VALUATION REPORT

Ottapalam Co-operative Urban Bank Ltd | Asset OTUB26P0001

Valuation Summary

Asset	**Rice mill with 50 cents land at Ottapalam**
Category	**Factory Premises - Rice Mill**
Location	**Ottapalam, Palakkad**
Valuer	**Er. K. Radhakrishnan, Chartered Engineer (Govt. Approved Valuer)**
Date of Valuation	**13 Sep 2026**
Fair Market Value	**Rs. 1,61,54,000**
Realisable / Reserve Value	**Rs. 1,35,00,000**

Property Particulars

Land Area	**50 cents**
Built-up Area	**6500 sq.ft**
Carpet Area	**5330 sq.ft**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**2 / 2005**
Furnishing / Facing	**Furnished / East**
Road Access	**8 ft private pathway**
Survey No. / Village	**360/3 / Ottapalam**
Taluk	**Palakkad**
Title Deed No.	**1820/2010**

Valuer's Remarks

The undersigned has inspected the above asset on 13 Sep 2026 at the request of Ottapalam Co-operative Urban 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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