VALUATION REPORT

Ettumanoor Service Co-operative Bank Ltd | Asset ETSB26P0002

Valuation Summary

Asset	**Rubber processing unit with machinery shed and 60 cents land**
Category	**Factory Premises - Processing Plant**
Location	**Ettumanoor, Kottayam**
Valuer	**Er. S. Nandakumar, Approved Valuer (Cat. I)**
Date of Valuation	**17 Jul 2026**
Fair Market Value	**Rs. 2,48,94,000**
Realisable / Reserve Value	**Rs. 2,10,00,000**

Property Particulars

Land Area	**60 cents**
Built-up Area	**8800 sq.ft**
Carpet Area	**7216 sq.ft**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**2 / 2008**
Furnishing / Facing	**Furnished / West**
Road Access	**8 ft private pathway**
Survey No. / Village	**282/6 / Ettumanoor**
Taluk	**Kottayam**
Title Deed No.	**1634/2019**

Valuer's Remarks

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