VALUATION REPORT

Nemom Service Co-operative Bank Ltd | Asset NSCB26P0001

Valuation Summary

Asset	**Newly constructed Individual House for sale at Nemom**
Category	**Houses - Individual House**
Location	**Nemom, Thiruvananthapuram**
Valuer	**Er. S. Nandakumar, Approved Valuer (Cat. I)**
Date of Valuation	**18 Jul 2026**
Fair Market Value	**Rs. 35,43,000**
Realisable / Reserve Value	**Rs. 28,00,000**

Property Particulars

Land Area	**4 cents**
Built-up Area	**1200 sq.ft**
Carpet Area	**984 sq.ft**
Bedrooms / Bathrooms	**2 / 2**
Floors / Year Built	**1 / 2025**
Furnishing / Facing	**Unfurnished / East**
Road Access	**PWD road frontage (20 ft)**
Survey No. / Village	**152/5 / Nemom**
Taluk	**Thiruvananthapuram**
Title Deed No.	**1324/2009**

Valuer's Remarks

The undersigned has inspected the above asset on 18 Jul 2026 at the request of Nemom Service Co-operative Bank Ltd. The valuation is arrived at on the basis of prevailing market rates in the locality, physical condition, age and marketability of the asset. The distress sale value has been considered for fixing the reserve price for the e-auction.

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