VALUATION REPORT

Nemom Service Co-operative Bank Ltd | Asset NSCB26P0003

Valuation Summary

Asset	**8 cents residential plot with compound wall, Nemom**
Category	**Vacant Land - Residential Plot**
Location	**Nemom, Thiruvananthapuram**
Valuer	**Er. K. Radhakrishnan, Chartered Engineer (Govt. Approved Valuer)**
Date of Valuation	**22 Jul 2026**
Fair Market Value	**Rs. 27,55,000**
Realisable / Reserve Value	**Rs. 22,00,000**

Property Particulars

Land Area	**8 cents**
Built-up Area	**-**
Carpet Area	**-**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**-**
Furnishing / Facing	**/ West**
Road Access	**12 ft panchayat road**
Survey No. / Village	**490/4 / Nemom**
Taluk	**Thiruvananthapuram**
Title Deed No.	**2130/2005**

Valuer's Remarks

The undersigned has inspected the above asset on 22 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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