circumstance, it is an open door for the understudies to think about the genuine circumstance through this program. Working in Riant Designers Restricted allowed me the chance to assemble genuine experience.

1.3 Extent of the examination:

The investigation will predominantly concentrate on the fund and records system of Riant Designers Constrained. The proposed examination will cover the methodology and systems pursued by the finance and records office, for example, account and Money technique, cast estimation and so forth. That implies, in this examination every one of the parts of money and records system has been talked about. Besides, the issues and proposed arrangements of records and account segment likewise have been presented in this examination.

1.4 Targets of the investigation:

- To procure commonsense involvement with fund office administrations of REL.
- To think about the Bookkeeping arrangement of Riant Designers Restricted.
- To discover the issues of fund and records division of REL.
- To make a few proposals to defeat the distinguished issues.

1.5 System:

The investigation was completely distinct in nature. The examination was directed utilizing the participatory technique. To know the inside and out data, the theme was examined with the master experts identified with organization for a few times and survey of record of REL and other related optional data. The reason for existing was to get a thought regarding the entire exercises I did my pragmatic direction. Factual information and other significant data were accumulated from auxiliary sources including a few diaries and booklets.

1) Primary sources:

- Practical work area work
- Face to confront discussion with the official
- Directs perceptions

2) Secondary Sources:

- Files and Organizers
- Website of the Riant Architects Restricted

1.6 Constraints of the examination:

Despite the fact that I have acquired warm collaboration from workers of REL they were too occupied to even consider helping me once in a while. I have confronted the accompanying issues, which might be named as the impediment/inadequacy of the report:

- Most of the essential information were not in the structure those can help recorded as a hard copy a report.
- Secondary information is likewise uncommon. It is simply just the site.
- Confidentiality of information is another obstruction that was gone up against during the lead of this investigation.

- Lack of appreciation of the respondents was the serious issue that made numerous perplexities with respect to confirmation of reasonable and hypothetical recognition.
- Lack of accessibility of adequate information.

Despite these confinement, I have attempted my level best to make this report as most ideal as. So perusers are solicitation to think about these confinements while perusing and advocating any piece of the report.

2.1 History of the Company:

Riant Specialists Ltd (REL) is a building based EPC (Designing Acquisition and development) firm, recently known as Riant Architects which was shaped in mid 2006 by some of master proficient architects to give total building answer for the framework and power segment in our nation. Since its beginning, we have effectively finished numerous famous ventures in Common and Development, Power and Vitality, Mechanical, Mechanization and Land Part and has made great name in this field by guaranteeing best quality in each procedure of our work and finishing ventures in due time. Before long, our organization became known and earned unwavering quality to the mechanical business visionary like-Private (Global and Nearby) and government association for our specialized expertise and prepared answer for the basic issues. Our goal is to deliver quality Building administrations through positive firmly controlled, well-overseen and proficient way. Bangladesh is rising as a Creating Nation and in this procedure gigantic works should be done for building foundation in the Designing Area. Subsequently we anticipate huge open doors in this part. We have a devoted and inventive groups nearby have relationship with neighborhood and remote specialists who work for us. Hence, we are well prepared to get those open doors by misusing our insight and experience that we have picked up in throughout the years.

Our submitted and imaginative groups consistently take a stab at greatness in conveying most excellent administrations through bleeding edges innovation, stylish plans, guaranteeing best quality of work, utilizing condition well disposed items, keeping up wellbeing and condition standard and convenient finish of the task.

2.2 Vision of REL:

To be one of the top generally trusted and surely understood Designing Firm in the Nation perceived by the customers for conveying greatness in works that we do

2.3 Crucial the REL:

- Providing quality item and administrations
- Ensuring the utilization of the best in class innovation

- Maintain corporate administration
- Promoting examination and investigation
- Involving in persistent procedure improvement.

2.4 Organization Profile:

Organization name: Riant Designers Constrained

Set up year: April 21, 1996

Organization Enrollment No: C-30581(1797)/1996

Organization's TIN NO: 142 200 8445/CO.15

Dhaka City Partnership's (DCC) Exchange Permit No: 157190.

Organization Tank No: 9131051985.

Proprietor's name: Mr. Anawarul Islam Tareq and Mr. Rabiul Hoque

All out labor: 230 People

Organization Address: House#3, second Floor, Area 11, Dhaka-1230,

Dhaka Bangladesh.

Web Address: www.riantengineersltd.com

2.5 SWOT Examination:

SWOT Examination is a significant apparatus for assessing the organization's Qualities, Shortcomings, Openings and Dangers. It encourages the association to recognize how to assess its presentation and output the large scale condition, which thus would assist the association with navigating in the tempestuous sea of rivalry.

2.5.1 Qualities:

a) Organization Notoriety:

Riant Specialists Restricted Ltd has just settled a great notoriety in the Land business of the nation especially among the new comers. Inside a time of Four years, Riant Designers Restricted Ltd has just settled a firm in the Land division having colossal development in the benefits and stores. All these have led them to procure a notoriety in the Land field.

b) Top administration:

The top administration of the Organization is likewise a significant quality for the Riant Designers Constrained Ltd and has contributed vigorously towards the development and advancement of the Organization. The top administration authorities have all worked in rumored Organization's and their long periods of working experience, aptitude, and mastery will keep on contributing towards further development of the Organization. The top administration of Riant Designers Restricted Ltd is the main thrust and the research organization of the association where arrangements are created.

c) Piece of the overall industry benefit:

As of now referenced before, Riant Architects Constrained Ltd has set up a situation among the new comers in the Land business of Bangladesh. They have just accomplished a high development rate joined by a noteworthy benefit development rate. The quantity of stores and the advances and advances are additionally expanding quickly as deals income increments with the expanding of up and coming a ton of new activities.

d) Solid money related assets:

Riant Designers Constrained Ltd has solid money related assets to maintain the Land business. It is normal that sooner rather than later the Organization's budgetary assets will get more grounded.

e) Collaboration at mid level and lower level:

Riant Architects Restricted Ltd's mid level and lower level administration do the duties with group works. Numerous occupations are performed in-gatherings of a few so as to decrease the weight of the outstanding task at hand and upgrade the procedure of fulfillment of the activity. Individuals are anxious to help one another and individuals when all is said in done are given to work.

2.5.2 Shortcoming:

The size of the market caught by Riant Architects Constrained Ltd isn't as wide as the other set up organizations do. The majority of the ventures are six to Eight celebrated structure. They have no tall structure. Riant Architects Constrained Ltd works just Dhaka City Enterprise. The other city enterprise has the exercises of land business Openings. Be that as it may, Riant Designers Constrained Ltd doesn't grow them as a result of budgetary deficiency.

2.5.3 Chances:

There are in excess of 550 organizations have the Recovery enrollment. The majority of the organizations don't work the other city enterprises and can't consider white collar class and lower salary bunch individuals. The greater part of the organizations don't keep up RAJUK plan and can't handover the venture in time. In the event that a few organizations do, they charge a gigantic per square feet rate. The vast majority of the organizations don't accept the long haul portion premise installment arrangement. So these are the chances to the Riant Specialists Constrained Ltd to catch this market.

2.5.4 Dangers:

Riant Architects Restricted Ltd considers hundred organizations from all Recovery individuals as it's solid rival. These organizations least costing and underneath quality help and fake promotion criteria is the significant dangers to Riant Designers Constrained different dangers are political unsettling influence, strike, monetary strategy and regular disasters which eventually annihilate the arrangement of handover the task in time.

3.1 Hypothetical Perspectives

3.1.1 Hypothetical Parts of Bookkeeping Framework

Which means of Bookkeeping

The present age is the time of exchange business and trade. After Globalization, progression, and privatization, business is expanding step by step and turning out to be mind boggling too. An association can't recollect all its managing for long. Accordingly, it gets important to keep a composed record of all business exchanges step by step, this lead to the advancement of bookkeeping. Give us a chance to comprehend the significance of fundamental bookkeeping.

Targets and Elements of Bookkeeping

Bookkeeping is an indispensable subject in the trade field. For a superior comprehension of the goals and the elements of bookkeeping, above all else, it is imperative to think about the bookkeeping heretofore. The destinations and the capacity of bookkeeping will be later talked about inside and out.

Elements of a Bookkeeper:

Recorded Capacities

The authentic working of bookkeeping includes keeping precise records of all the past exchanges made in the business. This sort of working of bookkeeping incorporates:

- Recording the monetary exchanges and keep up a diary to keep them all.
- It is critical to arrange and isolate the records and the record.
- Preparation of brief rundown happens for brisk surveys.
- This kind of bookkeeping gives the net outcome other than simply keeping the records.
- The readiness of the monetary record happens to decide the money related situation of the business.
- The broke down information and records are then utilized for different purposes.

- The last advance is to impart the gotten money related data to the intrigued areas, for example, proprietors, providers, government, scientists, and so on.

Administrative Capacities

In an association, the administration board of trustees searches for a wide range of basic leadership. To guarantee that the choices are smooth and advantageous for everybody, they do an assessment of the past records gave by bookkeeping. These are administrative capacities. The five administrative elements of bookkeeping are:

- Formation of plans notwithstanding controlling the money related arrangements.
- Besides that, a financial limit is set up to gauge the complete use for future exercises.
- Also, cost control is made conceivable by contrasting the expense and the proficiency of the work.
- The bookkeeping likewise gives the important data during the assessment of worker's exhibition.
- To check for extortion and mistakes is the thing that the functionality of the entire method relies upon.

Restrictions of Bookkeeping

- The elements of bookkeeping encourage the destinations of bookkeeping. there are numerous targets of bookkeeping. For example,
- Accounting encourages the orderly administration of the records of the exchange and other budgetary information.
- It gives a thought regarding the odds of benefit or disappointment or misfortunes.
- The process helps the administration by helping them to settle on the best choices. other than that, bookkeeping finds out the monetary situation of an association.
- It additionally helps in the assessment of the representative and their working proficiency, what's more, imparting and spreading the bookkeeping data to the client.

- Accounting contributes the greatest to any association by counteracting extortion and forestalls benefit dangers.

Bookkeeping Approaches

An association exists in an unpredictable, powerful monetary condition. Thus they need to embrace satisfactory bookkeeping arrangements most appropriate to their circumstance. How do associations pick the most reasonable arrangement? Furthermore, what are the impacts of changing bookkeeping arrangements? Give us a chance to think about this in detail.

4.1 Bookkeeping Method of Riant Specialists Constrained

4.1.1 Fund and Records Office:

As a matter of fact this is my area of expertise where I straightforwardly included. As a result of that I think about everything about this division. Like all other Association Riant Designers Restricted Pursues some capacity of bookkeeping. Record division is extremely vital and touchy for the Organization. Since the Business requires exceptionally visit money related exchange. The particular assignments are as per the following:

4.2 Expected set of responsibilities of a Bookkeeper:

Rundown:

Apply standards of bookkeeping to examine monetary data and get ready money related studys by assembling data, getting ready benefit and misfortune proclamations, and using proper bookkeeping control strategies.

Essential Duties:

1. Prepare benefit and misfortune proclamations shutting and cost bookkeeping ponders.
2. Compile and break down money related data to get ready passages to accounts, for example, general record records, and report business exchanges.
3. Establish, keep up, and facilitate the execution of bookkeeping and bookkeeping control methodology.
4. Analyze and audit spending plans and consumptions for neighborhood, state, government, and private subsidizing, agreements, and awards.
5. Monitor and audit bookkeeping and related framework studys for exactness and fulfillment.
6. Prepare and audit spending plan, income, cost, finance passages, solicitations, and other bookkeeping archives.
7. Analyze income and use slants and prescribe fitting spending levels, and guarantee consumption control.

8. Explain charging solicitations and bookkeeping strategies to staff, sellers and customers.
9. Resolve bookkeeping inconsistencies.
10. Recommend, create and keep up money related information bases, PC programming frameworks and manual documenting frameworks.
11. Supervise the information and treatment of money related information and studys for the organization's computerized budgetary frameworks.
12. Interact with inward and outside examiners in finishing reviews.
13. Other obligations as appointed.

Extra Duties:

1. Develop the yearly working spending plan and counsel with departmental administration on the financial parts of program arranging, pay suggestions, and other regulatory activities.
2. Provide bookkeeping arrangement direction for new staff.

Working Conditions:

Working conditions are typical for an office domain. Work may require incidental end of the week as well as night work.

Definition:

Under bearing of a Division Chief, performs proficient bookkeeping work, including reviewing, dissecting and confirming monetary records and study, getting ready money related and measurable studys, giving data to City staff with respect to bookkeeping practices and systems, and accommodating general record accounts; helps with setting up the City's yearly and mid-year spending plans; gets ready year-end review study and timetables; prepares and gives specialized counsel to bring down level bookkeeping faculty, and performs related work as required.

Class Attributes:

This expert level Bookkeeper class is allotted to the Fund Division of the focal Managerial Administrations Office. The occupant works with a high level of autonomy in performing bookkeeping and budgetary exercises for the City, the Redevelopment Office and The general population Financing Authority. Effective execution of the work requires great information on legislative bookkeeping practices and methodology, subsidize bookkeeping and monetary administration. Obligations incorporate direct contact with all

City Office Executives, Division and Program Directors and other staff with respect to study, income and consumption accounts, the robotized obtaining and budgetary examining framework and finance exercises. The class is recognized from the lower level class of Office Authority (Bookkeeping), which is a specialized help class not requiring what could be compared to a four-year proficient degree and has duties of a specialized handling nature.

Instances of Key Obligations: (Obligations are illustrative and not comprehensive and may fluctuate with singular task.)

- Prepares diary sections and accommodates general record and backup accounts; gets ready budget reports, including appropriating income and consumption concentrate to offices.
- Analyzes and accommodates consumption and income accounts, including trustee records and speculation study.
- Makes wire moves and diary financing moves and accommodates bank explanations.
- Monitors award incomes and uses, guaranteeing information is recorded in the City's monetary bookkeeping framework.
- Calculates and gets ready repayment billings and tracks receivables; accommodates records of sales.
- Prepares review plans for outer evaluators and goes about as a contact between the City and inspectors.

- Prepares and documents yearly fiscal summaries for the City, Redevelopment Office and Open Financing Authority.
- Assists with the planning of the yearly and mid-year spending plans.
- Assists with the monetary year-end and fixed resource bookkeeping.
- Provides preparing in the utilization of the City's automated budgetary framework and helps departmental faculty with spending questions, legitimate consumption coding, report handling and other bookkeeping related exercises.
- Performs different obligations of a comparative sort or level.

Physical Prerequisites and Working Conditions:

Must have versatility to work in a standard office setting and to utilize standard office gear, including a PC, stamina to keep up tender loving care in spite of interferences, solidarity to lift and convey records weighing as much as 10 pounds; vision to peruse printed materials and a PC screen, and hearing and discourse to impart face to face and via phone.

Information on: (at passage):

- Generally acknowledged bookkeeping practices and standards;
- Fund or legislative bookkeeping practices and standards;
- Auditing practices and standards;
- Public office planning practices and standards;
- Computer applications identified with the work;
- Standard office practices and strategies;
- Applicable laws, codes and guidelines; and
- Techniques for managing an assortment of people from different financial, social and ethnic foundations, face to face and via phone.

Aptitude in (at passage):

- Maintaining precise budgetary records and getting ready clear and exact examination for enlightening, evaluating and operational use;
- Reconciling accounts, records, study and diaries;
- Preparing budgetary or potentially reviewer explanations, timetables and study;
- Interpreting, applying and clarifying complex laws, codes, guidelines and statutes;
- Reviewing and checking exactness of information;
- Maintaining bookkeeping records for extraordinary records and activities;
- Making sound, autonomous decisions inside set up polices and methodology;
- Organizing own work, setting needs and meeting basic deRELines; and
- Communication to connect successfully with associates, administrators, subordinates and the overall population adequate to pass on data and to get work course.

4.3 Cost Estimation procedure of apartment- An example taken form one project:

Summary Of The Project

1. Project Name	:	Niloy
2. Project Location	:	House no -948/2/C, East Shewrapara, Kafrul, Dhaka.

3. Purpose	:	Construction of building and sales flats		
4. Total Land	:	5.36 kathas		
5. Project area	:	3860 S.ft		
6. Construction area	:	13560 S.ft		
7. No of Building	:	01 = 06 (Six) Storied		
8. Number of Apartment	:		Number	%
		a. Developer :	09	60%
		b. Land owner:	06	40%
9. Number of car parking	:		Number	%
		a. Developer:	06	60%
		b. Land owner:	04	40%
10. Size of Apartments	:	Type A, 825 s.ft of 05 Flat Type B, 835 s.ft of 05 Flat Type C, 600 s.ft of 05 Flat		

11. Project starting time	:	December 2010
12. Project completion time	:	June 2013
13. Project grace period	:	01 year

Statement for cost Estimation

14. Cost of the project:

SL NO	Description	Cost Incurred	Cost To Be Incurred	Total Cost
01	Land (5.36 khathas)	1,500,000.00	Nil	1,500,000.00
02	Consultation	400,000.00	Nil	400,000.00
03	Marketing, Advertising & others	200,000.00	150,000.00	350,000.00
04	Construction	3,000,000.00	18,600,000.00	21,600,000.00
05	Bank Interest	Nil	3000,000.00	30,00,000.00
	Total	5,100,000.00	21,750,000.00	26,850,000.00

1. Model of Finance:

SL NO	Description	Cost Incurred	Cost To Be Incurred
01	Sponsors equity	4,500,000.00	7,350,000.00
02	Bank Loan	Nil	150,00,000.00
	Total	4,500,000.00	22,350,000.00

4.3.1 Specialized Information:

Common Works

Structure: The structure will be an edge structure of strengthened bond concrete (RCC) the Structure has been securely planned.

Outside Divider: Outer divider will be 5" think strong blocks development.

Inward divider: 5" thick strong block divider

Outside shading: Outside surface of the structure will be painted with snowcem of well band hues

Inside shading: Bond put block dividers and roof painted with distemper paint (Barger)

Rooftop: Line terracing on rooftop for insurance of overheating.

Capacity: Overhead extra room above can.

Floor: Fu-wang 12"x12"glazed floor tiles including two toilets.

Entryway: All entryways will be strong timber with mahogany chowkat and Break Partex streak entryway, can Will be a plastic entryway. Great quality lock, protections chain and check watcher will be give At Fundamental passageway entryway other entryway will be French cleaned .bolts on inward discretionary.

Window: Aluminum outline with great quality tinted glass in the room, kitchen and latrine windows are steel Casing and ordinary glass flame broiled windows.

Stair: Stair railing will be boxed barbecue will wooden rail of good quality wood.

4.3.2 Highlights and Pleasantries:

Every condo contains the accompanying extravagance and particular chose for your benefit guaranteeing excellence and simplicity of support.

4.3.2.1 Washrooms:

1. Floor and mass of all washrooms will be outfitted with Bangladeshi coated tiles.
2. All porcelain fittings (cabinet, bowl, skillet and so on) will be BISF or RAK band standard.
3. Commode will be utilized distinctly in the joined latrine of ace bed.
4. All supper Fittings (shower head, towel rail cleanser case tissue holder, bibcock and so forth) will be Sharif metal.

4.3.2.2 Floors& Fire Security:

1. 12"x12" coated tiles (made in Bangladesh)in all over floors
2. 4"skirting will be give in rooms.

4.3.2.3 Electrical:

1. 220vpower association from DESA with independent electric meter (2KW) for every level.
2. Gang switch and BRB link will be utilized.

4.3.2.4 Entryways and Windows:

1. Door casing with mahogany prepared wood.
2. And screen will be teak fold partex streak entryway.
3. In all washrooms strong PVC entryway will be utilized.
4. 4mmx20mm level bar barbecue will be utilized
5. 3" sliding Thai aluminum channel will be utilized

4.3.2.5 Divider & Partition:

1. Internal and outer 5" thick divider will be made of first class block and salt less white fine sand.
2. Wall surface will be smooth with completed mortar.

4.3.2.6 Kitchen Highlights:

1. Double burner gas point with one gas riser.
2. A single sink, bibcock and a wash corner.
3. One RCC self (12" wide) will be given.
4. Wall of kitchen will be outfitted with 8"x12" coated tiles up to 7'- 0" stature

4.3.2.7 Composition and Cleaning:

1. Plastic paint in every inward divider and distemper in calling.
2. Outside with snowcap painting.
3. Enamel paint in Flame broil will be utilized.

4.3.2.8 Utility Lines:

1. The organization will give 1" water line and sewerage association with WASA.
2. Under Ground water Supply with 20,000 liter limit.
3. Wall of kitchen will be outfitted with 8"x12" coated tiles up to 7'- 0".

4.3.2.9 Others:

1. Generator:

Power generator association will be given in every level.

2. Intercom:

Radio line (kokum set) will furnish in every level to connect with protect room.

4.4 Cost Details:

Sl.NO.	Description	Area (Sft.) Quantity	Rate Per S.ft./Pc	Work Already Done	Work to be Done	Total
				Taka	Taka	Taka
01	Land Procurement		Lump Sum	1,500,000.00		1,500,000.00
02	Consulting (Architectural)		Lump Sum	3,00,000.00		300,000.00
03	Consulting (Structural)	13560	Lump Sum	50,000.00		50,000.00
04	Consulting (Electrical)	13560	Lump Sum	25,000.00		25,000.00

05	Consulting (Plumbing)	13560	Lump Sum	25,000.00		25,000.00
06	Advertisement & Graphics		Lump Sum	100,000.00	50,000.00	150,000.00
07	Marketing Promotion		Lump Sum	100,000.00	10,000.00	200,000.00
08	Cost Of Piling	2400	550.00	1,320,000.00		13,200,000.00
08	Cost of Column up to Grade Beam	2260	500.00	1,130,000.00		11,300,000.00
09	Cost of Water Reserve	1	Lump Sum	300,000.00		300,000.00
10	Frame Structure Grade Beam to G.F. Slab	2260	500.00		1,130,000.00	11,300,000.00
11	Frame Structure up to 5 th Floor	11,300	500.00		5,650,000.00	5,650,000.00
12	Brick Works up to 5 th Floor	14,500	150.00		2,175,000.00	2,175,000.00
13	Plaster Works up to 5 ^h Floor	30,000	50.00		1,500,000.00	1,500,000.00
14	Tiles Works	18000	100.00		1,800,000.00	1,800,000.00
15	Grill Works	4000	100.00		400,000.00	400,000.00

						0
16	Thai Aluminum Works	1800	300.00		540,000.00	540,000.00
17	Wood Works:					
	A. Main Door	350	400.00		140,000.00	140,000.00
	B. Internal Door	1800	300.00		540,000.00	540,000.00
	C. Louvered	125	120.00		15,000.00	15,000.00
18	Plumbing, Sanitary & Sewerage System:					
	A. Water Distribution System	15000	40.00		600,000.00	600,000.00
	B. Sanitary fittings & Fixtures	7000	35.00		245,000.00	245,000.00
19	Electrical Works:					
	A. Internal		Lump Sum		350,000.00	350,000.00
	B. External		Lump Sum		350,000.00	350,000.00
20	Painting & Coloring	42000	10.00		420,000.00	420,000.00
21	Utility:					

	A. Gas Connection	15	8000.00		120,000.00	1,20,000.00
	B. Wasa Connection	15	5000.00		75,000.00	75,000.00
	C. Substation & DESHA Connection	1			900,000.00	9,00,000.00
	D. Lift	1	10,00,000.00		900,000.00	9,00,000.00
	E. Generator	1	500,000.00		5,00,000.00	5,00,000.00
22	Boundary Wall/Gate/Tank Etc.				3,00,000.00	3,00,000.00
23	Lime Concrete in roof	2270	Lump Sum		200,000.00	200,000.00
24	Bank Interest for Project Loan				3,00,000.00	3,00,000.00
				4,850,000.00	22,00,000.00	26,850,000.00

(Total Taka Two Core Sixty Eight Lac and Fifty Thousand Only.)

The above cost calculated on the basis of present marker rate of construction material and labor charges. During execution of construction work the rate of individual may very from proposed cost structure.

4.5 Description of construction area:

Total Land	5.36 Kathas
Total Land Area	3860sft.
Total Construction Area	13560sft.
Covered area in each floor (1 st Floor to 5 th Floor)	2260 sft.
Ground Floor Area	2260 sft.
Total covered Area	13560sft.

4.6 Size and Number of Apartments:

Type	Number	Net Area for each Flat (sft.)	Proportionate Share of common space in ground floor.	Total gross Area for each flat (sft.)
A	5	825 sft.		825 sft.
B	5	835 sft.		835 sft.
C	5	600 sft.		600 sft.

4.7 Proposed apartment price list:

Type	Floor	Flat Size (sft.)	Per sft. Taka	Utilities	Car Parking Taka
A	1 st to 5 th Floor	825 S.ft	4500.00	150,000.00	2,50,000.00
B	1 st to 5 th Floor	835 S.ft	4500.00		
C	1 st to 5 th Floor	600 S.ft	4500.00		

4.8 Total Sale Volume from the Project:

Type	Number	Price/Rate (Par sft.)	Total amount (Tk.)
A- 1 st , 2 nd , 5 th	3x825=2475	4500.00	11,137,500.00
B- 1 st , 2 nd , 5 th	3x835=2475	4500.00	11,137,500.00
C- 1 st , 2 nd , 5 th	3x600=1800	4500.00	8100,000.00
Car Parking	6	2500,000X6	1,500,000.00
Utility Income	09	150,000X09	1,350,000.00
Total			33,225,000.00

4.9 Project cost and profit analysis:

Profit & Loss Account:

Description	Rate per sft.	Total Amount (Tk.)
Income from Apartment	Tk.4500.00	33,225,000.00
Less Total Construction Cost		26,850,000.00
Net profit		6,350,000.00

4.10 Financial Information:

Description	Total Area	Rate per sft.	Total Amount (Tk.)
Earnings From Sale Flat	6750 s.ft	4500.00	33,225,000.00
Total Project Cost	13560	1980.00	26,850,000.00
Construction Cost	13560	1593.00	21,600,000.000
Own Financing			11,850,000.00
Loan from Bank			15,000,000.00

4.11 Debt-Equity Ratio:

Debt	Equity	Total Taka	Debt : Equity
Tk.150,00,000.00	Tk.11,850,000.00	Tk.26,850,000.00	55.86:44.14

4.12 Cost of the project:

Sl No	Description	Cost Incurred	Cost to be Incurred	Total Taka
01	Land (5.36 Katha)	15,00,000.00	Nil	15,00,000.00
02	Consultation	400,000.00	Nil	4,00,000.0
03	Marketing, Advertising & Others	200,000.00	150,000.00	3,50,000.00
04	Construction	30,00,000.00	18,600,000.00	21,600,000.00
05	Bank Interest	Nil	3,000,000.00	3,000,000.00
Total project Cost:Tk.=		5,100,000.00	21,750,000.00	26,850,000.00
Total= Taka Two Core Sixty Eight Lac and Fifty Thousand.				

4.13 Mode of Finance:

Sl.No	Description	Cost Incurred	Cost to be Incurred	Total Taka
01	Sponsors equity	4,500,000,00	7,350,000.00	11,850,000.00
02	Bank Loan		15,000,000.00	15,000,000.00
Total Project Cost :Tk=		4,500,000.00	22,350,000.00	262,06,000.00

Debt: Equity Ratio = 56:44

5.1 Findings:

As an association the REL have earned the notoriety of top land organization in Bangladesh. The association is significantly more organized contrasted with some other land Organizations working nearby or remote in Bangladesh. It is unwavering in quest for business development and improvement. It has a notoriety for being an accomplice of buyer development. With a heft of qualified and experienced human asset, REL can misuse any open door in the land part. It is pioneer in presenting numerous new items and administrations in the IT Companying part of the nation. In addition, in the generally land segment, it is unparalleled with some other land Organizations as a result of its wide spread branch organizing thought the nation.

1. Whole exercises of REL isn't automated, still there exist manual record keeping framework.
2. Insufficient preparing program for the representatives.
3. Slow in modernization contrasting and its rivals.
4. The workplace isn't amicable and proper.
5. REL's money related asset isn't sufficient to maintain the Land business in a wide view. It is normal that sooner rather than later the Organization's monetary assets will get a lot more grounded by funding.
6. Real home business Openings are accessible in other city companies.
7. But REL doesn't grow their business on account of monetary lack.
8. Land organizations doing their business as a result of benefit. They are not carrying out their responsibility for society. They are not doing advertising research in tremendous way. They just purchasing area and create it and afterward they offer it to the clients. In light of popularity of lodging, clients need to purchase the pads or condos in significant expense. Land organizations are not doing any exploration to satisfy the high impression of the clients.
9. Land business is one sort of administration. So consumer loyalty is significant factor in this part. Land organizations are not doing any sort of advertising research yet they have to do bunches of promoting examination to give their better assistance.

10. The assessed cost and evaluated deals income isn't fittingly estimated. Since the estimation cost is lower than the first costing cost. Numerous elements like swelling, government monetary approach, break in nonstop development, political interference isn't considered at the hour of cost estimation. The business income gauge isn't coordinate with the first circumstance. Debatable (Offer and Ask) cost is charged to the customers. Accordingly the business income differs with the anticipating. Evaluating technique isn't fitting on the grounds that the customers bartering are not fulfilled.

11. Available bundles, Land Business Cards, Organization sites, Handout, Print media, Electronic media, Board, Standard. In this way, It's promoting technique isn't very much planned.

5.2 Recommendations:

Land area is huge and complex so it is difficult for me to suggest a few issues which upgrade the exhibition level of the association.

1. REL should build progressively talented labor to do its exercises all the more effectively, with the goal that a large number of the representatives don't need to take mental strain to handover the tasks in time.
2. Adopting the most recent office computerization is significant for conveying quick client support just as proceeding with smooth exercises.
3. Maintaining interior quality administration through preparing to its workers.
4. Inclusion of more subjects dependent on the viable plan and development and advertising in the Instructional classes of the REL Preparing so as to create skill.
5. The authority of REL should give more underscore on modernization of client assistance.
6. REL ought to name an adequate number of ladies representatives to manage lady customers, experts or authorities and open Ladies work area to counsel with the ladies in light of the fact that the vast majority of the ladies customers booking their level for their family.

7. To pursue the RAJUK plan for a safe, verified, ecological settlement. To give the security of condo purchasers that the venture will be handover in time and the materials will be utilized same as the agreement is made.

8. To build up and build up a market drives administration and lays incredible accentuation on verifying of value business.

9. REHAB needs to build up a typical commercial center where purchasers both home and abroad will discover all items in a solitary area.

10. Project sort, Land region, Expert, No of condos, Size of loft, All out vehicle leaving ought to referenced explicitly.

5.3 Conclusion:

Bunches of new designer organization has been set up in most recent couple of years and this engineer organization has made this land area exceptionally focused. In this way, presently Designer Organization needs to sort out their activity and do their tasks as indicated by the need of the market. Land parts no more rely upon a customary strategy. In this aggressive world this division has dug its wings sufficiently wide to cover any sort of money related administrations anyplace in this world. The significant undertaking for Engineer Organization, to get by in this focused condition is by dealing with its benefits and liabilities in a productive manner. So in end it very well may be said that each association has its positive just as negatives and in the event of Riant Designers Constrained presence of the later one is not exactly the previous one and as the administration is resolved to arrive at the pick of accomplishment it appears that in not so distant future the negatives will be dispensed with. Eighteen years is a limited capacity to focus time and the association, which can set up itself as one of the most rumored private designer organization in the nation inside this brief period merits uncommon acknowledge and for their capable pioneers Riant Architects Constrained organization will arrive at the most significant level of achievement in the blink of an eye. I wish the land engineer organization all achievement flourishing in their field.

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