VALUATION REPORT

Mararikulam Service Co-operative Bank Ltd | Asset MRSB26P0002

Valuation Summary

Asset	**Beach-side homestay building (8 rooms) at Mararikulam**
Category	**Commercial Buildings - Hotel Building**
Location	**Mararikulam, Alappuzha**
Valuer	**Er. Thomas Mathew, FIV**
Date of Valuation	**01 Jul 2026**
Fair Market Value	**Rs. 1,69,92,000**
Realisable / Reserve Value	**Rs. 1,45,00,000**

Property Particulars

Land Area	**22 cents**
Built-up Area	**5200 sq.ft**
Carpet Area	**4264 sq.ft**
Bedrooms / Bathrooms	**8 / 7**
Floors / Year Built	**2 / 2013**
Furnishing / Facing	**Semi-Furnished / East**
Road Access	**12 ft panchayat road**
Survey No. / Village	**256/4 / Mararikulam**
Taluk	**Alappuzha**
Title Deed No.	**1572/2017**

Valuer's Remarks

The undersigned has inspected the above asset on 01 Jul 2026 at the request of Mararikulam 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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