VALUATION REPORT

Thalassery Co-operative Rural Bank Ltd | Asset TLRB26P0001

Valuation Summary

Asset	**Farm house with 2 acres of coconut grove at Thalassery**
Category	**Houses - Farm House**
Location	**Thalassery, Kannur**
Valuer	**Er. S. Nandakumar, Approved Valuer (Cat. I)**
Date of Valuation	**13 Aug 2026**
Fair Market Value	**Rs. 1,35,60,000**
Realisable / Reserve Value	**Rs. 1,15,00,000**

Property Particulars

Land Area	**200 cents**
Built-up Area	**2200 sq.ft**
Carpet Area	**1804 sq.ft**
Bedrooms / Bathrooms	**3 / 2**
Floors / Year Built	**1 / 2009**
Furnishing / Facing	**Semi-Furnished / East**
Road Access	**12 ft panchayat road**
Survey No. / Village	**412/7 / Thalassery**
Taluk	**Kannur**
Title Deed No.	**1944/2014**

Valuer's Remarks

The undersigned has inspected the above asset on 13 Aug 2026 at the request of Thalassery Co-operative Rural 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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