VALUATION REPORT

Thiruvananthapuram Service Co-operative Bank Ltd | Asset TSCB26P0001

Valuation Summary

Asset	**Individual House for sale near Poojappura Junction**
Category	**Houses - Individual House**
Location	**Poojappura, Thiruvananthapuram**
Valuer	**Er. Thomas Mathew, FIV**
Date of Valuation	**02 Jul 2026**
Fair Market Value	**Rs. 66,38,000**
Realisable / Reserve Value	**Rs. 56,00,000**

Property Particulars

Land Area	**5 cents**
Built-up Area	**1850 sq.ft**
Carpet Area	**1517 sq.ft**
Bedrooms / Bathrooms	**3 / 2**
Floors / Year Built	**1 / 2015**
Furnishing / Facing	**Furnished / West**
Road Access	**8 ft private pathway**
Survey No. / Village	**126/3 / Poojappura**
Taluk	**Thiruvananthapuram**
Title Deed No.	**1262/2007**

Valuer's Remarks

The undersigned has inspected the above asset on 02 Jul 2026 at the request of Thiruvananthapuram 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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