VALUATION REPORT

Vadakara Co-operative Rural Bank Ltd | Asset VDRB26P0002

Valuation Summary

Asset	**Shopping complex with 12 shop rooms at Vadakara**
Category	**Commercial Buildings - Shopping Complex**
Location	**Vadakara, Kozhikode**
Valuer	**M/s Malabar Asset Valuers**
Date of Valuation	**30 Aug 2026**
Fair Market Value	**Rs. 3,45,82,000**
Realisable / Reserve Value	**Rs. 2,90,00,000**

Property Particulars

Land Area	**20 cents**
Built-up Area	**9600 sq.ft**
Carpet Area	**7872 sq.ft**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**2 / 2011**
Furnishing / Facing	**Furnished / South**
Road Access	**8 ft private pathway**
Survey No. / Village	**399/6 / Vadakara**
Taluk	**Kozhikode**
Title Deed No.	**1913/2013**

Valuer's Remarks

The undersigned has inspected the above asset on 30 Aug 2026 at the request of Vadakara Co-operative Rural 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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