VALUATION REPORT

Amachal Service Co-operative Bank Ltd | Asset AMCB26P0003

Valuation Summary

Asset	**Studio Apartment near Kattakkada bus stand**
Category	**Flats - Studio Apartment**
Location	**Kattakkada, Thiruvananthapuram**
Valuer	**M/s Malabar Asset Valuers**
Date of Valuation	**05 Sep 2026**
Fair Market Value	**Rs. 24,00,000**
Realisable / Reserve Value	**Rs. 21,00,000**

Property Particulars

Land Area	**-**
Built-up Area	**520 sq.ft**
Carpet Area	**426 sq.ft**
Bedrooms / Bathrooms	**1 / 1**
Floors / Year Built	**1 / 2019**
Furnishing / Facing	**Unfurnished / East**
Road Access	**PWD road frontage (20 ft)**
Survey No. / Village	**464/2 / Kattakkada**
Taluk	**Thiruvananthapuram**
Title Deed No.	**2068/2018**

Valuer's Remarks

The undersigned has inspected the above asset on 05 Sep 2026 at the request of Amachal 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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