VALUATION REPORT

Thiruvananthapuram Service Co-operative Bank Ltd | Asset TSCB26P0002

Valuation Summary

Asset	**2 BHK Apartment in a gated community at Pattom**
Category	**Flats - Apartment**
Location	**Pattom, Thiruvananthapuram**
Valuer	**M/s Kerala Valuers & Surveyors**
Date of Valuation	**18 Aug 2026**
Fair Market Value	**Rs. 54,60,000**
Realisable / Reserve Value	**Rs. 48,00,000**

Property Particulars

Land Area	**-**
Built-up Area	**1050 sq.ft**
Carpet Area	**861 sq.ft**
Bedrooms / Bathrooms	**2 / 2**
Floors / Year Built	**1 / 2016**
Furnishing / Facing	**Semi-Furnished / West**
Road Access	**12 ft panchayat road**
Survey No. / Village	**178/7 / Pattom**
Taluk	**Thiruvananthapuram**
Title Deed No.	**1386/2011**

Valuer's Remarks

The undersigned has inspected the above asset on 18 Aug 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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