

Date: September 11, 2024

The Proprietor

DIYA OVERSEAS

R.O.: Survey No.84, Shed No.2, Opp, Shreeji Tiles,
Shininig Gate, Talu: Kotada Sangani, Shapar-
Veraval, Rajkot, Gujarat, 360024

Dear Sirs,

Sub: Recommendation of value of Net Assets for the purpose of transfer of assets.

In response to the engagement letter with Diya Overseas (the 'Proprietorship') I, Hitesh Jhamb, a valuer registered with Insolvency and Bankruptcy Board of India ('IBBI') under Securities and/or Financial Assets, ("Registered Valuer") have been appointed as the Valuer to carry out valuation analysis of Assets of the Proprietorship as on 11th September, 2024 (the "Valuation Date") for the purpose of transfer of Asset. I understand that this valuation report will be used by the management of the Proprietorship for given purpose only and not otherwise.

This cover letter is intended to provide you with an overview of the purpose and scope of my analysis and conclusions. Please refer to the enclosed report for a discussion and presentation of the analysis performed in connection with this engagement.

Purpose and Scope

Based on my discussions with the management, I understand that the management of the Proprietorship required valuation analysis of the Proprietor for transfer of Assets. In this regard, the Management of the Proprietorship requires report on valuation analysis of Assets carried out by a Registered Valuer in accordance with the provision of internationally accepted valuation standards. The report is required for necessary regulatory compliances.

The Report has been prepared exclusively for specified purposes as mentioned above and hence should not be used for any other purpose, without obtaining the prior written consent from registered Valuer. This opinion should not be considered, in whole or in part, as investment advice by anyone.

HITESH JHAMB
REGISTERED VALUER
IBBI/RV/1/2019/12355

Summary of Findings

Based on our Valuation Analysis of the Assets of the Proprietor, in our assessment, the net asset value of Proprietor as per NAV Methodology is arrived at INR **89,79,138** as on 11th September, 2024.

Registered Valuer has based this opinion on information provided and represented by the management of the Proprietorship and did not independently verify the information provided in that regard, the validity of the valuation depends on the completeness and accuracy of the information provided by the Proprietor.

Registered Valuer applies valuation techniques and methods that conform to generally accepted valuation practices.

HITESH JHAMB
REGISTERED VALUER
IBBI/RV/11/2019/12355

Hitesh Jhamb

IBBI Registered Valuer

Class: Securities or Financial Assets

IBBI Reg. No.: IBBI/RV/11/2019/12355

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REGISTERED VALUER
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1. ENGAGEMENT OVERVIEW

1.1 Purpose and Scope

Based on my discussions with the management of Diya overseas, I understand that the management requires the valuation analysis of the Proprietor for transfer of Assets. In that regard, the Proprietor requires report Asset valuation carried out by a Registered Valuer in accordance with internationally accepted valuation standards. The report is required for necessary regulatory compliances.

In this context management of the Proprietorship has appointed Hitesh Jhamb (hereinafter referred to as "**Registered Valuer**") to carry out Asset valuation of Proprietor.

Registered Valuer has performed a valuation analysis of the Assets of Proprietor as on valuation date as specified in this report. Registered Valuer understands that its analysis will be used by the management of the Proprietorship for the purpose of transfer of Assets. The exercise has been carried out in accordance with the Caveats and Limitation set out in Section VI of this report.

1.2 Standard of Value

Business valuation can be undertaken in a variety of contexts and for a variety of purposes. To begin with any valuation process, it is most pertinent to identify the type of value relevant to the transaction/case as different standards of value would yield different valuation figure for same business interest. In the given context, **Fair Value** is considered as the appropriate standard of value.

Fair value is defined as:

"The fair value of an asset (or liability) is the amount at which that asset (or liability) could be bought (or incurred) or sold (or settled) in a current transaction between willing parties, that is, other than in a forced or liquidation sale".

1.3 Premise of Value

The present valuation of the Proprietor is undertaken on a **Net Asset Basis**.

HITESH JHAMB
REGISTERED VALUER
IBBV/RV/17/2019/12355

1.4 Scope of Analysis

Registered Valuer has based this opinion on information provided and represented by the management of the Proprietorship. Our review and analysis included, but was not necessarily limited to, the following steps:

- Interviews with Management concerning its assets, financial and operating history and forecasted future operations;
- Analysis of future expected earnings of the Proprietorship;
- Research report on similar businesses;
- Representations given by the management.

1.5 Valuation Date

At the request of management, the valuation analysis has been performed as of 11th September, 2024.

1.6 Conflict of Interest

There is no conflict of interest in our opinion on valuation analysis of the businesses of the Proprietor. Our fee is not contingent upon the opinion expressed herein. This report is subject to the terms and conditions of the agreement as outlined in the engagement letter between Registered Valuer and the Proprietor.

1.7 Identity of the valuer and any other experts involved in the valuation:

Hitesh Jhamb, Registered Valuer - Securities or Financial Assets vide Registration No. IBBI/RV/11/2019/12355.

1.8 Date of appointment, valuation date and date of report:

Date of appointment	11.09.2024
Cut off date	11.09.2024
Date of signing of report	11.09.2024

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REGISTERED VALUER
IBBI/RV/11/2019/12355

VALUATION APPROACH AND METHODOLOGY

1.9 Valuation Approaches

Valuation of a business is not an exact science and ultimately depends upon what it is worth to a serious investor or buyer who may be prepared to pay a substantial goodwill. This exercise may be carried out using various methodologies, the relative emphasis of each often varying with:

- whether the entity is listed on a stock exchange
- Industry to which the Proprietor belongs
- past track record of the business and the ease with which the growth rate in cash flows to perpetuity can be estimated
- Extent to which industry and comparable Proprietor information is available.

The results of this exercise could vary significantly depending upon the basis used, the specific circumstances and professional judgment of the valuer. In respect of going concerns, certain valuation techniques have evolved over time and are commonly in vogue. These approaches can be broadly categorized as follows:

1. Asset Approach
2. Income Approach
3. Market Approach

2.1.1 Asset Approach

This method determines the worth of a business by the assets it possesses. It involves examining every asset held by the Proprietor, both tangible and intangible. The value of intangibles is referred to as the Proprietor's goodwill, the difference in value between the Proprietor's hard assets and its true value.

The value arrived at under this approach is based on the financial statements of the business and may be defined as Proprietor's Funds or Net Assets owned by the business. The Net Asset Value is generally used as the minimum break-up value for the transaction since this methodology ignores the future return the assets can produce and is calculated using historical accounting data that does not reflect how much the business is worth to someone who may buy it as a going concern. Pursuant to accounting convention, most assets are reported on the books of the subject Proprietor at their acquisition value, net of depreciation where applicable. These values must be adjusted to fair value wherever possible.

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Further, the balance sheet values are to be adjusted for any contingent liabilities that are likely to materialize.

Intrinsic value is at the core of fundamental analysis since it is used in an attempt to calculate the value of the total assets of the business and then compare it with the fair value.

2.1.2 Income Approach

The income approaches determine fair value by dividing the benefit stream generated by the subject or target Proprietor by a discount or capitalization rate. The discount or capitalization rate converts the stream of benefits into present value. There are several different income approaches, including Capitalization of Earnings or cash flows, Discounted Future Cash Flows ("DCF"), and the Excess Earnings Method (which is a hybrid of asset and income approach of benefit stream to which it is applied). This approach of valuation quantifies the net present value of future benefits associated with ownership of the equity interest or asset. The estimated future benefits that accrue to the owner are discounted or capitalized at a rate appropriate for the risks associated with those future benefits. Common methods within the income approach include the capitalization of earnings (or cash flow) methodology and the discounted cash flow methodology.

The discounted cash flow (DCF) method is based on the following assumptions:

- A business is worth today what it can generate in future cash to its owners;
- Cash received today is worth more than an equal amount of cash received in the future; and
- Future cash flows can be reasonably estimated.

The DCF analysis is comprised of the sum of the present value of two components; projected cash flows and a residual or terminal value.

Cash flows are estimated for a future period based on projections provided by Management. These cash flows are then discounted back to their present value equivalents at a calculated discount rate and summed. A residual value based on an exit or steady state terminal multiple, which represents the future cash flows of the Proprietor beyond the discrete projection period, is then discounted to its present value and added to the initial amount. In applying the DCF analysis it is essential that the cash flows to be discounted are clearly defined and that a discount rate appropriate for the degree of risk inherent in that return stream is established.

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2.1.3 Market Approach

The value of a business is determined by comparing the Proprietor's accounting ratios with another Proprietor of the same nature and size. This approach is used, where the value of a stock is estimated based upon its current price relative to variables considered to be significant to valuation, such as earnings, cash flow, book value, or sales of various business of the same nature. Business appraisal includes comparative transaction method and publicly traded Proprietor method. Through this, it derives a relationship between performance, revenues and selling price.

1.10 Valuation Methodology Used

Considering the nature of the business and purpose of valuation we have used Cost Approach and in the said approaches we have used NAV Method.

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REGISTERED VALUER
IBBV/RV/172019/12355

3. VALUATION FRAMEWORK AND OPINION

This study is undertaken to compute the Net Asset Value of the Proprietor as on valuation date as specified for the purpose of transfer of assets.

Conclusion

Based on our Valuation Analysis of the Asset of the Proprietor, in our assessment, the net asset value of Proprietor as per NAV Methodology is arrived at INR **89,79,138** as on 11th September, 2024.

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HITESH JHAMB
REGISTERED VALUER
IBBI/RV/11/2019/12355

4. CONDITIONS AND LIMITATIONS

4.1 Purpose and Distribution of Report

The report prepared by Registered Valuer is prepared solely for the purpose stated in the Report and should not be used for any other purpose. Except as specifically stated in the report prepared by Registered Valuer, the Registered Valuer's report and its contents may not be quoted or referred to, in whole or in part, in any registration statement, prospectus, public filing, loan agreement, or other agreement or document without the prior written approval of Registered Valuer. Except as set forth in Registered Valuer's report, the Registered Valuer report is prepared for Client use only and may not be reproduced or distributed to any third parties without Registered Valuer prior written consent.

4.2 Scope of Analysis

The appraisal of any financial instrument or business is a matter of informed judgment. The accompanying appraisal has been prepared on the basis of information and assumptions set forth in the attached report, its appendices, our underlying work papers, and these limiting conditions and assumptions.

4.3 Nature of Opinion

Neither the opinion nor the report provided or prepared by Registered Valuer are to be construed as a fairness opinion as to the fairness of an actual or proposed transaction, a solvency opinion, or an investment recommendation, but, instead, are the expression of Registered Valuer's determination of the fair value of assets between a hypothetical willing buyer and a hypothetical willing seller in an assumed transaction on an assumed valuation date. For various reasons, the price at which the assets might be sold in a specific transaction between specific parties on a specific date might be significantly different from the fair value as expressed in our report.

4.4 Basis of analysis and Assumptions considered

Registered Valuer's analysis:

- a) is based on the present financial condition and significant future business plans as of the valuation date;
- b) assumes that as of the valuation date the Client and its assets will continue to operate as configured as a going concern;

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- c) assumes that the current level of management expertise and effectiveness would continue to be maintained and that the character and integrity of the enterprise through any sale, reorganization, exchange, or diminution of the owners' participation would not be materially or significantly changed; and
- d) assumes that the Proprietor had no undisclosed real or contingent assets or liabilities, no unusual obligations or substantial commitments, other than in the ordinary course of business, nor had any litigation pending or threatened that would have a material effect on our analysis other than those considered for valuation calculation.
- e) is based on various representations given by the management in relation to the fair value of certain assets & liabilities and future business plans.

4.5 Lack of Verification of Information Provided

With the exception of any audited financial statements provided to Registered Valuer, Registered Valuer has relied on information supplied by the Client without audit or verification. Registered Valuer has assumed that all information furnished is complete, accurate and reflects Client's management's good faith efforts to describe the status and prospects of the Client at the valuation date from an operating and a financial point of view. As part of this engagement, Registered Valuer has relied upon publicly available data from recognized sources of financial, industry, or statistical information, which have not been verified. Moreover, we have very limited information available in respect of fair value the non-marketable investments, hence relied on the book value of the assets. Book Value of assets may or may not be an indicator of fair value.

4.6 Subsequent Events

The terms of Registered Valuer's engagement is such that Registered Valuer has no obligation to update this report or to revise the valuation because of events and transactions occurring subsequent to the date of the valuation unless Registered Valuer is engaged to provide valuations in the future.

4.7 Legal Matters

Registered Valuer assumes no responsibility for legal matters including interpretations of either the law or contracts. Registered Valuer has made no investigation of legal title and has assumed that all owners' claims to property are

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valid. Registered Valuer has given no consideration to liens or encumbrances except as specifically stated in financial statements provided to Registered Valuer. Registered Valuer has assumed that all required licenses, permits, etc. are in full force and effect. Registered Valuer assumes that all applicable federal, state, local zoning, environmental and similar laws and regulations have and continue to be complied with by Client. Registered Valuer assumes no responsibility for the acceptability of the valuation approaches used in our report as legal evidence in any particular court or jurisdiction. The suitability of Registered Valuer's report and opinion for any legal forum is a matter for Client and Client's legal advisor to determine.

4.8 Testimony

Registered Valuer and its employees, consultants and agents shall not provide any testimony or appear in any legal proceeding unless Registered Valuer coordinates such testimony.

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Calculation of fair market value of equity shares

Particulars	Amount INR 11.09.2024
<u>'A' refers to the below</u>	
Book value of the assets in the Balance Sheet	4,10,55,244
Less:	
(i) Any amount of income-tax paid, if any, less the amount of income-tax refund claimed, if any	1,10,880.00
(ii) Any amount shown as asset including the unamortised amount of deferred expenditure which does not represent the value of any asset	-
(iii) Book value of shares and securities	-
(iv) Jewellery and artistic work	-
(v) Immovable property	
<u>'B' refers to the below</u>	
The price which the jewellery and artistic work would fetch if sold in the open market on the basis of the valuation report obtained from a registered valuer	-
<u>'C' refers to the below</u>	
Fair market value of shares and securities	-
<u>'D' refers to the below</u>	
The value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property	
ASSETS TOTAL	4,09,44,364
<u>'L' refers to the below</u>	
Book value of liabilities in the Balance Sheet	4,10,55,244
Less:	
(i) the proprietor's Capital	90,90,017.75
(ii) the amount set apart for payment of dividends on preference shares and equity shares	-
(iii) reserves and surplus, by whatever name called, even if the resulting figure is negative, other than those set apart towards depreciation	-
(iv) any amount representing provision for taxation, other than amount of income-tax paid, if any, less the amount of income-tax claimed as refund, if any, to the extent of the excess over the tax payable with reference to the book profits in accordance with the law applicable thereto	-
(v) any amount representing provisions made for meeting liabilities, other than ascertained liabilities	-
(vi) any amount representing contingent liabilities other than arrears of dividends payable in respect of cumulative preference shares	-
LIABILITIES TOTAL	3,19,65,226
ASSETS-LIABILITIES	89,79,138

HITESH JHAMB
 REGISTERED VALUER
 IBB/RV/11/2019/12355

Date: September 11, 2024

The Proprietor
Shree Industries

R.O.: OPP.SHREEJI TILES, PRECISION
LINERS COMPOUND, SHINING GATE, GONDAL ROAD,
SHAPAR VERAVAL, Rajkot, Gujarat, 360024

Dear Sirs,

Sub: Recommendation of value of Assets for the purpose of transfer of Assets.

In response to the engagement letter with Shree Industries (the '**Proprietor**') I, Hitesh Jhamb, a valuer registered with Insolvency and Bankruptcy Board of India ('**IBBI**') under Securities and/or Financial Assets, ('**Registered Valuer**') have been appointed as the Valuer to carry out valuation analysis of Assets of the Proprietor as on 11th September, 2024 (the '**Valuation Date**') for the purpose of transfer of Asset. I understand that this valuation report will be used by the management of the Proprietorship for given purpose only and not otherwise.

This cover letter is intended to provide you with an overview of the purpose and scope of my analysis and conclusions. Please refer to the enclosed report for a discussion and presentation of the analysis performed in connection with this engagement.

Purpose and Scope

Based on my discussions with the management, I understand that the management of the Proprietorship required valuation analysis of the Proprietor for transfer of Assets. In this regard, the Management of the Proprietorship requires report on valuation analysis of Assets carried out by a Registered Valuer in accordance with the provision of internationally accepted valuation standards. The report is required for necessary regulatory compliances.

The Report has been prepared exclusively for specified purposes as mentioned above and hence should not be used for any other purpose, without obtaining the prior written consent from registered Valuer. This opinion should not be considered, in whole or in part, as investment advice by anyone.

HITESH JHAMB
REGISTERED VALUER
IBBI/RV/11/2019/12355



Summary of Findings

Based on our Valuation Analysis of the Assets of the Proprietor, in our assessment, the net asset value of Proprietor as per NAV Methodology is arrived at INR **79,04,444** as on 11th September, 2024.

Registered Valuer has based this opinion on information provided and represented by the management of the Proprietorship and did not independently verify the information provided in that regard, the validity of the valuation depends on the completeness and accuracy of the information provided by the Proprietor.

Registered Valuer applies valuation techniques and methods that conform to generally accepted valuation practices.

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REGISTERED VALUER
IBBI/RV/11/2019/12355

Hitesh Jhamb

IBBI Registered Valuer

Class: Securities or Financial Assets

IBBI Reg. No.: IBBI/RV/11/2019/12355



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REGISTERED VALUER
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1. ENGAGEMENT OVERVIEW

1.1 Purpose and Scope

Based on my discussions with the management of Shree Industries, I understand that the management requires the valuation analysis of the Proprietor for transfer of Assets. In that regard, the Proprietor requires report Net Asset valuation carried out by a Registered Valuer in accordance with internationally accepted valuation standards. The report is required for necessary regulatory compliances.

In this context management of the Proprietorship has appointed Hitesh Jhamb (hereinafter referred to as "**Registered Valuer**") to carry out Net Asset valuation of Proprietor.

Registered Valuer has performed a valuation analysis of the Assets of Proprietor as on valuation date as specified in this report. Registered Valuer understands that its analysis will be used by the management of the Proprietorship for the purpose of transfer of Assets. The exercise has been carried out in accordance with the Caveats and Limitation set out in Section VI of this report.

1.2 Standard of Value

Business valuation can be undertaken in a variety of contexts and for a variety of purposes. To begin with any valuation process, it is most pertinent to identify the type of value relevant to the transaction/case as different standards of value would yield different valuation figure for same business interest. In the given context, **Fair Value** is considered as the appropriate standard of value.

Fair value is defined as:

"The fair value of an asset (or liability) is the amount at which that asset (or liability) could be bought (or incurred) or sold (or settled) in a current transaction between willing parties, that is, other than in a forced or liquidation sale".

1.3 Premise of Value

The present valuation of the Proprietor is undertaken on a **Net Asset Basis**.

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REGISTERED VALUER
IBBI/RV/1/2019/12355

1.4 Scope of Analysis

Registered Valuer has based this opinion on information provided and represented by the management of the Proprietorship. Our review and analysis included, but was not necessarily limited to, the following steps:

- Interviews with Management concerning its assets, financial and operating history and forecasted future operations;
- Analysis of future expected earnings of the Proprietor;
- Research report on similar businesses;
- Representations given by the management.

1.5 Valuation Date

At the request of management, the valuation analysis has been performed as of 11th September, 2024.

1.6 Conflict of Interest

There is no conflict of interest in our opinion on valuation analysis of the businesses of the Proprietor. Our fee is not contingent upon the opinion expressed herein. This report is subject to the terms and conditions of the agreement as outlined in the engagement letter between Registered Valuer and the Proprietor.

1.7 Identity of the valuer and any other experts involved in the valuation:

Hitesh Jhamb, Registered Valuer - Securities or Financial Assets vide Registration No.IBBI/RV/11/2019/12355.

1.8 Date of appointment, valuation date and date of report:

Date of appointment	11.09.2024
Cutoff date	11.09.2024
Date of signing of report	11.09.2024

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VALUATION APPROACH AND METHODOLOGY

1.9 Valuation Approaches

Valuation of a business is not an exact science and ultimately depends upon what it is worth to a serious investor or buyer who may be prepared to pay a substantial goodwill. This exercise may be carried out using various methodologies, the relative emphasis of each often varying with:

- whether the entity is listed on a stock exchange
- industry to which the Proprietor belongs
- past track record of the business and the ease with which the growth rate in cash flows to perpetuity can be estimated
- Extent to which industry and comparable Proprietor information is available.

The results of this exercise could vary significantly depending upon the basis used, the specific circumstances and professional judgment of the valuer. In respect of going concerns, certain valuation techniques have evolved over time and are commonly in vogue. These approaches can be broadly categorized as follows:

1. Asset Approach
2. Income Approach
3. Market Approach

2.1.1 Asset Approach

HITESH HAMB
REGISTERED VALUER
IBB/RV/1/2019/12355

This method determines the worth of a business by the assets it possesses. It involves examining every asset held by the Proprietor, both tangible and intangible. The value of intangibles is referred to as the Proprietor's goodwill, the difference in value between the Proprietor's hard assets and its true value.

The value arrived at under this approach is based on the financial statements of the business and may be defined as Net Assets owned by the business. The Net Asset Value is generally used as the minimum break-up value for the transaction since this methodology ignores the future return the assets can produce and is calculated using historical accounting data that does not reflect how much the business is worth to someone who may buy it as a going concern. Pursuant to accounting convention, most assets are reported on the books of the subject Proprietor at their acquisition value, net of depreciation where applicable. These values must be adjusted to fair value wherever possible.

Further, the balance sheet values are to be adjusted for any contingent liabilities that are likely to materialize.

Intrinsic value is at the core of fundamental analysis since it is used in an attempt to calculate the value of the total assets of the business and then compare it with the fair value.

2.1.2 Income Approach

The income approaches determine fair value by dividing the benefit stream generated by the subject or target Proprietor by a discount or capitalization rate. The discount or capitalization rate converts the stream of benefits into present value. There are several different income approaches, including Capitalization of Earnings or cash flows, Discounted Future Cash Flows ("DCF"), and the Excess Earnings Method (which is a hybrid of asset and income approach of benefit stream to which it is applied). This approach of valuation quantifies the net present value of future benefits associated with ownership of the equity interest or asset. The estimated future benefits that accrue to the owner are discounted or capitalized at a rate appropriate for the risks associated with those future benefits. Common methods within the income approach include the capitalization of earnings (or cash flow) methodology and the discounted cash flow methodology.

The discounted cash flow (DCF) method is based on the following assumptions:

- A business is worth today what it can generate in future cash to its owners;
- Cash received today is worth more than an equal amount of cash received in the future; and
- Future cash flows can be reasonably estimated.

The DCF analysis is comprised of the sum of the present value of two components; projected cash flows and a residual or terminal value.

Cash flows are estimated for a future period based on projections provided by Management. These cash flows are then discounted back to their present value equivalents at a calculated discount rate and summed. A residual value based on an exit or steady state terminal multiple, which represents the future cash flows of the Proprietor beyond the discrete projection period, is then discounted to its present value and added to the initial amount. In applying the DCF analysis it is essential that the cash flows to be discounted are clearly defined and that a discount rate appropriate for the degree of risk inherent in that return stream is established.

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REGISTERED VALUER
IBBV/17/2019/2355

2.1.3 Market Approach

The value of a business is determined by comparing the Proprietor's accounting ratios with another Proprietor of the same nature and size. This approach is used, where the value of a stock is estimated based upon its current price relative to variables considered to be significant to valuation, such as earnings, cash flow, book value, or sales of various business of the same nature. Business appraisal includes comparative transaction method and publicly traded Proprietor method. Through this, it derives a relationship between performance, revenues and selling price.

1.10 Valuation Methodology Used

Considering the nature of the business and purpose of valuation we have used Cost Approach and in the said approaches we have used NAV Method.

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REGISTERED VALUER
IBBV/RV/11/2010/12355

3. VALUATION FRAMEWORK AND OPINION

This study is undertaken to compute the Net Asset Value of the Proprietor as on valuation date as specified for the purpose of transfer of assets.

Conclusion

Based on our Valuation Analysis of the Asset of the Proprietor, in our assessment, the net asset value of Proprietor as per NAV Methodology is arrived at INR **79,04,444** as on 11th September, 2024.

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REGISTERED VALUER
IBBV/VA/11/2019/12355

4. CONDITIONS AND LIMITATIONS

4.1 Purpose and Distribution of Report

The report prepared by Registered Valuer is prepared solely for the purpose stated in the Report and should not be used for any other purpose. Except as specifically stated in the report prepared by Registered Valuer, the Registered Valuer's report and its contents may not be quoted or referred to, in whole or in part, in any registration statement, prospectus, public filing, loan agreement, or other agreement or document without the prior written approval of Registered Valuer. Except as set forth in Registered Valuer's report, the Registered Valuer report is prepared for Client use only and may not be reproduced or distributed to any third parties without Registered Valuer prior written consent.

4.2 Scope of Analysis

The appraisal of any financial instrument or business is a matter of informed judgment. The accompanying appraisal has been prepared on the basis of information and assumptions set forth in the attached report, its appendices, our underlying work papers, and these limiting conditions and assumptions.

4.3 Nature of Opinion

Neither the opinion nor the report provided or prepared by Registered Valuer are to be construed as a fairness opinion as to the fairness of an actual or proposed transaction, a solvency opinion, or an investment recommendation, but, instead, are the expression of Registered Valuer's determination of the fair value of assets between a hypothetical willing buyer and a hypothetical willing seller in an assumed transaction on an assumed valuation date. For various reasons, the price at which the assets might be sold in a specific transaction between specific parties on a specific date might be significantly different from the fair value as expressed in our report.

4.4 Basis of analysis and Assumptions considered

Registered Valuer's analysis:

- a) is based on the present financial condition and significant future business plans as of the valuation date;
- b) assumes that as of the valuation date the Client and its assets will continue to operate as configured as a going concern;

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- c) assumes that the current level of management expertise and effectiveness would continue to be maintained and that the character and integrity of the enterprise through any sale, reorganization, exchange, or diminution of the owners' participation would not be materially or significantly changed; and
- d) assumes that the Proprietor had no undisclosed real or contingent assets or liabilities, no unusual obligations or substantial commitments, other than in the ordinary course of business, nor had any litigation pending or threatened that would have a material effect on our analysis other than those considered for valuation calculation.
- e) is based on various representations given by the management in relation to the fair value of certain assets & liabilities and future business plans.

4.5 Lack of Verification of Information Provided

With the exception of any audited financial statements provided to Registered Valuer, Registered Valuer has relied on information supplied by the Client without audit or verification. Registered Valuer has assumed that all information furnished is complete, accurate and reflects Client's management's good faith efforts to describe the status and prospects of the Client at the valuation date from an operating and a financial point of view. As part of this engagement, Registered Valuer has relied upon publicly available data from recognized sources of financial, industry, or statistical information, which have not been verified. Moreover, we have very limited information available in respect of fair value the non-marketable investments, hence relied on the book value of the assets. Book Value of assets may or may not be an indicator of fair value.

4.6 Subsequent Events

The terms of Registered Valuer's engagement is such that Registered Valuer has no obligation to update this report or to revise the valuation because of events and transactions occurring subsequent to the date of the valuation unless Registered Valuer is engaged to provide valuations in the future.

4.7 Legal Matters

Registered Valuer assumes no responsibility for legal matters including interpretations of either the law or contracts. Registered Valuer has made no investigation of legal title and has assumed that all owners' claims to property are

HITESH JHAMB
REGISTERED VALUER
IBBV/V/1/2019/12355

valid. Registered Valuer has given no consideration to liens or encumbrances except as specifically stated in financial statements provided to Registered Valuer. Registered Valuer has assumed that all required licenses, permits, etc. are in full force and effect. Registered Valuer assumes that all applicable federal, state, local zoning, environmental and similar laws and regulations have and continue to be complied with by Client. Registered Valuer assumes no responsibility for the acceptability of the valuation approaches used in our report as legal evidence in any particular court or jurisdiction. The suitability of Registered Valuer's report and opinion for any legal forum is a matter for Client and Client's legal advisor to determine.

4.8 Testimony

Registered Valuer and its employees, consultants and agents shall not provide any testimony or appear in any legal proceeding unless Registered Valuer coordinates such testimony.

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Calculation of fair market value of equity shares

Particulars	Amount INR 11.09.2024
<u>'A' refers to the below</u>	
Book value of the assets in the Balance Sheet	2,48,49,332
Less:	
(i) Any amount of income-tax paid, if any, less the amount of income-tax refund claimed, if any	1,44,930.00
(ii) Any amount shown as asset including the unamortised amount of deferred expenditure which does not represent the value of any asset	-
(iii) Book value of shares and securities	-
(iv) Jewellery and artistic work	-
(v) Immovable property	
<u>'B' refers to the below</u>	
The price which the jewellery and artistic work would fetch if sold in the open market on the basis of the valuation report obtained from a registered valuer	-
<u>'C' refers to the below</u>	
Fair market value of shares and securities	-
<u>'D' refers to the below</u>	
The value adopted or assessed or assessable by any authority of the government for the purpose of payment of stamp duty in respect of the immovable property	
ASSETS TOTAL	2,47,04,402
<u>'L' refers to the below</u>	
Book value of liabilities in the Balance Sheet	2,48,49,332
Less:	
(i) the proprietor's Capital	80,49,373.62
(ii) the amount set apart for payment of dividends on preference shares and equity shares	-
(iii) reserves and surplus, by whatever name called, even if the resulting figure is negative, other than those set apart towards depreciation	-
(iv) any amount representing provision for taxation, other than amount of income-tax paid, if any, less the amount of income-tax claimed as refund, if any, to the extent of the excess over the tax payable with reference to the book profits in accordance with the law applicable thereto	-
(v) any amount representing provisions made for meeting liabilities, other than ascertained liabilities	-
(vi) any amount representing contingent liabilities other than arrears of dividends payable in respect of cumulative preference shares	-
LIABILITIES TOTAL	1,67,99,958
ASSETS-LIABILITIES	79,04,444

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Date: September 11, 2024

The Board of Directors

ANTALA INDUSTRIES LIMITED

U22208GJ2024PLC154065

R.O.: Opp. Shreeji Tiles, Veraval (Shapar), Rajkot,
Kotda Sanghani, Gujarat, India, 360024

Dear Sirs,

Sub: Recommendation of price in terms of Section 62 of Companies Act, 2013 and Rules made thereunder.

In response to the engagement letter with ANTALA INDUSTRIES LIMITED (the 'Company') I, Hitesh Jhamb, a valuer registered with Insolvency and Bankruptcy Board of India ('IBBI') under Securities and/or Financial Assets, ("Registered Valuer") have been appointed as the Valuer to carry out valuation analysis of Shares of the Company as on September 11, 2024 (the "Valuation Date") for the purpose of issue of Equity Shares as per Section 62 of Companies Act, 2013 and Rules made thereunder. I understand that this valuation report will be used by the management of the Company for given purpose only and not otherwise.

This cover letter is intended to provide you with an overview of the purpose and scope of my analysis and conclusions. Please refer to the enclosed report for a discussion and presentation of the analysis performed in connection with this engagement.

Purpose and Scope

Based on my discussions with the management, I understand that the management of the Company required valuation analysis of the Company for issue of Equity Shares as per Section 62. In this regard, the Management of the Company requires report on valuation analysis of Shares carried out by a Registered Valuer in accordance with the provision of internationally accepted valuation standards. The report is required for necessary regulatory compliances.

The Report has been prepared exclusively for specified purposes as mentioned above and hence should not be used for any other purpose, without obtaining the prior written consent from registered Valuer. This opinion should not be considered, in whole or in part, as investment advice by anyone.

HITESH JHAMB
REGISTERED VALUER
IBBI/11/2018/12355

Summary of Findings

Based on our Valuation Analysis of the Shares of the Company, in our assessment, the net asset value of company as per DCF Methodology is arrived at **INR 32,42,61,783.34** as on **September 11, 2024** and per share valuation of Company is arrived at **95.00/-** (Refer Annexure-A).

Registered Valuer has based this opinion on information provided and represented by the management of the Company and did not independently verify the information provided in that regard, the validity of the valuation depends on the completeness and accuracy of the information provided by the company.

Registered Valuer applies valuation techniques and methods that conform to generally accepted valuation practices.

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IBBI/RV/11/2019/12355

Hitesh Jhamb
IBBI Registered Valuer
Class: Securities or Financial Assets
IBBI Reg. No.: IBBI/RV/11/2019/12355

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II	Corporate Overview
III	Valuation Approach and Methodology
IV	Valuation Framework and Opinion
V	Conditions and Limitations
	Exhibit A

HITESH KAND
REGISTERED VALUER
IBBVP/11/2019/12355

1. ENGAGEMENT OVERVIEW

1.1 Purpose and Scope

Based on my discussions with the management of ANTALA INDUSTRIES LIMITED, I understand that the management requires the valuation analysis of the Company for issue of Equity Shares in accordance with Section 62 of Companies Act, 2013 and Rules made thereunder. In that regard, the Company requires report Equity valuation carried out by a Registered Valuer in accordance with internationally accepted valuation standards. The report is required for necessary regulatory compliances.

In this context management of the company has appointed Hitesh Jhamb (hereinafter referred to as "**Registered Valuer**") to carry out Equity valuation of Company.

Registered Valuer has performed a valuation analysis of the Shares of company as on valuation date as specified in this report. Registered Valuer understands that its analysis will be used by the management of the company for the purpose of issue of Equity Shares. The exercise has been carried out in accordance with the Caveats and Limitation set out in Section VI of this report.

1.2 Standard of Value

Business valuation can be undertaken in a variety of contexts and for a variety of purposes. To begin with any valuation process, it is most pertinent to identify the type of value relevant to the transaction/case as different standards of value would yield different valuation figure for same business interest. In the given context, **Fair Value** is considered as the appropriate standard of value.

Fair value is defined as:

"The fair value of an asset (or liability) is the amount at which that asset (or liability) could be bought (or incurred) or sold (or settled) in a current transaction between willing parties, that is, other than in a forced or liquidation sale".

1.3 Premise of Value

The present valuation of the Company is undertaken on a **Going Concern Basis**.

HITESH JHAMB
REGISTERED VALUER
IBBVR/1122012056

1.4 Scope of Analysis

Registered Valuer has based this opinion on information provided and represented by the management of the Company. Our review and analysis included, but was not necessarily limited to, the following steps:

- Interviews with Management concerning its assets, financial and operating history and forecasted future operations;
- Analysis of future expected earnings of the company;
- Research report on similar businesses;
- Representations given by the management.

1.5 Valuation Date

At the request of management, the valuation analysis has been performed as of September 11, 2024.

1.6 Conflict of Interest

There is no conflict of interest in our opinion on valuation analysis of the businesses of the Company. Our fee is not contingent upon the opinion expressed herein. This report is subject to the terms and conditions of the agreement as outlined in the engagement letter between Registered Valuer and the Company.

1.7 Identity of the valuer and any other experts involved in the valuation:

Hitesh Jhamb, Registered Valuer - Securities or Financial Assets vide Registration No. IBBI/RV/11/2019/12355.

1.8 Date of appointment, valuation date and date of report:

Date of appointment	11.09.2024
Cutoff date	11.09.2024
Date of signing of report	11.09.2024

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HITESH JHAMB
REGISTERED VALUER
IBBI/RV/11/2019/12355

2. CORPORATE OVERVIEW

About the Company

ANTALA INDUSTRIES LIMITED ("the Company") is India based Private Limited Company. It was incorporated on 05.08.2024. Its authorized share capital is Rs 8,50,00,000/- and its paid-up capital is Rs. 3,40,43,150/- as on 11.09.2024.

Corporate Information	
CIN	U22208GJ2024FLC154065
Registration Number	154065
Company Category	Company Limited by Shares
Company Sub Category	Non-Govt Company
Whether Listed or not	Unlisted
Class of Company	Private limited
Registered Address	Opp. Shreeji Tiles, Veraval (Shapar), Rajkot, Kotda Sanghani, Gujarat, India, 360024
Company Status (for e-filing)	Active

List of Directors as on 11.09.2024:

Sr. No	DIN/PAN	Name	Designation	Date of Appointment
1	00612528	RAJESHKUMAR ANTALA	Director	05.08.2024
	00612567	PANKAJKUMAR ANTALA	Director	05.08.2024
2	10729560	LATABEN RAJESHBHAI ANTALA	Director	05.08.2024

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REGISTERED VALUER
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VALUATION APPROACH AND METHODOLOGY

2.1 Valuation Approaches

Valuation of a business is not an exact science and ultimately depends upon what it is worth to a serious investor or buyer who may be prepared to pay a substantial goodwill. This exercise may be carried out using various methodologies, the relative emphasis of each often varying with:

- whether the entity is listed on a stock exchange
- industry to which the Company belongs
- past track record of the business and the ease with which the growth rate in cash flows to perpetuity can be estimated
- Extent to which industry and comparable company information is available.

The results of this exercise could vary significantly depending upon the basis used, the specific circumstances and professional judgment of the valuer. In respect of going concerns, certain valuation techniques have evolved over time and are commonly in vogue. These approaches can be broadly categorized as follows:

1. Asset Approach
2. Income Approach
3. Market Approach

2.1.1 Asset Approach

This method determines the worth of a business by the assets it possesses. It involves examining every asset held by the company, both tangible and intangible. The value of intangibles is referred to as the company's goodwill, the difference in value between the Company's hard assets and its true value.

The value arrived at under this approach is based on the financial statements of the business and may be defined as Shareholders' Funds or Net Assets owned by the business. The Net Asset Value is generally used as the minimum break-up value for the transaction since this methodology ignores the future return the assets can produce and is calculated using historical accounting data that does not reflect how much the business is worth to someone who may buy it as a going concern. Pursuant to accounting convention, most assets are reported on the books of the subject company at their acquisition value, net of depreciation where applicable. These values must be adjusted to fair value wherever possible.

HITESH KUMAR
REGISTERED VALUER
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Further, the balance sheet values are to be adjusted for any contingent liabilities that are likely to materialize.

Intrinsic value is at the core of fundamental analysis since it is used in an attempt to calculate the value of the total assets of the business and then compare it with the fair value.

2.1.2 Income Approach

The income approaches determine fair value by dividing the benefit stream generated by the subject or target company by a discount or capitalization rate. The discount or capitalization rate converts the stream of benefits into present value. There are several different income approaches, including Capitalization of Earnings or cash flows, Discounted Future Cash Flows ("DCF"), and the Excess Earnings Method (which is a hybrid of asset and income approach of benefit stream to which it is applied). This approach of valuation quantifies the net present value of future benefits associated with ownership of the equity interest or asset. The estimated future benefits that accrue to the owner are discounted or capitalized at a rate appropriate for the risks associated with those future benefits. Common methods within the income approach include the capitalization of earnings (or cash flow) methodology and the discounted cash flow methodology.

The discounted cash flow (DCF) method is based on the following assumptions:

- A business is worth today what it can generate in future cash to its owners;
- Cash received today is worth more than an equal amount of cash received in the future; and
- Future cash flows can be reasonably estimated.

The DCF analysis is comprised of the sum of the present value of two components; projected cash flows and a residual or terminal value.

Cash flows are estimated for a future period based on projections provided by Management. These cash flows are then discounted back to their present value equivalents at a calculated discount rate and summed. A residual value based on an exit or steady state terminal multiple, which represents the future cash flows of the company beyond the discrete projection period, is then discounted to its present value and added to the initial amount. In applying the DCF analysis it is essential that the cash flows to be discounted are clearly defined and that a discount rate appropriate for the degree of risk inherent in that return stream is established.

HITESH JHAND
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2.1.3 Market Approach

The value of a business is determined by comparing the company's accounting ratios with another Company of the same nature and size. This approach is used, where the value of a stock is estimated based upon its current price relative to variables considered to be significant to valuation, such as earnings, cash flow, book value, or sales of various business of the same nature. Business appraisal includes comparative transaction method and publicly traded company method. Through this, it derives a relationship between performance, revenues and selling price.

2.2 Valuation Methodology Used

Considering the nature of the business and purpose of valuation we have used Income Approach and in the said approaches we have used Discounted Cash Flow Method.

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3. VALUATION FRAMEWORK AND OPINION

This study is undertaken to compute the Net Asset Value of the Company as on valuation date as specified for the purpose of issuance of Equity Shares.

Conclusion

Based on our Valuation Analysis of the Shares of the Company, in our assessment, the net asset value of company as per DCF Methodology is arrived at **INR 32,42,61,783.34** as on September 11, 2024 and per share valuation of Company is arrived at **INR 95.00/- (Refer Annexure-A).**

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4. CONDITIONS AND LIMITATIONS

4.1 Purpose and Distribution of Report

The report prepared by Registered Valuer is prepared solely for the purpose stated in the Report and should not be used for any other purpose. Except as specifically stated in the report prepared by Registered Valuer, the Registered Valuer's report and its contents may not be quoted or referred to, in whole or in part, in any registration statement, prospectus, public filing, loan agreement, or other agreement or document without the prior written approval of Registered Valuer. Except as set forth in Registered Valuer's report, the Registered Valuer report is prepared for Client use only and may not be reproduced or distributed to any third parties without Registered Valuer prior written consent.

4.2 Scope of Analysis

The appraisal of any financial instrument or business is a matter of informed judgment. The accompanying appraisal has been prepared on the basis of information and assumptions set forth in the attached report, its appendices, our underlying work papers, and these limiting conditions and assumptions.

4.3 Nature of Opinion

Neither the opinion nor the report provided or prepared by Registered Valuer are to be construed as a fairness opinion as to the fairness of an actual or proposed transaction, a solvency opinion, or an investment recommendation, but, instead, are the expression of Registered Valuer's determination of the fair value of assets between a hypothetical willing buyer and a hypothetical willing seller in an assumed transaction on an assumed valuation date. For various reasons, the price at which the assets might be sold in a specific transaction between specific parties on a specific date might be significantly different from the fair value as expressed in our report.

4.4 Basis of analysis and Assumptions considered

Registered Valuer's analysis:

- a) is based on the present financial condition and significant future business plans as of the valuation date;
- b) assumes that as of the valuation date the Client and its assets will continue to operate as configured as a going concern;

HITESH HAMD
REGISTERED VALUER
IBBVRV/2010/12385

- c) assumes that the current level of management expertise and effectiveness would continue to be maintained and that the character and integrity of the enterprise through any sale, reorganization, exchange, or diminution of the owners' participation would not be materially or significantly changed; and
- d) assumes that the Company had no undisclosed real or contingent assets or liabilities, no unusual obligations or substantial commitments, other than in the ordinary course of business, nor had any litigation pending or threatened that would have a material effect on our analysis other than those considered for valuation calculation.
- e) is based on various representations given by the management in relation to the fair value of certain assets & liabilities and future business plans.
- f) Shares means Equity Shares and Compulsorily Convertible Preference Shares.

4.5 Lack of Verification of Information Provided

With the exception of any audited financial statements provided to Registered Valuer, Registered Valuer has relied on information supplied by the Client without audit or verification. Registered Valuer has assumed that all information furnished is complete, accurate and reflects Client's management's good faith efforts to describe the status and prospects of the Client at the valuation date from an operating and a financial point of view. As part of this engagement, Registered Valuer has relied upon publicly available data from recognized sources of financial, industry, or statistical information, which have not been verified. Moreover, we have very limited information available in respect of fair value the non-marketable investments, hence relied on the book value of the assets. Book Value of assets may or may not be an indicator of fair value.

4.6 Subsequent Events

The terms of Registered Valuer's engagement is such that Registered Valuer has no obligation to update this report or to revise the valuation because of events and transactions occurring subsequent to the date of the valuation unless Registered Valuer is engaged to provide valuations in the future.

4.7 Legal Matters

Registered Valuer assumes no responsibility for legal matters including interpretations of either the law or contracts. Registered Valuer has made no investigation of legal title and has assumed that all owners' claims to property are

HITESH KAMBI
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valid. Registered Valuer has given no consideration to liens or encumbrances except as specifically stated in financial statements provided to Registered Valuer. Registered Valuer has assumed that all required licenses, permits, etc. are in full force and effect. Registered Valuer assumes that all applicable federal, state, local zoning, environmental and similar laws and regulations have and continue to be complied with by Client. Registered Valuer assumes no responsibility for the acceptability of the valuation approaches used in our report as legal evidence in any particular court or jurisdiction. The suitability of Registered Valuer's report and opinion for any legal forum is a matter for Client and Client's legal advisor to determine.

4.8 Testimony

Registered Valuer and its employees, consultants and agents shall not provide any testimony or appear in any legal proceeding unless Registered Valuer coordinates such testimony.

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Discounted Free Cash Flow

Date of valuation	30-11-2024
WACC (in%) :	15.73%
GROWTH RATE (in%) :	5%

PARTICULARS	in lakhs						
	FY24-25 from 01.08.2024 to 30.11.2024	FY24-25 31.03.2025 Forecast	FY 25-26 Forecast	FY 26-27 Forecast	FY 27-28 Forecast	FY 28-29 Forecast	Terminal Value Forecast
Turnover	672.91	3,877.05	3,175.00	3,951.25	6,843.94	7,870.53	7,870.53
PBT	83.99	276.37	404.52	492.94	604.23	824.39	824.39
Less: Direct Taxes Paid (Net of Deferred Tax)	22.26	99.98	118.43	143.21	179.45	243.72	243.72
PAT	61.73	166.35	285.89	349.73	424.78	580.67	580.67
Add: Depreciation	4.41	30.27	29.48	25.06	21.30	18.75	18.75
Less: Capital Expenditure	-	(103.48)	-	-	(4.29)	(33.75)	(18.75)
Add: Interest (post-tax)	-	6.25	5.33	4.81	4.37	3.68	3.68
WTC Requirement	-	(58.14)	(77.63)	(89.27)	(102.66)	(118.06)	(118.06)
Free Cash Flows to the Entity	86.15	41.29	243.08	280.33	343.50	451.29	466.29
Mid Year Time	-	0.17	0.63	1.83	2.83	3.83	3.83
Discounting Factor	1.00	0.98	0.83	0.77	0.66	0.57	0.57
Free Cash Flow to Entity	86.15	40.26	218.22	221.12	227.08	257.79	266.36

Computation on Equity Value	Amount
Cumulative present value of Cash Flows	962.47
Terminal Value	2,406.99
Enterprise Value after survival discount	3,569.46
Add: Cash & Non Current Investments 30.11.2024	59.45
Less: Debt 30.11.2024	36.00
Add: ESOP	-
Equity Value before illiquidity discount	3,592.91
DLOM	360.29
Equity Value post illiquidity discount	3,242.62
Equity Value in Rs. Actual	32,42,61,783.34
No. of Equity Shares	34,04,315.00
Equity value per share	95.00

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