VALUATION REPORT

Mararikulam Service Co-operative Bank Ltd | Asset MRSB26P0001

Valuation Summary

Asset	**Lake-view Individual House at Mararikulam**
Category	**Houses - Individual House**
Location	**Mararikulam, Alappuzha**
Valuer	**M/s Kerala Valuers & Surveyors**
Date of Valuation	**09 Oct 2026**
Fair Market Value	**Rs. 81,06,000**
Realisable / Reserve Value	**Rs. 64,00,000**

Property Particulars

Land Area	**8 cents**
Built-up Area	**1980 sq.ft**
Carpet Area	**1624 sq.ft**
Bedrooms / Bathrooms	**3 / 2**
Floors / Year Built	**1 / 2017**
Furnishing / Facing	**Furnished / South**
Road Access	**8 ft private pathway**
Survey No. / Village	**243/3 / Mararikulam**
Taluk	**Alappuzha**
Title Deed No.	**1541/2016**

Valuer's Remarks

The undersigned has inspected the above asset on 09 Oct 2026 at the request of Mararikulam 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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