



**Valuation Report
For
Issue
of
Equity Shares
of
UNIVASTU INDIA LIMITED**

CIN: L45100PN2009PLC133864

**Prepared by:
Hitesh Jhamb
(IBBI REGISTERED VALUER)
Registration No: IBBI/RV/11/2019/12355**

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JHAMB & ASSOCIATES

(Company Secretaries | Registered Valuers | Trademark Agents)

GSTIN: 07AREPJ1432E1ZB | URN: UDYAM-WB-10-0093045



Date: 19.10.2024

To,
National Stock Exchange of India Ltd, Exchange
Plaza, Bandra Kurla Complex, Bandra (East),
Mumbai- 400051

Sub: Response to the queries raised by NSE

Query: PAT figures are different from the PAT figures available as per records.

The report was issue on the basis of Standalone Financial Statement of Univastu India Limited, now I have attached Revised Valuation Report considering Consolidated Financial Statement.

Query: Valuation as per asset approach – Financials are of which year has not been mentioned

Valuation as per asset approach is based on Financial of FY 2023-24. I have mentioned the same in the Revised Valuation Report.

Query: On what basis weights have been assigned to different valuation methodologies.

I, Hitesh Jhamb, Registered Valuer bearing SEBI Registration No. IBBI/RV/11/2019/12355 hereby undertake that equity share of the Company “Univastu India Limited” is frequently traded as per Regulation 164(1) of SEBI (Issue of Capital and Disclosure Requirements) Regulations 2018.

As per regulation 164(1)

If the equity shares of the issuer have been listed on a recognized stock exchange for a period of 90 trading days or more as on the relevant date, the price of the equity shares to be allotted pursuant to the preferential issue shall be not less than higher of the following:

- a. the 90 trading days volume weighted average price of the related equity shares quoted on the recognized stock exchange preceding the relevant date; or
- b. the 10 trading days volume weighted average prices of the related equity shares quoted on a recognized stock exchange preceding the relevant date.

The Volume Weighted Average Price as per Regulation 164(1) is 215.98/- per share. It should also be noted that as per Dow Jones theory, based on efficient market hypothesis, all factors are priced into the market and therefore, a market value approach as provided under Regulation 164 would be an adequate determinant to give true and fair value of the Company. Therefore, the highest weightage of 98% was given to this approach.

The Company's business is that of providing services and thus a cost based approach would not fetch the fair value of the Company. Also, the Company is in a growth stage with revenue and profits increasing exponentially year on year. Considering past data to value under income approach (as forward values cannot be used for listed companies) would also not fetch the fair value of the Company.

The value under Income Approach and Asset Approach are less than the minimum value as per regulation 164(1), i.e. VWAP. Therefore, the weights given to the approaches i.e. Income Approach and Asset Approach are irrelevant as these weights do not make any difference in the value of Equity Shares. If more weights would be given to Asset Approach and Income Approach, more of its value per share would decrease, hence, it can be concluded that weights provided to other approaches is not irrelevant due to the fact that price calculated in those approaches are less than price calculated in market approach/VWAP.

Thus, keeping the above factors in mind, maximum weight was given to the market approach and equal weights of 1% each were given to cost and income approach.

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Query: Fair Value per share on the basis of weighted average as mentioned on the last page of valuation report seems to be incorrect.

We have corrected the same in the Revised report.

It is hereby requested you to kindly take the same on record.

Thanks & Regards


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REGISTERED VALUER
IBBI/RV/11/2019/12355

Hitesh Jhamb

Registered Valuer - Securities or Financial Assets

Registration No. IBBI/RV/11/2019/12355

CP No. DJF/RVO/005/SFA/DJF/RVO/2019-20/DELHI/B-3(F)/10020

Date: 19.10.2024

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Clarification Letter:

This is to be clarified that valuation report of **UNIVASTU INDIA LIMITED** by registered Valuer Hitesh Jhamb, with registration No. IBBI/RV/11/2019/12355 who was appointed vide engagement dated 26.09.2024 has been revised on 19.10.2024 w.r.t changes mentioned in Clarification Letter by Valuer dated 19.10.2024.

Further, with reference to due compliance related to "Purpose of Valuation and Appointing authority" for the Valuation report mentioned on Point no 5 and 16 of the same. Their purpose is to determine the price of equity shares as per the provisions of section 62 of Companies Act, 2013 along with the **requirement of valuation report comes from Article no 21 of Articles of Association of company where it's mentioned that:**

21(a)(iii) "to any persons, if it is authorised by a Special Resolution, whether or not those persons include the persons referred to in clause (i) or clause (ii) above, either for cash or for a consideration other than cash, if the price of such shares is determined by the valuation report of a registered valuer subject to the Rules."

Please find attached herewith the revised valuation report

Thanks and Regards

For Jhamb and Associates

(Company Secretaries and Registered Valuers)

HITESH JHAMB

IBBI/RV/11/201912355

REGISTERED VALUER

Hitesh Jhamb

Registered Valuer

Date: 30.11.2024



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IBBI/RV/V/201912355
REGISTERED VALUER

VALUATION ANALYSIS

We refer to our Engagement dated 26.09.2024 confirming our appointment as independent valuer of **UNIVASTU INDIA LIMITED** (the “Company”). In the following paragraphs, we have summarized our Valuation Analysis (the “Analysis”) of the business of the Company as informed by the Management and detailed herein, together with the description of the methodologies used and limitations on our scope of work.

1. Context and Purpose

Based on discussion with the Management, we understand that the Company’s promoters are evaluating the possibility of **issuance of Equity Shares**. In this context, the Management requires our assistance in determining the fair value of equity shares of the Company.

2. Conditions and major Assumptions

Conditions

The historical financial information about the company presented in this report is included solely for the purpose to arrive at value conclusion presented in this report, and it should not be used by anyone to obtain credit or for any other unintended purpose. Because of the limited purpose as mentioned in the report, it may be incomplete and may contain departures from generally accepted accounting principles prevailing in the country. We have not audited, reviewed, or compiled the Financial Statements and express no assurance on them. The financial information about the company presented in this report includes normalization adjustments made solely for the purpose to arrive at value conclusions presented in this report.

This report is only to be used in its entirety, and for the purpose stated in the report. No third parties should rely on the information or data contained in this report without the advice of their lawyer, attorney or accountant.

We acknowledge that we have no present or contemplated financial interest in the Company. Our fees for this valuation are based upon our normal billing rates, and not contingent upon the results or the value of the business or in any other manner. We have no responsibility to modify this report for events and circumstances occurring subsequent to the date of this report.

We have, however, used conceptually sound and generally accepted methods, principles and procedures of valuation in determining the value estimate included in this report. The valuation analyst, by reason of performing this valuation and preparing this report, is not to be required to give expert testimony nor to be in attendance in court or at any government hearing with reference to the matters contained herein, unless prior arrangements have been made with the analyst regarding such additional engagement.

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Assumptions

The opinion of value given in this report is based on information provided in part by the management of the Company and other sources as listed in the report. This information is assumed to be accurate and complete.

We have relied upon the representations contained in the public and other documents in our possession concerning the value and useful condition of all investments in securities or partnership interests, and any other assets or liabilities except as specifically stated to the contrary in this report. We have not attempted to confirm whether or not all assets of the business are free and clear of liens and encumbrances, or that the owner has good title to all the assets.

We have also assumed that the business will be operated prudently and that there are no unforeseen adverse changes in the economic conditions affecting the business, the market, or the industry. This report presumes that the management of the Company will maintain the character and integrity of the Company through any sale, reorganization or reduction of any owner's/manager's participation in the existing activities of the Company.

We have been informed by management that there are no environmental or toxic contamination problems, any significant lawsuits, or any other undisclosed contingent liabilities which may potentially affect the business, except as may be disclosed elsewhere in this report. We have assumed that no costs or expenses will be incurred in connection with such liabilities, except as explicitly stated in this report.

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3. Background of the company and Industry

The Company was incorporated on 29th April, 2009 as UNIVASTU INDIA LIMITED. The Company's CIN No. is L45100PN2009PLC133864. The Company's registered office is at Bungalow No 36/B,C.T.S. No 994 & 945 (S.No.117 & 118)Madhav Baug,Shivtirth Nagar,Kothrud, Pune, Maharashtra, India, 411038.

UNIVASTU INDIA LIMITED is experienced in handling Turnkey projects, Civil Construction Projects, Sports Complex, Multi-purpose Hall, Commercial Structures, Industrial Structures, Hospitals, Educational Institution, Mass Housing Projects, Water supply & Drainage Projects, Road Projects, Minor Irrigation Projects and more. The Company operates in the Public & Commercial Sectors PAN India.

Details of KMPs and Directors as on date of Signing of Report:

Sr. No.	Name	Designation	DIN	Appointment date
1	Mr. Pradeep Kisan Khandagale	Managing Director	01124220	29/04/2009
2	Mr. Narendra Dharma Bhagatkar	Whole-time director	08744690	01/06/2020
3	Ms. Rajashri Pradeep Khandagale	Director	02545231	10/02/2015
4	Mr. Dhananjay Ramkrishna Barve	Director	00066375	14/11/2019
5	Mr. Ravindra Manohar Savant	Director	00569661	01/04/2017
6	Mr. Vijay Pandurang Pawar	Director	07135572	01/04/2017
7	Mr. Girish Arvind Deshmukh	Chief Financial Officer	-	07/07/2023
8	Ms. Sakshi Tiwari	Company Secretary	-	08/02/2023

4. Background information of the asset being valued

Valuation of EQUITY SHARES of the Company.

5. Purpose of valuation and appointing authority:

To determine a price of Equity Shares as per the provisions of Section 62 of Companies Act, 2013 readwith rules made thereunder and Regulation 164 of SEBI (Issue of Capital and Disclosure Requirements) Regulations and subject to the Article of Association of the Company.

The Company has appointed the Registered Valuer vide engagement dated 26.09.2024.

6. 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.

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7. **Disclosure of valuer interest/conflict, if any: Nil**

8. **Date of appointment, valuation date and date of report:**

Date of appointment	26.09.2024
Relevant Date	23.09.2024
Date of signing of report	30.11.2024

9. **Basis/ bases of value used**

This appraisal report relies upon the use of fair market value as the standard of value. For the purposes of this appraisal, fair market value is defined as the expected price at which the subject business would change hands between a willing buyer and a willing seller, neither being under a compulsion to conclude the transaction and both having full knowledge of all the relevant facts.

This is essentially identical to the market value basis as it is defined under the International Valuation Standards. The appraisal was performed under the premise of value in continued use as a going concern business enterprise. In our opinion this premise of value represents the highest and best use of the subject business assets.

10. **Valuation Standards**

The Report has been prepared in compliance with the **International Valuation Standards**.

11. **Valuation Methodology, Approach and Procedures adopted in carrying out the valuation**

The standard of value used in the analysis is "Fair Value", which is often defined as the price, in terms of cash or equivalent, that a buyer could reasonably be expected to pay, and a seller could reasonably be expected to accept, if the business were exposed for sale on the open market for a reasonable period of time, with both buyer and seller being in possession of the pertinent facts and neither being under any compulsion to act.

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 substantial goodwill. This exercise may be carried out using various methodologies, the relative emphasis of each often varying with:

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- 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 are 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 can be broadly categorized as follows:

i. Cost Approach:

The value arrived at under this approach is based on the audited / CA and Management certified financial statements of the business and may be defined as Shareholders' Funds or Net Assets owned by the business. The balance sheet values are adjusted for any contingent liabilities that are likely to materialize.

ii. Market Approach:

The Market Approach can be applied through different methods, namely Market Price Method, Comparable Companies Multiple Method, Comparable Transaction Multiple Method and Prior Sale of Business Method, which are discussed in detail in the following paragraphs.

Market Price Method

In this method, a valuer shall consider the traded price observed over a reasonable period while valuing assets which are traded in the active market. A valuer shall also consider the market where the trading volume of asset is the highest when such asset is traded in more than one active market.

A valuer shall use average price of the asset over a reasonable period. The valuer should consider using weighted average or volume weighted average to reduce the impact of volatility or any one time event in the asset.

Comparable Companies Multiple Method

Market Comparable Method involves the identification of comparable companies followed by the derivation of market based multiples. While applying such multiples to the subject company's financial metrics (e.g. revenue or earnings), careful adjustments to account for differences in fundamentals between the comparable companies and the subject must be undertaken.

A. Theoretically, a comparable company is the one with cash flows, growth potential and risk similar to the company being valued.

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B. Conventionally, looking at the companies within the sector provides a better-matched and similar-profiled set of comparable companies.

C. Alternatively, in some cases, it is necessary to look across sectors to identify comparable companies. In practice, one seldom finds exactly similar companies.

The next step is to arrive at a standardized set of ratios for comparison, commonly known as multiples. Multiples are a ratio of the enterprise value/equity value over different financial parameters like Revenue, Earnings before Interest, Tax, Depreciation and Amortization (“EBITDA”), Profit after Tax (“PAT”), Earnings per Share (“EPS”), book value etc., with some being preferred over the others.

For example, EBITDA multiple is preferred over PAT multiple so as to eliminate the effect of differences in depreciation policies and the impact of leveraging.

As comparable companies are not exactly like the company being valued, the multiples derived from such companies cannot be applied sacrosanct, and thus merit various subjective adjustments to account for differences in risk profile, growth rate, etc. For example, a company with higher EBITDA margin should command a better multiple than an average performer or a positive adjustment is required for a company with better growth potential.

In some cases, multiples of non-financial parameters are also used.

For example, it is a common practice to evaluate oil companies using multiples of value per barrel of oil or in case of banking shares using value based on the loan portfolio. Furthermore, while valuing hospitals, valuation practitioners rely on industry specific metrics such as enterprise value/operating hospital bed.

Comparable Companies Transaction Method

A variant of the Comparable Companies Multiple Method, the Comparable Companies Transaction Method uses transaction multiples in place of trading multiples. Transaction multiples, as the name suggests, are the multiples implied in the recent acquisitions/disposals of comparable companies.

This method is especially useful if there are limited comparable companies. Also, it incorporates the market sentiments in a better Market Approach way, as the multiples, unlike trading multiples which are affected by the inefficiencies of the market, are based on an informed negotiation between buyers and sellers.

Various factors should be considered while using transaction multiples. These are nature of transaction - hostile deal, group restructuring, industry trends, negotiation or control premiums that may have been paid, time of transaction - whether at the high or low of industry cycle, consideration share or cash, contingent to future performance, etc.

This method suffers from limitation of data availability, as the requisite information relating to transactions, specially about private companies, is seldom available.

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Prior Sale of Business Method

Prior Sale of Business Method, like the Market Transaction Method, makes use of transaction multiples. However, transaction multiples used in this case are the ones implied in the prior transactions involving the subject company itself. For example, an earlier stake sale in business can be used to provide a benchmark valuation of a company, provided the same was between unrelated parties.

Transaction multiples should be adjusted for timings of the transactions and intermediate changes in the stage of business, earnings margin, growth rate, etc.

iii. Income Approach:

Maintainable Profit Method (Discounted Free Cash Flows –“DFCF”)

The DFCF method expresses the present value of the business as a function of its future cash earnings capacity. This methodology works on the premise that the value of a business is measured in terms of future cash flow streams, discounted to the present time at an appropriate discount rate. The value of the firm by estimating the Free Cash Flows to Firm (FCFF) and discounting the same with Weighted Average cost of capital (WACC). The DFCF method using the FCFF, values Company as an overall. This is estimated by forecasting the free cash flows available for the Company (which are derived on the basis of likely future earnings of the companies) and discounting these cash flows to their present value at the WACC. The DFCF methodology is considered to be the most appropriate basis for determining the earning capability of a business. It expresses the value of a business as a function of expected future cash earnings in present value terms.

In the DCF approach, the appraiser estimates the cash flows of any business after all operating expenses, taxes, and necessary investments in working capital and Capex is being met. As this methodology is focused at finding the value of the Firm so the interest charges (post tax) should be added back.

Selection of Valuation Methodology:

We have used multiple methodologies to value the Company, which are in compliance with the various provisions of Regulation 164 of SEBI (Issue of Capital and Disclosure Requirements) Regulations. All the methodologies are explained in detail in Clause No. 16 of the Report.

12. Major factors that influenced the valuation

Price of equity shares depends on a host of factors like earnings per share, prospects of expansion, future earnings potential, possible issue of bonus or rights shares, etc. Some demand for a particular stock may give pleasure of power as a shareholder or prestige and control on management.

Satisfaction and pleasure in the non-monetary sense cannot be considered in any practical and quantifiable sense. Many psychological and emotional factors influence the demand for a share.

13. Sources of Information

The Analysis is based on a review of the business plan of the Company provided by the Management and

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information relating to industry as available in the public domain. Specifically, the sources of information include:

1. *Discussions with the Management.*
2. *Brief Profile of Company & promoters*
3. *Data available at NSE*
4. *In addition to the above, we have also obtained such other information and explanations which were considered relevant for the purpose of the Analysis.*

14. Caveats, limitations and disclaimers

- A. Provision of valuation recommendations and considerations of the issues described herein are areas of our regular corporate advisory practice. The services do not represent accounting, assurance, financial due diligence review, consulting, Issue pricing or domestic/international tax-related services that may otherwise be provided by us.
- B. Our review of the affairs of the Company and their books and account does not constitute an audit in accordance with Auditing Standards. We have relied on explanations and information provided by the Management of the Company and accepted the information provided to us as accurate and complete in all respects. Although, we have reviewed such data for consistency and reasonableness, we have not independently investigated or otherwise verified the data provided. Nothing has come to our attention to indicate that the information provided had material mis-statements or would not afford reasonable grounds upon which to base the Report.
- C. The report is based on the financial projections provided to us by the management of the company and thus the responsibility for forecasts and the assumptions on which they are based is solely that of the Management of the Company and we do not provide any confirmation or assurance on the achievability of these projections. It must be emphasized that profit forecasts necessarily depend upon subjective judgment. Similarly we have relied on data from external sources. These sources are considered to be reliable and therefore, we assume no liability for the accuracy of the data. We have assumed that the business continues normally without any disruptions due to statutory or other external/internal occurrences. The valuation worksheets prepared for the exercise are proprietary to **Hitesh Jhamb, Registered Valuer** and cannot be shared. Any clarifications on the workings will be provided on request, prior to finalizing the Report, as per the terms of our engagement.
- D. The scope of our work has been limited both in terms of the areas of the business and operations which we have reviewed and the extent to which we have reviewed them.
- E. The Valuation Analysis contained herein represents the value only on the date that is specifically stated in this Report. This Report is issued on the understanding that the Management of the Company has drawn our attention to all matters of which they are aware, which may have an impact on our Report up to the date of signature. We have no responsibility to update this Report for events and circumstances occurring after the date of this Report.

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F. We have no present or planned future interest in the Company and the fee for this Report is not contingent upon the values reported herein.

G. Our Valuation Analysis should not be construed as investment advice; specifically, we do not express any opinion on the suitability or otherwise of entering any transaction with the Company.

15. Distribution of report

The Analysis is confidential and has been prepared exclusively for the purpose of Issue of Shares. It should not be used, reproduced or circulated to any other person or for any purpose other than as mentioned above, in whole or in part, without the prior written consent of **Hitesh Jhamb, Registered Valuer**. Such consent will only be given after full consideration of the circumstances at the time.

16. Opinion of value of the business

The Shares of Company are frequently traded and there is no allotment of more than 5%, therefore, the provisions of only **Regulation 164** will be attracted on Company.

Regulation 164 (1):

If the equity shares of the issuer have been listed on a recognised stock exchange for a period of **90 trading days** or more as on the relevant date, the price of the equity shares to be allotted pursuant to the preferential issue shall be not less than higher of the following:

- **90 trading days'** volume weighted average price of the related equity shares quoted on the recognised stock exchange preceding the relevant date; or
- the **10 trading days'** volume weighted average prices of the related equity shares quoted on a recognised stock exchange preceding the relevant date.

Provided that if the Articles of Association of the issuer provide for a method of determination which results in a floor price higher than that determined under these regulations, then the same shall be considered as the floor price for equity shares to be allotted pursuant to the preferential issue.

Regulation 164 (2):

If the equity shares of the issuer have been listed on a recognised stock exchange for a period of less than **90 trading days** as on the relevant date, the price of the equity shares to be allotted pursuant to the preferential issue shall be not less than the higher of the following:

a) the price at which equity shares were issued by the issuer in its initial public offer or the value per share arrived at in a scheme of compromise, arrangement and amalgamation under sections 230 to 234 the Companies Act, 2013, as applicable, pursuant to which the equity shares of the issuer were listed, as the case may be; or

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- b) the average of the volume weighted average prices of the related equity shares quoted on the recognised stock exchange during the period the equity shares have been listed preceding the relevant date; or
- c) the average of the 10 trading days' volume weighted average prices of the related equity shares quoted on a recognised stock exchange during the two weeks preceding the relevant date.

Provided that if the Articles of Association of the issuer provide for a method of determination which results in a floor price higher than that determined under these regulations, then the same shall be considered as the floor price for equity shares to be allotted pursuant to the preferential issue.

Regulation 164 (4):

- (a) A preferential issue of specified securities to qualified institutional buyers, not exceeding five in number, shall be made at a price not less than the 10 trading days' volume weighted average prices of the related equity shares quoted on a recognised stock exchange preceding the relevant date.

Provided that if the Articles of Association of the issuer provide for a method of determination which results in a floor price higher than that determined under these regulations, then the same shall be considered as the floor price for equity shares to be allotted pursuant to the preferential issue:

- (b) no allotment shall be made, either directly or indirectly, to any qualified institutional buyer who is a promoter or any person related to the promoters of the issuer:

Provided that a qualified institutional buyer who does not hold any shares in the issuer and who has acquired rights in the capacity of a lender shall not be deemed to be a person related to the promoters.

Explanation. — For the purpose of this clause, a qualified institutional buyer who has any of the following rights shall be deemed to be a person related to the promoters of the issuer:-

- (a) rights under a shareholders' agreement or voting agreement entered into with promoters or promoter group; (b) veto rights; or (c) right to appoint any nominee director on the board of the issuer.

As per Regulation 164 (5) "frequently traded shares" means the shares of the issuer, in which the traded turnover on any recognized stock exchange during the 240 trading days preceding the relevant date, is at least ten per cent of the total number of shares of such class of shares of the issuer. The Traded turnover of UNIVASTU INDIA LIMITED on NSE Limited is More than 10 % so the company will come under the category of frequently traded shares.

Shares of Company are listed for a period more than 90 days. Further, the highest trading volume during the 90 trading days has been recorded on NSE. Therefore, the for the purpose of price calculation NSE has been considered. Hence the value as per Regulation 164(1) is as follow:

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S.no.	Date	Total Volume	Total Turnover
1	20-Sep-24	30,085	63,34,013.97
2	19-Sep-24	9,494	19,55,310.63
3	18-Sep-24	13,268	28,13,532.95
4	17-Sep-24	54,194	1,14,61,435.53
5	16-Sep-24	59,150	1,25,56,941.89
6	13-Sep-24	37,282	75,18,545.70
7	12-Sep-24	25,937	49,86,385.16
8	11-Sep-24	6,095	11,17,340.48
9	10-Sep-24	20,180	36,91,973.03
10	09-Sep-24	20,865	37,55,332.83
11	06-Sep-24	20,126	36,83,623.81
12	05-Sep-24	12,217	22,47,018.03
13	04-Sep-24	18,619	34,61,609.63
14	03-Sep-24	16,555	32,10,884.04
15	02-Sep-24	10,266	19,98,706.49
16	30-Aug-24	33,565	65,59,750.72
17	29-Aug-24	25,876	52,02,136.28
18	28-Aug-24	22,192	47,22,572.32
19	27-Aug-24	22,819	47,36,984.40

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20	26-Aug-24	26,503	53,53,814.48
21	23-Aug-24	1,13,649	2,42,99,125.49
22	22-Aug-24	2,38,979	5,15,67,816.56
23	21-Aug-24	5,54,946	12,56,47,309.91
24	20-Aug-24	1,98,160	4,46,09,868.88
25	19-Aug-24	7,74,617	17,69,99,673.57
26	16-Aug-24	4,90,793	11,14,92,912.31
27	14-Aug-24	4,45,858	9,56,02,292.10
28	13-Aug-24	55,942	1,09,63,324.52
29	12-Aug-24	1,16,148	2,27,61,024.98
30	09-Aug-24	29,696	56,18,562.00
31	08-Aug-24	1,953	3,52,805.20
32	07-Aug-24	1,180	2,13,472.89
33	06-Aug-24	3,803	6,87,445.92
34	05-Aug-24	12,872	23,25,896.32
35	02-Aug-24	653	1,17,339.55
36	01-Aug-24	1,219	2,23,481.43
37	31-Jul-24	2,245	4,05,879.99
38	30-Jul-24	8,726	16,13,970.30
39	29-Jul-24	4,422	7,88,743.40
40	26-Jul-24	2,689	4,72,824.85
41	25-Jul-24	6,338	11,16,522.71
42	24-Jul-24	1,029	1,82,098.99
43	23-Jul-24	4,456	7,76,112.33
44	22-Jul-24	3,081	5,30,121.11
45	19-Jul-24	2,086	3,64,688.43
46	18-Jul-24	4,940	8,79,272.60
47	16-Jul-24	1,851	3,28,771.93
48	15-Jul-24	1,005	1,79,010.38
49	12-Jul-24	1,571	2,78,526.90
50	11-Jul-24	8,033	14,41,904.09
51	10-Jul-24	12,608	22,09,807.93
52	09-Jul-24	4,347	7,60,667.93
53	08-Jul-24	3,153	5,71,450.46
54	05-Jul-24	8,656	15,32,766.44
55	04-Jul-24	4,483	8,03,946.97
56	03-Jul-24	10,507	18,87,251.41
57	02-Jul-24	21,806	40,82,295.22
58	01-Jul-24	6,488	12,58,322.07
59	28-Jun-24	1,431	2,79,699.06
60	27-Jun-24	13,127	25,34,957.89
61	26-Jun-24	6,018	11,36,248.07
62	25-Jun-24	4,798	9,28,177.53
63	24-Jun-24	7,539	14,59,148.05
64	21-Jun-24	31,548	62,32,866.81
65	20-Jun-24	9,703	19,13,691.49
66	19-Jun-24	1,631	3,18,528.00
67	18-Jun-24	3,446	6,76,222.65

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68	14-Jun-24	2,261	4,48,574.39
69	13-Jun-24	2,420	4,90,827.54
70	12-Jun-24	23,161	46,93,757.56
71	11-Jun-24	5,493	10,96,694.85
72	10-Jun-24	7,689	15,12,247.45
73	07-Jun-24	6,187	11,61,065.00
74	06-Jun-24	5,145	9,41,495.95
75	05-Jun-24	10,598	19,49,290.00
76	04-Jun-24	3,156	6,01,956.85
77	03-Jun-24	7,470	14,75,900.00
78	31-May-24	4,794	9,67,300.65
79	30-May-24	30,811	60,02,473.90
80	29-May-24	13,399	25,91,493.35
81	28-May-24	5,509	11,15,576.15
82	27-May-24	22,259	47,07,183.65
83	24-May-24	12,731	27,10,164.90
84	23-May-24	2,611	5,44,417.50
85	22-May-24	20,937	44,55,803.40
86	21-May-24	16,852	35,50,949.60
87	18-May-24	5,901	12,71,476.25
88	17-May-24	6,105	12,88,361.60
89	16-May-24	8,942	19,08,643.15
90	15-May-24	43,070	89,93,453.60
Volume Weighted Average Price 90 Days			215.98

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S.no.	Date	Total Volume	Total Turnover
1	20-Sep-24	30,085	63,34,013.97
2	19-Sep-24	9,494	19,55,310.63
3	18-Sep-24	13,268	28,13,532.95
4	17-Sep-24	54,194	1,14,61,435.53
5	16-Sep-24	59,150	1,25,56,941.89
6	13-Sep-24	37,282	75,18,545.70
7	12-Sep-24	25,937	49,86,385.16
8	11-Sep-24	6,095	11,17,340.48
9	10-Sep-24	20,180	36,91,973.03
10	09-Sep-24	20,865	37,55,332.83
Volume Weighted Average Price 10 Days			203.19

Value Per Share as per Regulation 164(1)	
Methods:	Value
90 days VWAP	215.98
10 days VWAP	203.19
Value per Equity Share as per Regulation 164(1) (Higher of above)	215.98

Valuation as per Income Approach

Method Used: Income Capitalisation Method

Univastu India Limited			
Income Capitalization Method			
For the year ending on:	Weights	PAT (In Lakhs)	Products
31 March 2024	3	996.57	2989.71
31 March 2023	2	664.26	1328.52
31 March 2022	1	524.21	524.21
Average Profit after tax (PAT)		807.07	
(Ke-G)		9.61%	
Equity Value		8399.7	
No of Equity Shares		1,13,64,600.00	
Equity Value Per Share		73.91	

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REGISTERED VALUER

Valuation as per Cost Approach

Method Used: Net Asset Value Method

(Amount in Lakhs)

Particulars	Amount (Rs.) as on 31.03.2024
Non-Current Assets	
- Tangible Assets	792.15
- WIP	4.45
- Other Intangible Assets	100.25
Financial Assets	
- Investments	39.03
- Loans & Advances/trade rec	1,138.47
- Other Financial Assets	672.20

	Other Tax Assets	102.24
	Other Non Current Assets	219.22
		-
	Total Non -Current Assets	3,068.01
	Current Assets	
	Inventories	97.67
	Trade Receivables	1,280.62
	Cash and Cash Equivalents	997.02
	Short Term Loans & Advances	-
	Current Investments	-
	Other Financial Assets	417.16
	Other Current Assets	7,989.18
	Tax Assets	8.09
	Total Current Assets	10,789.74
	Total Assets	13,857.75
	Less	
	Share Application Money	-
	Non Current Liabilities	
	Long Term Borrowings	114.35
	Lease Liability	92.91
	Trade Payables	496.09
	Other Financial Liabilities	437.51
	Provisions	39.83
	Deffered Tax Liability	29.72
	Other Non Current Liabilities	-
	Total Non -Current Liabilities	1,210.41
	Current Liabilities	
	Short Term Borrowings	3,139.28

	Lease Liability	12.12
	Trade Payables	3,281.21
	Other Financial Liabilities	200.51
	Other Current Liabilities	414.34
	Short Term Provisions	200.87
	Total Current Liabilities	7,248.33
	Total Liabilities	8,458.74
	Net Asset Value	5,399.01
Less:	Advance Tax	-
	Net Asset Value	5,399.01
	No of shares	1,13,64,600.00
	Price Per Share (In Rs.)	47.51

Univastu India Limited			
Approach	Methods	Value per share	Weights
Income Approach	PECV	73.91	1%
Asset Approach	NAV	47.51	1%
Market Approach	VWAP	215.98	98%
Relative Value Per Share		212.87	

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REGISTERED VALUER

As per Regulation 164(1) of SEBI (Issue of Capital and Disclosure Requirements) Regulations the Value per Equity Share is considered as higher of 90 days or 10 days Volume Weighted Average Price (VWAP). The value under Income Approach & Asset Approach are less than the minimum value as per Regulation 164(1), i.e. VWAP. Therefore, the weights given to the approaches, i.e., Income Approach & Asset Approach are irrelevant as these weights do not make any difference in the value of Equity Shares.

Given the valuations derived from the Income and Asset approaches ₹73.91 and ₹47.51, respectively, both are substantially lower than the floor price established under the ICDR Regulation. As a result, minimal weights of 1% each were assigned to these methodologies. This decision stems from the following

considerations:

- **Market Dynamics:** The Income and Asset approaches do not effectively capture real-time market dynamics in the context of a frequently traded company. Therefore, their influence on the overall valuation is limited.
- **Comprehensive Assessment:** Assigning non-zero weights ensures that all valuation methodologies are accounted for in the analysis, even if their impact is minimal. This approach provides a more holistic view of the company's valuation.

It should also be noted that as per Dow Jones theory, based on efficient market hypothesis, all factors are priced into the market and therefore, a market value approach as provided under Regulation 164 would be an adequate determinant to give true and fair value of the Company. Therefore, the highest weightage of 98% was given to this approach.

In conclusion, the assigned weights reflect both regulatory compliance and a pragmatic recognition of the current market conditions impacting Univastu India Limited.

Sr. No	Particulars	Price
1	Fair Value Per Share on basis of weighted average	212.87
2	Value per Share as per Regulation 164(1) of SEBI (ICD) Regulation	215.98
Final Value per Share		215.98

We trust the above meets your requirements. Please feel free to contact us in case you require any additional information or clarifications.

Yours faithfully,

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

Hitesh Jhamb

Registered Valuer - Securities or Financial Assets

Registration No. IBBI/RV/11/2019/12355

CP No. DJF/RVO/005/SFA/DJF/RVO/2019-20/DELHI/B-3(F)/10020