VALUATION REPORT

Maradu Service Co-operative Bank Ltd | Asset MDSB26P0003

Valuation Summary

Asset	**Logistics shed near Kundannoor junction, NH 66**
Category	**Warehouses - Logistics Shed**
Location	**Kundannoor, Ernakulam**
Valuer	**Er. Thomas Mathew, FIV**
Date of Valuation	**05 Aug 2026**
Fair Market Value	**Rs. 3,09,46,000**
Realisable / Reserve Value	**Rs. 2,60,00,000**

Property Particulars

Land Area	**45 cents**
Built-up Area	**12000 sq.ft**
Carpet Area	**9840 sq.ft**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**2 / 2016**
Furnishing / Facing	**Furnished / North**
Road Access	**8 ft private pathway**
Survey No. / Village	**321/9 / Kundannoor**
Taluk	**Ernakulam**
Title Deed No.	**1727/2007**

Valuer's Remarks

The undersigned has inspected the above asset on 05 Aug 2026 at the request of Maradu 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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