VALUATION REPORT

Irinjalakuda Town Co-operative Bank Ltd | Asset IJTB26P0002

Valuation Summary

Asset	**Commercial plot facing Thrissur-Kodungallur road**
Category	**Vacant Land - Commercial Plot**
Location	**Irinjalakuda, Thrissur**
Valuer	**Er. S. Nandakumar, Approved Valuer (Cat. I)**
Date of Valuation	**03 Jul 2026**
Fair Market Value	**Rs. 1,24,16,000**
Realisable / Reserve Value	**Rs. 1,10,00,000**

Property Particulars

Land Area	**25 cents**
Built-up Area	**-**
Carpet Area	**-**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**-**
Furnishing / Facing	**/ South**
Road Access	**PWD road frontage (20 ft)**
Survey No. / Village	**347/2 / Irinjalakuda**
Taluk	**Thrissur**
Title Deed No.	**1789/2009**

Valuer's Remarks

The undersigned has inspected the above asset on 03 Jul 2026 at the request of Irinjalakuda Town 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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