VALUATION REPORT

Peroorkada Service Co-operative Bank Ltd | Asset PSCB26P0002

Valuation Summary

Asset	**Ground floor shop room facing Peroorkada market road**
Category	**Commercial Buildings - Shop Room**
Location	**Peroorkada, Thiruvananthapuram**
Valuer	**Er. Thomas Mathew, FIV**
Date of Valuation	**23 Aug 2026**
Fair Market Value	**Rs. 38,61,000**
Realisable / Reserve Value	**Rs. 34,00,000**

Property Particulars

Land Area	**1.5 cents**
Built-up Area	**420 sq.ft**
Carpet Area	**344 sq.ft**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**1 / 2010**
Furnishing / Facing	**Unfurnished / South**
Road Access	**PWD road frontage (20 ft)**
Survey No. / Village	**191/8 / Peroorkada**
Taluk	**Thiruvananthapuram**
Title Deed No.	**1417/2012**

Valuer's Remarks

The undersigned has inspected the above asset on 23 Aug 2026 at the request of Peroorkada 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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