VALUATION REPORT

Thiruvalla East Co-operative Bank Ltd | Asset TVEB26P0001

Valuation Summary

Asset	**Individual House at Thiruvalla East**
Category	**Houses - Individual House**
Location	**Thiruvalla, Pathanamthitta**
Valuer	**M/s Kerala Valuers & Surveyors**
Date of Valuation	**03 Sep 2026**
Fair Market Value	**Rs. 51,87,000**
Realisable / Reserve Value	**Rs. 42,00,000**

Property Particulars

Land Area	**5.5 cents**
Built-up Area	**1520 sq.ft**
Carpet Area	**1246 sq.ft**
Bedrooms / Bathrooms	**3 / 2**
Floors / Year Built	**1 / 2013**
Furnishing / Facing	**Furnished / West**
Road Access	**8 ft private pathway**
Survey No. / Village	**438/9 / Thiruvalla**
Taluk	**Pathanamthitta**
Title Deed No.	**2006/2016**

Valuer's Remarks

The undersigned has inspected the above asset on 03 Sep 2026 at the request of Thiruvalla East 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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