VALUATION REPORT

Kottarakkara Service Co-operative Bank Ltd | Asset KTSB26P0001

Valuation Summary

Asset	**4 BHK Villa with landscaped garden at Kottarakkara**
Category	**Houses - Villa**
Location	**Kottarakkara, Kollam**
Valuer	**Er. S. Nandakumar, Approved Valuer (Cat. I)**
Date of Valuation	**17 Jul 2026**
Fair Market Value	**Rs. 1,10,19,000**
Realisable / Reserve Value	**Rs. 88,00,000**

Property Particulars

Land Area	**14 cents**
Built-up Area	**3100 sq.ft**
Carpet Area	**2542 sq.ft**
Bedrooms / Bathrooms	**4 / 3**
Floors / Year Built	**2 / 2019**
Furnishing / Facing	**Semi-Furnished / North**
Road Access	**12 ft panchayat road**
Survey No. / Village	**217/1 / Kottarakkara**
Taluk	**Kollam**
Title Deed No.	**1479/2014**

Valuer's Remarks

The undersigned has inspected the above asset on 17 Jul 2026 at the request of Kottarakkara 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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