VALUATION REPORT

Maradu Service Co-operative Bank Ltd | Asset MDSB26P0001

Valuation Summary

Asset	**Penthouse with backwater view at Maradu**
Category	**Flats - Penthouse**
Location	**Maradu, Ernakulam**
Valuer	**Er. K. Radhakrishnan, Chartered Engineer (Govt. Approved Valuer)**
Date of Valuation	**18 Aug 2026**
Fair Market Value	**Rs. 2,17,02,000**
Realisable / Reserve Value	**Rs. 1,85,00,000**

Property Particulars

Land Area	**-**
Built-up Area	**2650 sq.ft**
Carpet Area	**2173 sq.ft**
Bedrooms / Bathrooms	**4 / 3**
Floors / Year Built	**2 / 2020**
Furnishing / Facing	**Semi-Furnished / South**
Road Access	**12 ft panchayat road**
Survey No. / Village	**295/7 / Maradu**
Taluk	**Ernakulam**
Title Deed No.	**1665/2005**

Valuer's Remarks

The undersigned has inspected the above asset on 18 Aug 2026 at the request of Maradu 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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