VALUATION REPORT

Irinjalakuda Town Co-operative Bank Ltd | Asset IJTB26P0001

Valuation Summary

Asset	**Traditional Nalukettu style bungalow at Irinjalakuda**
Category	**Houses - Bungalow**
Location	**Irinjalakuda, Thrissur**
Valuer	**M/s Malabar Asset Valuers**
Date of Valuation	**07 Aug 2026**
Fair Market Value	**Rs. 1,23,40,000**
Realisable / Reserve Value	**Rs. 96,00,000**

Property Particulars

Land Area	**30 cents**
Built-up Area	**3400 sq.ft**
Carpet Area	**2788 sq.ft**
Bedrooms / Bathrooms	**5 / 4**
Floors / Year Built	**2 / 1998**
Furnishing / Facing	**Semi-Furnished / West**
Road Access	**12 ft panchayat road**
Survey No. / Village	**334/1 / Irinjalakuda**
Taluk	**Thrissur**
Title Deed No.	**1758/2008**

Valuer's Remarks

The undersigned has inspected the above asset on 07 Aug 2026 at the request of Irinjalakuda Town 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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