VALUATION REPORT

Nemom Service Co-operative Bank Ltd | Asset NSCB26P0002

Valuation Summary

Asset	**4,000 sq.ft godown with loading bay at Nemom industrial area**
Category	**Warehouses - Godown**
Location	**Nemom, Thiruvananthapuram**
Valuer	**M/s Malabar Asset Valuers**
Date of Valuation	**16 Jul 2026**
Fair Market Value	**Rs. 91,50,000**
Realisable / Reserve Value	**Rs. 72,00,000**

Property Particulars

Land Area	**15 cents**
Built-up Area	**4000 sq.ft**
Carpet Area	**3280 sq.ft**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**2 / 2014**
Furnishing / Facing	**Furnished / East**
Road Access	**8 ft private pathway**
Survey No. / Village	**204/9 / Nemom**
Taluk	**Thiruvananthapuram**
Title Deed No.	**1448/2013**

Valuer's Remarks

The undersigned has inspected the above asset on 16 Jul 2026 at the request of Nemom 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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