# VALUATION REPORT

Tirur Service Co-operative Bank Ltd | Asset TRSB26P0001

## Valuation Summary

| | |
|---|---|
| Asset | **Two-storey house near Tirur railway station** |
| Category | **Houses - Individual House** |
| Location | **Tirur, Malappuram** |
| Valuer | **M/s Kerala Valuers & Surveyors** |
| Date of Valuation | **22 Sept 2026** |
| Fair Market Value | **Rs. 67,88,000** |
| Realisable / Reserve Value | **Rs. 58,00,000** |

## Property Particulars

| | |
|---|---|
| Land Area | **6 cents** |
| Built-up Area | **2100 sq.ft** |
| Carpet Area | **1722 sq.ft** |
| Bedrooms / Bathrooms | **4 / 3** |
| Floors / Year Built | **1 / 2014** |
| Furnishing / Facing | **Semi-Furnished / North** |
| Road Access | **12 ft panchayat road** |
| Survey No. / Village | **373/4 / Tirur** |
| Taluk | **Malappuram** |
| Title Deed No. | **1851/2011** |

## Valuer's Remarks

The undersigned has inspected the above asset on 22 Sept 2026 at the request of Tirur 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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