



REAL ESTATE AGENTS

## Area wise % of Price Increment in last 20 years

Prime Location	Price in 2002 (BDT/SFT)	Price in 2022 (BDT/SFT)	% of Increment
Dhanmondi	2400	23000	858%
Gulshan	2100	30000	1329%
Uttara	1600	15000	838%
Banani	1975	20000	913%
Mirpur	1500	11000	633%
Mid Town	1590	14000	781%
Prime Location	Price in 2012 (BDT/SFT)	Price in 2022 (BDT/SFT)	% of Increment
Bashundhara	4000	13000	225%

Information Source:  
Prothom Alo, 21<sup>st</sup> Dec 22

# Real Estate Agents in Bangladesh

1. bti Brokerage	8. The Umbrella Management Ltd	15. RC Properties Service
2. Bikroy.com	9. Concord Real Estate Solutions	16. Bestbari.com
3. Bproperty	10. Bdhousing.com	17. Nibash.com
4. Ratul Properties	11. Pbazaar.com	18. RedRoots
5. Greeho.com	12. Melody Housing Agency	19. SarcoBD
6. Sheltech Brokerage	13. Apex Property Ltd	20. Century Realtor Ltd
7. Sharif Properties	14. The Property Park Ltd	

# Important Documents Required

The process of buying and selling apartments require a number of documentation which can be a bit of a hassle. Among the various legal papers required to complete the process, two important papers are Mutation and Khatiyani, both of which are essential for the apartment to be registered under your name.

## What is mutation?

Mutation means the transfer or change of title in the records of the local municipal body for the concerned property after ownership has been transferred. It also helps to include the name of the new owner in Government Khatiyani to establish the new ownership.

## What is Khatiyani?

Khatiyani translates to 'Record of Rights' and it is an important document to identify the owner. It is prepared through a field survey to determine possession, ownership and evaluation of Land Development Tax.

The survey Khatiyani is classified into **CS Khatiyani**, **RS Khatiyani**, **SA Khatiyani**, etc. As you can assume, it is an important document for the investigation of title.

# Ownership Transfer

For hassle free transfer of the property, three steps need to be completed, besides the submission of materials required to prepare the documents in order to complete a purchase. You may think that these steps are complicated, but let us make it easier for you. Firstly, let's see the three important steps:

- 1. Sale Permission from Concerned Authority**
- 2. Registration**
- 3. Mutation**

## **Documents required for Sale Permission from Concerned Authority**

- **NID Copy**
- **Sales Permission Application**
- **Approval copy of plan**
- **Lease Deed Certified Copy**
- **Occupancy Certificate**

# Ownership Transfer

## Documents required For Registration

- Photographs
- NID Copy
- E-TIN Copy
- Passport Copy & Overseas Address (for NRB)
- Transfer permission copy from Concern Authority
- Up-to-date Tax copy
- Khatiyān copy
- DCR copy
- Power of Attorney copy

## Documents required For Mutation

- Photographs
- NID Copy
- Sale Deed Certified Copy

# Home Loan

(June 2021-June 2022)

Name of Institute	Number of Customers Received Loan
House Building Finance Corp	2 lakhs
DBH Finance	54 Thousand
IFIC Bank	18 Thousand

Name of Bank	Approved Loan Amount (Crore, BDT)
IFIC Bank	1812
Agroni Bank	1102
Islami Bank	1019
Sonali Bank	463
Janata Bank	139

**Highest Loan Amount: up to 2 crore taka**

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