



**Daffodil**  
*International*  
**University**

**Internship Report**  
**on**  
**An Analysis of Legal Activities of Familiar**  
**Peace Valley Limited**

**Submitted To**

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Department of Real Estate and Department of Commerce

Faculty of Business and Economics

Daffodil International University

**Submitted by**

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ID 093-27-163

Program BRE ( Batch 5<sup>th</sup> )

Department of Real Estate

Daffodil International University

**Date of Submission: 15-06-2014**

## Letter of Transmittal

**June 05, 2014**

**Sheikh Md. Abdur Rahim**

**Assistant Professor and Head**

Department of Real Estate and Department of Commerce

Faculty of Business and Economics

Daffodil International University

**Subject Application for submission of Internship Report.**

Dear Sir,

I have much pleasure to present the report of internship program “An Analysis of Legal Activities of Familiar Peace Valley Limited.” I would like to take this occasion to express to you my sincere gratitude for the placement to me in an organization like “Familiar Peace Valley Limited.” And for support and encouragement you have always to generously extend to me in my work I have tried my best to get and orientation to the practical work environment and to gather all related information, and have placed my hearty effort to prepare the report accordingly directed.

I hope that my report will need your expectation and serve this purpose.

Sincerely yours,

.....

(Khandakar Tawhidul Islam)

ID 093-27-163

Program BRE ( Batch 5<sup>th</sup> )

Department of Real Estate

Daffodil International University

## Letter of Authorization

**June 05, 2014**

**Sheikh Md. Abdur Rahim**

**Assistant Professor and Head**

Department of Real Estate and Department of Commerce

Faculty of Business and Economics

Daffodil International University

**Subject Declaration regarding the validity of the internship report.**

Dear Sir,

This is my truthful declaration that the “**Internship Report**” I have prepared is not a copy of any “**Internship Report**” previously made by any other student.

I also express my honest confirmation in support of the fact that the said “**Internship Report**” has neither been used to fulfill any other course related purpose nor it will be submitted to any other person or authority in future.

Sincerely yours,

.....

(Khandakar Tawhidul Islam)

ID 093-27-163

Program BRE ( Batch 5<sup>th</sup> )

Department of Real Estate

Daffodil International University

## Letter of Approval

This is to certify that Khandakar Tawhidul Islam, ID No 093-27-163, 5<sup>th</sup> Batch is a regular student of Department of Real Estate, Faculty of Business and Economics, Daffodil International University. He has successfully completed his internship program at Familiar Peace Valley Limited and he has prepared this internship report under my supervision. His assigned internship topic is “An Analysis of Legal Activities of Familiar Peace Valley Limited.” I think that this report is a worthy of fulfilling the partial recruitment of Bachelor of Real Estate Degree.

I wish him happiness, good health and every success in life.

.....

**(Sheikh Md. Abdur Rahim)**

**Assistant Professor and Head**

Department of Real Estate and Department of Commerce

Faculty of Business and Economics

Daffodil International University

## ACKNOWLEDGEMENT

First and above all else, I would like to pay my deepest gratitude to the almighty Allah who has helped me through all the difficulties in my life and showed me the right path. It is Allah who has made my journey into the vast sea of knowledge smooth and easier. Then I am very grateful to the “Familiar Peace Valley Limited” for providing me the opportunity to complete my internship program.

My sincere gratitude also goes to my honorable Internship Supervisor, Mr. Sheikh Abdur Rahim. Without his support and encouragement, this report would not have been possible and such endeavor really deserves compliment. Thanks to him for giving me the opportunity to prepare this report which I think will enhance my skills and help the practical application of my knowledge in future.

I would like to thank my colleague of “Familiar Peace Valley Limited”, Head office, especially Managing Director Mr. Dr. Abdul Kadir Noman, Executive Director Muhammad Moheuddin, Development Director Md. Emtias Ahmed Toaha, Finance Director M.A Zaman(Jewel) for providing information and sharing their valuable knowledge that helped me a lot in preparing this report.

Finally, I would like to thank all the faculty members, officials and class-mates, who are always supportive to me.

## Executive Summary

Shelter is the third basic necessity of people, after food and clothing. Bangladesh is a small but one of the most densely populated countries in the world with quite a small and poor economy. Their first priority is fulfillment of the basic needs. As basic need it is the prime responsibility of government of the country to arrange shelter for all. For inadequate resources state can't meet this demand. For this the development of the Real Estate sector emerges in Bangladesh. The sector is dominated by the private investors, though the government is present in the market through some housing projects. These private investors are working hard to meet the rising housing demand in the country. They mainly concern about their profit. As a private Real Estate Company Familiar Peace Valley Limited provide their clients with a full range of service to help them find the best location base hazard free land and plot in efficient reasonable way.

This report based on Legal Activities of Familiar Peace Valley Limited . The basic objective of this report to find out and understanding about how the organization perform the legal activities, what are the problems and identify the potentiality or prospects of the legal activities of Familiar Peace Valley Limited.

Firstly this report consists the introduction, objectives; rationale; limitation and study methodology of the report. Here I included the purpose of preparing this report, the limitations I faced during the preparation and the method of gathering the information.

Then this report contains **About FPVL, Mission & Vision, Values & Principle, Focused Areas, Management, and Board of directors, Executive Committee, Foreign Representative, Purbasha Residential Area, Features, Location, and FAQ**

After that this report consists of the internship position and duties which I did during my internship period in Familiar Peace Valley Limited. Here I included Real Estate, Property and Property Law, Real Estate Law, Documentation and Importance of Documentation, Land Laws in Bangladesh, Legal Activities of Familiar Peace Valley Limited, Registration, The Land transfer process: How land is transferred through sale? What is supposed to happen..?, Land acquisition process, Land selling and hand over process, Design and Layout Approval.

The analysis of the report titled “Legal Activities of Familiar Peace valley Limited” is given in the fourth part of this report. I use content analysis method to analysis the data because;

due to small sample sizes this research results could not be statistically validated. The findings of the data are also given on this part.

Finally, some hypothesis is given based on findings & the conclusion of the report is given in this part of the report. By caring these hypotheses Familiar Peace Valley Limited can understand and improve their problems and prospects for deliver better services to their customers. Bibliography and References are attached in the appended part.

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# **Chapter:01**

## **Introduction**

## 1.0. Introduction

Bangladesh is a small country with a very low per capita income. Here people still struggle for the basic needs' fulfillment. When still lots of people struggle to have a minimum shelter, Real Estate products that is assumed to be very expensive, is kind of extra luxury to the majority of the mass population. However, Real Estate sector has been developed and it is growing with a good pace along with a gradual increase of its contribution in total GDP. Investments in this sector have been increasing over time and competition has becoming sharper because of the increased number of firms as well as stakeholders' awareness. Government is trying to build a proper framework for this business sector. People who are in the high income brackets are the main customers of these Real Estate products. But day by day involvements of the middle class in the society is increasing. In this circumstance, government is trying to involve low income people too by suggesting the Real Estate companies to plan for housing for these people. As the involvement increases question of quality and satisfaction also comes to the scenario. This situation demand to practice the land law properly and also work the administration of land related institution efficiently.

The laws of land are most old law in Bangladesh. It has a long history. But most of the people of Bangladesh are in dark about the land law. For this they sometime oppressed by fraud Company. Most of the Real Estate Company is not eager to practice the land law and they have little knowledge about land law and therefore they are not concern that they do the illegal work sometimes. So people should aware about the land law to protect the legally from any harassment about land. People have no clear knowledge about the key policies of land rights, administrative structures and procedures that determine how far these rights can actually be enjoyed in practice. But various institutions and few lawyers are coming now a day to fulfill this gap by creating the Real Estate professional. Though the attempt is not as much as need, but it's able to give us a hope for future to control the problems in land. By this step the Real Estate companies and general people will concern about their rights and responsibilities in legal way. The land law of Bangladesh is very much rich. Its need to follow and practice by all.

## **1.1. Origin of the Study**

In today's world academic education is not enough to enable a student to proceed with confidence and reach his/her goal without having experience with the outside and practical world. In order to have an idea and gain experience as a student of Bachelor of Real Estate (BRE) I have to undertake an internship program at any organization. This report on “**An Analysis of Legal Activities of Familiar Peace Valley Limited**” is a collaborated outcome of the 12 weeks (3 months) long internship program at Familiar Peace Valley Limited, Head office, Purana Palton, Dhaka. So to fulfill the internship requirement I am being employed in Familiar Peace Valley Limited, a well reputed Real Estate Company under the supervision of Sheikh Abdur Rahim, Assistant Professor and Head, Department of Real Estate And department of Commerce, Faculty of Business and Economics, Daffodil International University. This report is written to comply with his instruction. It is a partial but essential requirement of the Bachelor of Real Estate (BRE) program.

## **1.2. Rational of the Study**

Bangladesh is one of the developing countries in the world. The economy of the country has a lot left to be desired and there are lots of scopes for massive improvement. Real Estate companies have of course a vital role in promoting and accelerating the economic development process. Laws are important part of economy for any country. But we are not so much aware regarding how to operate a foreign trade. With that issue in mind, the topic “**An Analysis of Legal Activities of Familiar Peace Valley Limited**” has been undertaken as my topic for internship report.

## **1.3 Objectives of the Study**

The study has been undertaken with the following objectives:

- ❖ To reveal the legal activities of Familiar Peace Valley Limited
- ❖ To find out the problems of legal activities of Familiar Peace Valley Limited
- ❖ To recommend some suggestions based on findings

### **1.4.1 Methodology of the Study**

The methodology for the study has been developed in the following ways:

#### **i. Data Sources**

There are two sources of data. These are as follows:

- a) Primary Sources
- b) Secondary Sources

#### **ii. Data Collection Methods**

The primary data has been collected from the employees of Familiar Peace Valley Limited through face to face interview and small group discussion.

The secondary data has been collected from the following sources:

- a) Relevant Books
- b) Newspapers
- c) Publications of Familiar Peace Valley Limited
- d) Internet

### **1.4.2 Data Analysis and Presentation Style**

In the study the data has been analyzed through the Microsoft Office Package (R) In this study, the data has been presented in the form of tables, graphics, charts, etc.

## **1.5. Limitations of the Study**

Though I have given utmost effort to prepare this paper but there are some limitations of the study. They are as follows

- ❖ Although I have obtained wholehearted co-operation from employees of Familiar Peace Valley Limited, but they could not manage enough time to deal with my report.
- ❖ Due to some policies of the bank I couldn't collect the organizational hierarchy to show the organizational decisions flow.
- ❖ The main limitation took place when the information about legal activities was being collected. It was really too hard to have information of their legal activities and transparency of that activities. The spokes persons can't go beyond their limits. So the ethics was actually a barrier for data collection.
- ❖ Lack experience has also acted a constraint for the exploration of the topic.
- ❖ Another limitation of the study is lack of sufficient work experience in the logistics department during my internship.

# **Chapter: 02**

## **Company Profile**

## **2.1 About FPVL**

The Familiar Peace Valley Limited is a rapidly growing business group based in Bangladesh which has started its business activities in 2009 by the name of Familiar Peace Valley Limited by- 1994 company act. Familiar Peace Valley Limited promises to provide quality product at a reasonable cost within definite time with the complete satisfaction of its customer and partner through diligent dedication with professional excellence.

Though the company has started its journey with only one project, several projects such as Purbasha Residential Area, Familiar Fashion and Fabrics, Peace Exim etc are in operation and the company is heading to start new projects in the field of technology, health and education within a very short time.

It is a group which is a combination of young, meritorious, honest and well skilled professionals i.e. engineers, doctors, journalists, advocates as well as established businessmen from different sectors. The team of young professionals is committed to fulfil your dreams and the team knows dreams are feasible and reachable, is only a matter of listening and understanding your needs. So you can be confident that it's a place where you can build your dream and feel part of a growing community.

### **Timeline:**

- **June '2008'**: Planning to initiate something good for the society
- **January '2009'**: Registration from Joint Stock
- **July '2009'**: Launching of "Purbasha Residential Area"
- **January '2011'**: Launching of "Familiar Younus Valley"
- **June '2011'**: Launching of "Familiar Fashion and Fabrics"
- **April '2012'**: Launching of "Peace Exim"



## 2.2 Vision & Mission Statement

### Vision:

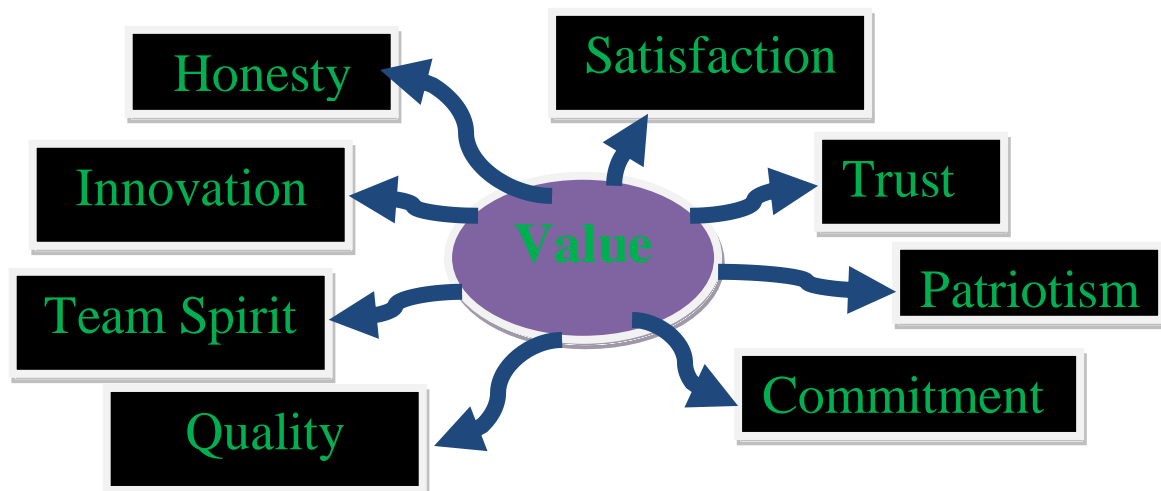
Accelerating Sustainable Social Development

### Mission Statement:

To bring together a group of initiatives to create product and service oriented employment which will be effective in saving, developing, sharing and promoting the country and its people.

## 2.3 Values, Purposes & Principles

### Values:



### Purposes & Principles:

- To create employment opportunity, attain financial solvency and eliminate unemployment and poverty of the country.
- To accelerate the pace of growth in important business sectors of Bangladesh.
- To help the country to gain self-sufficiency.
- To champion innovative ideas that makes a difference in the business world.
- Promoting environment & biodiversity.
- Industrialization without hampering environment.

## 2.4 Focused Areas

- **Real Estate:** Even a bird of forest desire to take rest and sleep in its own nest at the end of its daily business. If the nest is its own, it will comparatively more safe and tranquil, may that be in a hut. Familiar Peace Valley Ltd. (FPVL) is a fast growing real estate company in Bangladesh, promises to provide quality product at a reasonable cost within definite time with the complete satisfaction of its customer through diligent dedication with professional excellence.

Familiar Peace Valley Ltd has a residential land project by 200Bigha in pubail, Gazipur, Mireer Bazar Chowrasta near purbachal city.

FAMILIAR YOUNUS VALLEY is a luxurious apartment complex, in a very suitable location at House # 51, Road # 12, Sector 14, Uttara Model Town, Dhaka. It is a combination of style & comfort with beauty in the interior as well as in the exterior. It has an efficient network of streets which is in a close proximity to Dhaka-Mymensing Road, Airport, Khilkhet, Nikunja and a handful of renowned schools, colleges and universities. In all respects it is indeed a comfortable and beautiful location.

FPVL is a group which is a combination of young, meritorious, honest and well skilled professionals i.e. engineers, doctors, journalists, advocates as well as established businessmen in real estate sector. We have sound technical knowledge in site development, construction of homes, apartments with modern look. We would like to bring your dream into reality.

- **Peace exim:** FPVL has launched its export import chapter by the name of “Familiar EXIM” in April 2012. Primarily Agor (both wood and liquid) are being exported to Middle East via several Medias. We are planning to export various world class products to different countries as well as to import especially technological products from developed countries. The main concern of Familiar EXIM is to explore FPVL worldwide.
- **Fashion:** The FPVL has launched its fashion project by the name of “Familiar Fashion and Fabrics” in June, 2011. Though the project was started with two high product embroidery machines, now seven high products, high quality machines are in operation in an enlarged and a stable factory located at Konapara, Jatrabari in Dhaka.
- **Tourism:** Not now in operation.
- **Technology:** Not now in operation.
- **Food & beverages:** Not now in operation.
- **Education:** Not now in operation.
- **Agro:** Not now in operation.

## 2.5 Management of FPVL

### 2.5.1 Board of directors

<b>Sl. No.</b>	<b>Name</b>	<b>E-mail</b>
01	Abdullah Al-Arif	abdalarif@aol.com
02	Md. Jahangir Jalil	admin@fpvlbd.com
03	Dr. Abdul Kadir Nomann	drnomann@gmail.com
04	Muhammad Moheuddin	moheuddin23@yahoo.com
05	Md.Emtias Ahmed Toaha	emtiashmed@yahoo.com
06	Md. Shamim Hossain	shamimhossain@yahoo.com
07	Engr. Muhammad Shafiullah	msu@fpvlbd.com
02	M.A Zaman (Jewel)	mazjewel@yahoo.com
09	Masbah Uddin Nayeem	nayeem_fpvl@yahoo.com
10	Mobarak Hossain Akanda	mubarakbdc@gmail.com
11	Md. Kamrul Hasan Shimul	fulshimul@yahoo.com
12	Engr. Md. Rezaul Bari	admin@fpvlbd.com
13	Eng. Najmus Saltanat	najmus.saltanat@gmail.com
14	Mrs. Alea Begum Sumi	abdalarif@aol.com
15	Anwara Begum	info@fpvlbd.com
16	Dr. Naima Rahman	admin@fpvlbd.com
17	Dr. Suhrab Mia	info@fpvlbd.com
12	Md. Golam Sohrab	sohrab31st@gmail.com
19	Md. Aminul Islam	admin@fpvlbd.com
20	Rafiqul Alam	rarafiq@gmail.com
21	Md. Kamrul Haque	kamrulcv@yahoo.com
22	Md. Khalilur Rahman	mr.khalilur@gmail.com
23	Md. Joynal Abedin	abedinj26@yahoo.com
24	Masukor Rahman	masuk_ps@yahoo.com
25	Abdur Rakib Sarker	sharker rakib@gmail.com
26	Mohammad Nasir Uddin	admin@fpvlbd.com
27	Delore Hossain	delorerajib@yahoo.com
22	Md. Mahbubur Rahman	mahbub011@yahoo.com
29	Tawfiqur Rahman Siddique	tawfiqur54@yahoo.com
30	Md. Khairul Hasan Biplop	admin@fpvlbd.com
31	S.M. Mohsin	admin@fpvlbd.com
32	Al-Helal Uddin	admin@fpvlbd.com

### **2.5.2 Executive Committee**

<b>Sl. No.</b>	<b>Name</b>	<b>Designation</b>
<b>01</b>	Abdullah Al-Arif	Chairman
<b>02</b>	Md. Jahangir Jalil	Vice Chairman
<b>03</b>	Dr. Abdul Kadir Nomann	Managing Director
<b>04</b>	Muhammad Moheuddin	Executive Director
<b>05</b>	Md.Emtias Ahmed	Director (Developers)
<b>06</b>	Md. Shamim Hossain	Director (Finance)
<b>07</b>	Engr. Muhammad Shafiullah	Director (Planning & Marketing)
<b>02</b>	M.A Zaman (Jewel)	Director (Land Project)
<b>09</b>	Masbah Uddin Nayeem	Member
<b>10</b>	Mobarak Hossain Akanda	Member
<b>11</b>	Md. Kamrul Hasan Shimul	Member

### **2.5.3 Foreign Representative**

<b>Sl. No.</b>	<b>Representative</b>	<b>Country</b>
<b>01</b>	Alea Begum Shumi	USA
<b>02</b>	Masukur Rahman	UK
<b>04</b>	Rakib Sharker	Italy
<b>05</b>	Engr. Najmus Saltanat Moni	Canada
<b>06</b>	Samsuzzaman Jewel	Singapore

## 2.6.1 Purbasha Residential Area



### Features:

#### Why do you choose?

- It is in category A of DAP (Detail Area Plan).
- 25-20 feet avenue road as well as planned footpath.
- All types of citizen facilities such as park, shopping mall, restaurant, bank, lake, hospital, convention center etc.
- Planned area for school, college, university, mosque etc.
- Surrounded by aesthetic natural beauties.
- Planned by expertise planners and architects.

## **Project Plan**

- Size of the project is 250 Bigha.
- Residential Area 60 % , Road Network 20 % , Community Spaces 10 % , Commercial Area 10 %

## **Price List and a Comparison**

- We offer lower prices compared to other adjacent project to **Purbasha Residential Area.**

## **Our Offer**

- **Special discount** we do offer 10% to 25% discount depending on the amount of land purchased by the client.

## **Our Valued Customers**

- Heaven Touch Group
- Health Aid Limited.
- Brahmanbaria Foundatio
- Thailand Tours Limited.
- Engineers group from BUET, Doctors group from DMC.
- Various types of professionals such as journalists, bankers, businessmen, engineers, teachers, bureaucrats, doctors, advocates, bankers and so on.

## 2.6.2 Location

- Adjacent to proposed 300 feet wide Asian Highway.
- Adjacent to Dhaka- Brahmanbaria- Sylhet bypass Road.
- 4 km away to east from Tongi Railway station
- North to Uttara model town and 1.5 km away to north from Uttar Khan.
- “Purbacal Uposhahar” by RAJUK is only 3 km away from “Purbasha Residential Area”.
- The Project is in the Mireer Bazar, Gazipur Sadar.



## 2.6.3 Layout





**Chapter: 03**  
**Legal Activities of Familiar Peace Valley  
Limited**

### **3.1.1 Real Estate, Property and Property Law, Real Estate Law**

**The term Real Estate** is defined as land including the air above it and any building on it. Realty structure has grown and assumes importance due to liberalisation. It is 2<sup>nd</sup> major employer after agriculture. There are over 100 laws governing various aspects of real estate Major amendments are required to make them relevant.

**Property** is any physical or virtual entity that is owned by an individual or jointly by a group of individuals. An owner of property has the right to consume, sell, rent, mortgage, transfer and exchanges his or her property.

**Property law** is the area of law that governs the various forms of ownership in real property (land as distinct from personal or movable possessions) and in personal property, within the common legal system. In the civil law system, there is a division between movable and immovable property.

**Real Estate Laws** are an indispensable part of any successful business environment. They reflect the govt policy. Legal knowledge is required to know your rights, responsibilities and challenges ahead. Commonly refers to legally approved immovable properties. Knowledge of real estate laws is important because of complex real estate business environment and we can avoid trouble. Thus information on such real estate aspects will benefit all stakeholders. With onset of new land utilisation practices Real estate sector gets more complicated. Several instances of irregularities are noticed. Knowledge of real estate laws will act as a safeguard mechanism from being trapped

### **3.1.2 Documentation and Importance of Documentation**

To make & maintain documents about work undertaken is documentation. To keep record of the work done is documentation. Documents are proof of the work done. Therefore documentation of any type of work is important.

In immovable property transactions, the documentation plays a very critical role.

The owner or the mortgagee can possess the asset only through title derived from sale, partition or mortgage. In the case of ancestral property, the right of ownership passes from the original holder to the successor by legal heir ship.

In the case of an outright purchase, the sale deed is the primary title deed. Apart from these, there can be gift, grant or mortgage.

When we approach the bank or other lending institution for a loan against a property, the title deeds are to be produced for verification by legal experts.

### **3.2 Land Laws in Bangladesh**

- Building and Construction Law 1952
- Building Construction Rules 1996
- Dhaka Metropolitan Architecture (Construction, development, preservation and removal) Rules, 2009
- Infrastructure development of Government policy on land in partnership, 2009
- Real Estate Development and Management Act, 2010
- Policy to determine the minimum market value of the property, 2010
- Determine the minimum value of the property (Dhaka Division) revised fees, 2011
- Determine the minimum market value of the property (Dhaka, Chittagong, Sylhet City Corporation Area) revised fees, 2011
- Private Residential Project Land Development Rules, 2004
- Gazipur Cantonment (Building Construction) under the law, 2006
- Private Security Services Act, 2006
- Private Security Services Rules, 2007
- National Housing Policy, 1993
- National Housing Authority Act, 2000
- Fire prevention and fire laws, 2003
- The natural reservoir of Law, 2000
- Home Rent Control Act, 1991

### **3.3.0 Legal Activities of Familiar Peace Valley Limited**

The Familiar Peace Valley Limited is a rapidly growing business group based in Bangladesh which has started its business activities in 2009 by the name of Familiar Peace Valley Limited by-1994 Company act.

Though the Company has started its journey with only one project, several projects such as Purbasha Residential Area, Purbasha River View, Familiar Fashion and Fabrics, Peace Exim etc are in operation and the company is heading to start new projects in the field of technology, health and education within a very short time.

The Familiar Peace Valley Limited performs the following legal activities:

- 1) Company Registration.
- 2) Design and Layout Approval.
- 3) Land Acquisition.
- 4) Land selling.
- 5) Transfer of Land and Hand Over.
- 6) Land registration and recording Updating land records

### **3.3.1 Company Registration**

The Familiar Peace Valley Limited makes registration from Joint stock as a group of Company in 2009.

To start Real Estate business under Real Estate Development and Management Act, 2010 The Familiar Peace Valley Limited makes registration from local authority by the following documents

- Trade License.
- Tax Identification Number.
- VAT Registration Number.

By the law it is clarify that under 30 Bigha land anyone can develop the land without registration. The registration for development business from RAJUK and National Housing Authority is more costly and take long time, so most of the Company does not make registration

from that authority and develop the project step by step with 30 Bigha. The Familiar Peace Valley Limited also follows this process.

### **3.3.2 Design and Layout Approval**

By the law it is clarify that under 30 Bigha land anyone can develop the land without design and layout approval. The design and layout approval from RAJUK and National Housing Authority is more costly and take long time, so most of the Company does not make design and layout approval from that authority and develop the project step by step with 30 Bigha and maintain the layout by own. The Familiar Peace Valley Limited also follows this process. In the layout of the project it has been found that:

- The project is bank of the Naghda River.
- It is in category A of DAP (Detail Area Plan).
- 25-20 feet avenue road as well as planned footpath.
- All types of citizen facilities such as park, shopping mall, restaurant, bank, lake, hospital, convention center etc.
- Planned area for school, college, university, mosque etc.
- Surrounded by aesthetic natural beauties.
- Size of the project is 250 Bigha.
- Residential Area 60 %, Road Network 20 %, Community Spaces 10 %, Commercial Area 10 %.

### 3.3.3 Land acquisition

The Familiar Peace Valley Limited acquires the land to develop the project by personal direct buying process from the land owner.

**Step 1:** The Company selects the land.

**Step 2:** The Company contact to the land owner with their offer for him.

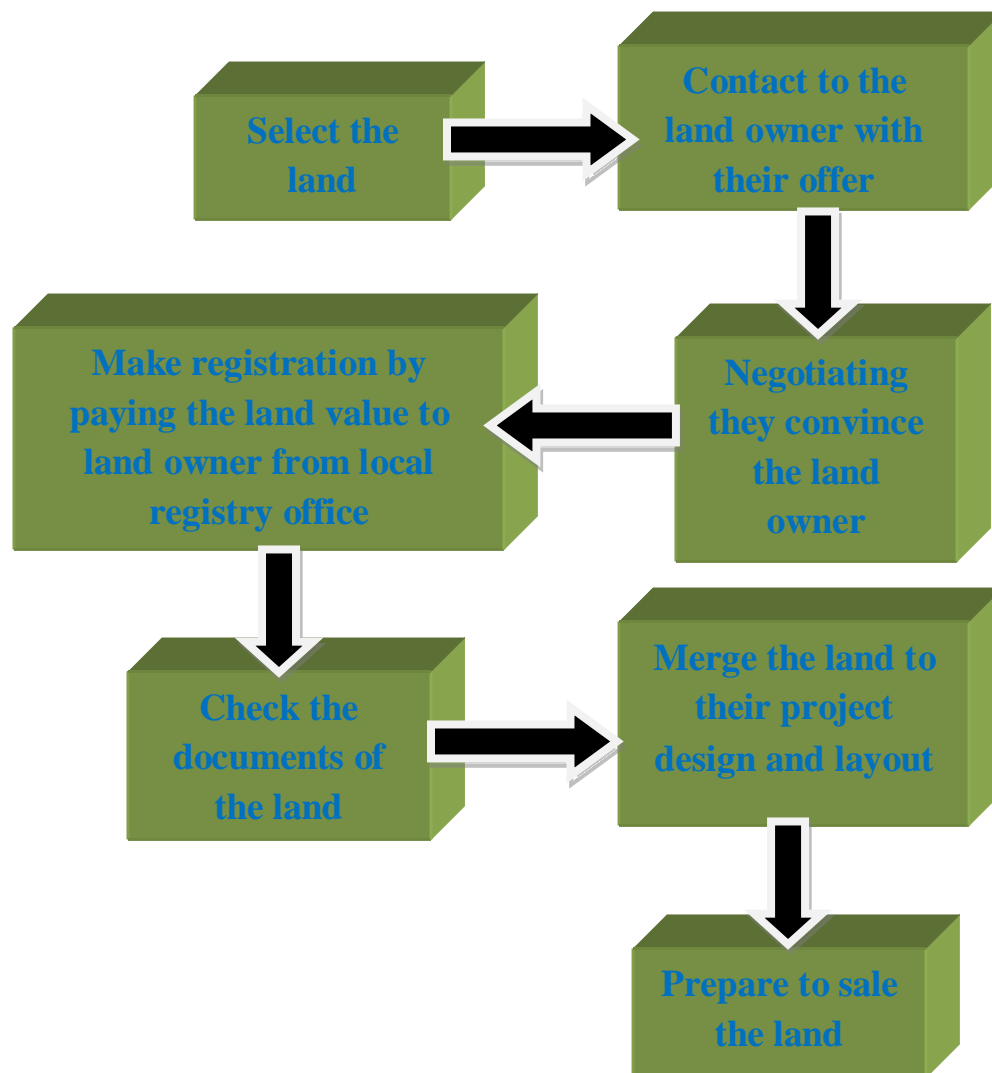
**Step 3:** After negotiating the Company convince the land owner.

**Step 4:** The Company check the documents of the land by legal expert.

**Step 5:** The Company makes registration by paying the land value to land owner from local Registry office.

**Step 6:** The Company merge the land to their project design and layout,

**Step 7:** The Company prepare to sale land.



### 3.3.4 Land selling

The Familiar Peace Valley Limited Sell the land by following process:

**Step 1:** Marketers or representatives of the company search the client or buyer of plot of the project.

**Step 2:** If any person interested to by plot the company informed that person details about their project.

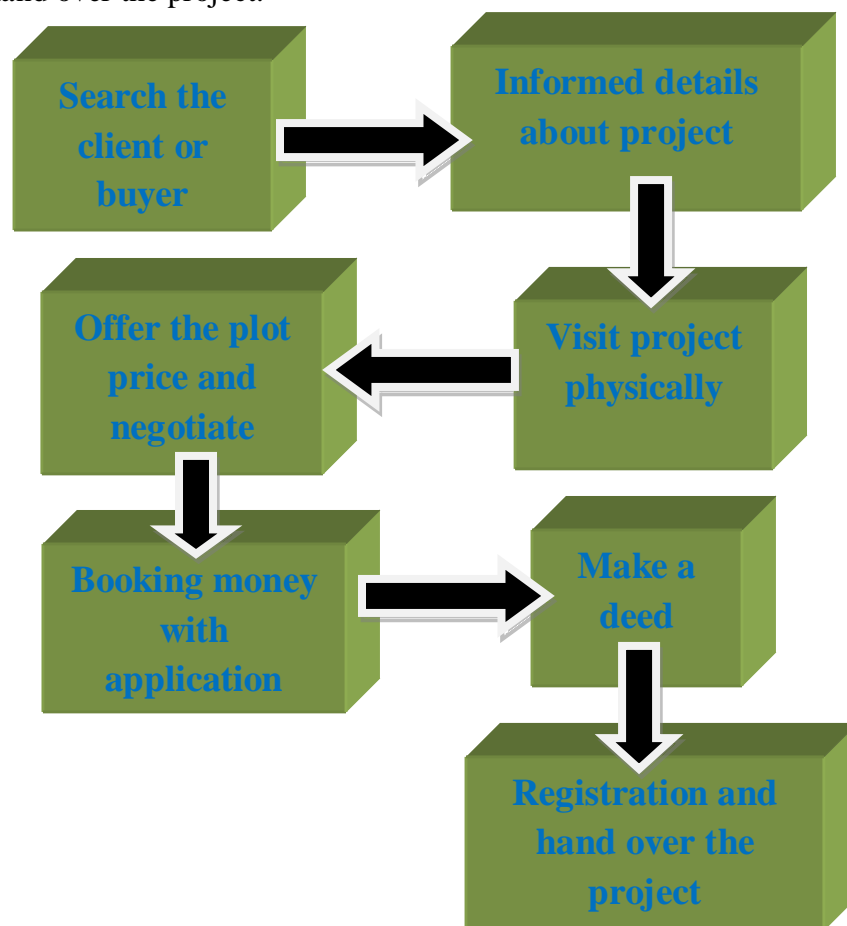
**Step 3:** The Company offer to visit their project physically.

**Step 4:** The Company offer the plot price and negotiate with him/her.

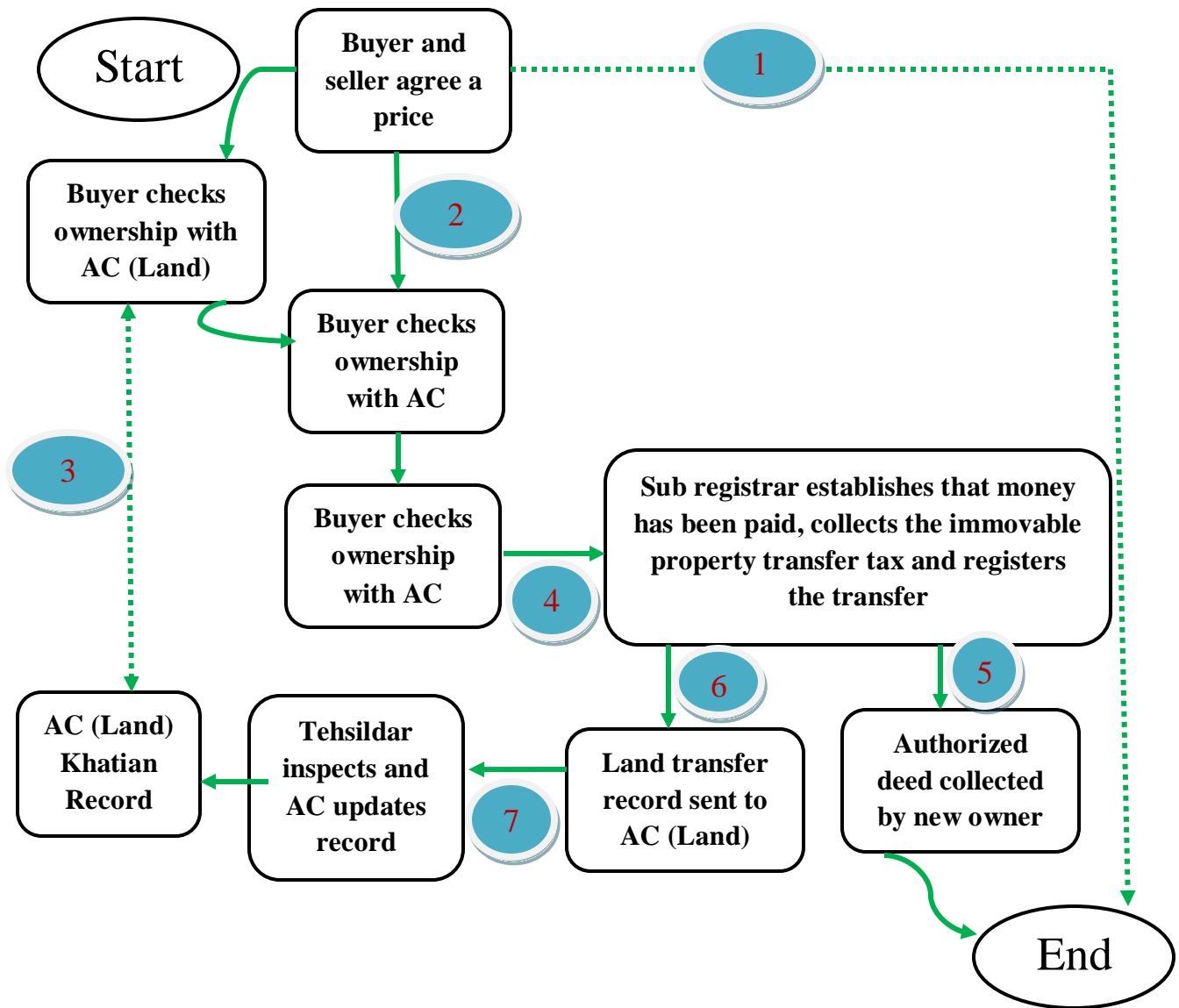
**Step 5:** After a successful negotiation the Company takes booking money with a booking application.

**Step 6:** After paying down payment the company make a deed with buyer and fix the installment number of rest of the amount.

**Step 7:** After paying the full payment of the land the company makes registration for buyer and hand over the project.



### 3.3.5 Transfer of Land and Hand Over



.....and how reality may differ

- 7) Some transfers occur on an entirely unofficial basis, perhaps when land is mortgaged, but this is becoming less common.
- 8) Some buyers may not try to check the AC records first.....
- 9) .....and even if they do, these may well not be up to date.
- 10) The deed writers and Sub-Registrar collude to ensure that this step only proceeds if a bribe is paid first, whilst the buyer and seller may also

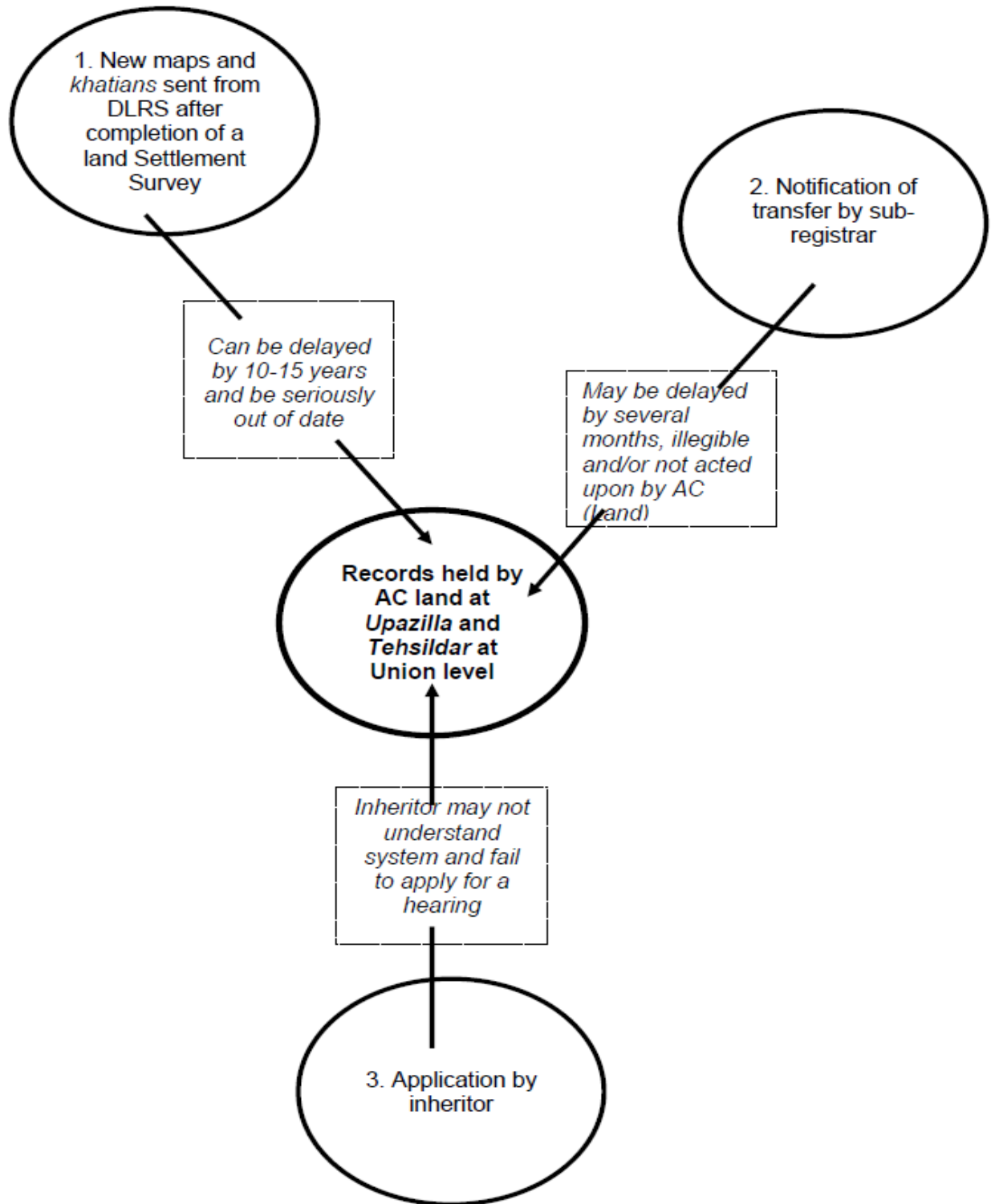


collude to reduce the amount of immovable Property Transfer Tax (IPTT), which is levied at 10% of the sake value. There is no requirement to check the legality of the transaction and it is not uncommon for the same plot to be 'sold' to several different buyers although this is much more frequent in unban areas

- 11)** This is supposed to be issued within a month, but frequently takes a year and the payment of a bribe.
- 12)** This is supposed to happen immediately, out is also subject to delays of several months. Notifications are frequently illegible.
- 13)** The AC (Land) generally does not update the record unless first paid a bribe to do so.

### 3.3.6 Land Registration and Recording Updating, Land Records

Land records may be updated: 1. as a result of surveys (see Section 4); 2. via the sub-registrar; and 3. through inheritance. Each can easily prove problematic.



**Chapter: 04**  
**Findings, Recommendations and  
Conclusion**

### **4.1.1 Positive Findings**

- The Familiar Peace Valley Limited is a registered company from Joint Stock Company under company Act-1994.
- The company makes a layout with residential area 60%, Road Network 20%, Community Space 10%, Commercial Area 10%, which matches to the RAJUK and Detailed Area Plan and Real Estate Development and Management Act-2010, Private Residential Project Land Development Rules- 2004.
- In their layout the Company planned area for school, college, university, mosque which match to the RAJUK and Detailed Area Plan and Real Estate Development and Management Act-2010, Private Residential Project Land Development Rules- 2004.
- In the layout they planned 25-20 feet road as well as planned footpath, which is a standard plan for residential area.

### **4.1.2 Negative Findings**

- The company layout is not approved by RAJUK and DAP.
- The project plan includes the agriculture land.
- The project is planned on the bank of the Naghda River, which may make the river die.
- The project is partially developed; it may possible that the company may violet the layout plan for more profit.
- The Company forces the land owners to sell the land, who are under the project plan.

## **4.2 Recommendations**

- The company should approve the layout by RAJUK and other legal authorities.
- The company should reserve the nature and develop the project with eco-friendly.
- The company should maintain the rules & regulations and laws of the government to develop the project.
- The company should seriously determine to maintain the all commitment as they say and show the layout and documents.
- The company should concern about the social need of the people not more profit.
- The company should take the permission from the department of environment of the government to implement the layout of the project.

### 4.3 Conclusion

Real Estate business is a long term business. It's take a long time span to complete and hand over the project. During the processing period companies make profit. This business needs more faith to run the sustainable business. Its make more profit than other business. But fraudulent of the companies in this business is a common problem in recent years. To control the business environment the government, companies as well as general people should concern to obey the rules, regulation and laws of the land. Every party should concern to implement the laws properly to make a sustainable business environment and develop a smooth culture.

Familiar Peace Valley Limited is one of the best Real Estate Company in Real Estate business in our country. They serve a pure commitment base service to the client and achieve more faith from its clients. They try to capture the middle and upper stages of income level people to be an honorable client for Familiar Peace Valley Limited. They wants to make a sustainable and smooth efficient business environment for their customer by maintain all rules and regulation avoiding all hazardous matter.

As they want to make a sustainable long term efficient business they should maintain a minimum level of international characteristics. That obviously do not mean that Familiar Peace Valley Limited have no qualifying potentials, but they have to be more sincere to fulfill their lacking. So far I have observed Familiar Peace Valley Limited provides the best client service and maintain the legal matters perfectly, on the other hand they have no approval of design and layout for real cause, but they should try to take approval.

Whether, considering the legal activities an analytical statement can be given on the basis of their negative and positive side. The legal activities are doing purely. But some of the basic rules are not being followed by the management. To make a branding image these things should be the most important concern for Familiar Peace Valley Limited.

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