

Valuation of equity shares of A B Infrabuild Limited for compliance with Regulation 165 and 166A of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended by Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) (Amendment) Regulations, 2022

11th April 2023

Date: 11th April 2023

To,
The Board of Directors
A B Infrabuild Limited
104, Shubhagan Chs Ltd, Jawahar Nagar,
Near Railway Crossing, Goregaon- 400062

Dear Sirs,

Sub: Valuation of equity shares A B Infrabuild Limited

A B Infrabuild Limited intends to issue equity shares to its proposed investor.

In this regard, Suman Kumar Verma, Registered Valuer with IBBI Registration No. IBBI/RV/05/2019/12376 ('SK Verma' or 'Independent Valuer') has been appointed to determine fair value of equity shares of A B Infrabuild Limited for compliance with Regulation 165 and 166A of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended up to date ('SEBI ICDR Regulations') ('Valuation Purpose').

The Report date, as confirmed to us by the Management of **ABIL** ('the Management'), for the purpose of calculation of the price per share under the SEBI ICDR Regulations for issuance of equity shares is 2nd April 2023. The Valuation Date as informed to us by the Management for computation of equity value per share of **ABIL** is 2nd April 2023 ('Valuation Date').

This Report is structured under the following broad heads:

- Background
- Information sources
- Valuation Standards followed and Procedure adopted for Valuation
- Valuation Methodology
- Valuation Analysis and Conclusion
- Scope Limitation
- Annexures




BACKGROUND

A B Infrabuild Limited

A B Infrabuild Limited L45202MH2011PLC214834 is a public limited company incorporated on 16/03/2011, 104, Shubhagan Chs Ltd, Jawahar Nagar, Near Railway Crossing, Goregaon- 400062.

We are Grade "AA" contractor registered with Municipal Corporation of Greater Mumbai and Class 1(A) Contractor with Public Works Department, Maharashtra

The equity shares of the Company are listed on NSE Emerge Platform.

The Shareholding Pattern of ABIL as of 30th September 2022 is as under:

Particulars	No. of shares	% Shareholding
Promoter & Promoter Group (A)	75,11,376	59.29%
Public	51,58,071	40.71%
Total	1,26,69,447	100.00%

INFORMATION SOURCES

We have relied on the following sources of information and documents as provided to us by the Management of **ABIL** ('the Management') and available in public domain:

- Management Certified Financials as on period ended 30th September 2022;
- Shareholding Pattern as on 30th September 2022;
- Other relevant publicly available data;
- Our regular discussions with management representatives of **ABIL**;
- We have also relied on published and secondary sources of data whether or not made available by the Companies.

VALUATION STANDARDS FOLLOWED AND PROCEDURES ADOPTED FOR VALUATION

- We have performed the valuation analysis, to the extent possible, in accordance with International Valuation Standards (hereinafter referred as "IVS").
- In connection with this exercise, we have adopted the following procedures to carry out the valuation analysis:
 - Requested and received relevant data from the Management



- Discussions with the Management on understanding of the business of the Company
- Obtained and analysed data available in public domain, as considered relevant by us
- Obtained and analysed market prices and other data involving equity shares of **ABIL** and of comparable companies, as applicable and relevant
- Selection of valuation approach and valuation methodology/ (ies), in accordance with IVS, as considered appropriate and relevant by us
- Determination of value per equity share of **ABIL**, as relevant
- Preparation and issuance of this valuation report.

VALUATION APPROACHES AND METHODOLOGIES

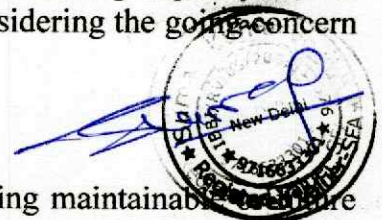
- For the purpose of valuation, it is necessary to select an appropriate basis of valuation amongst the various valuation techniques. It is universally recognized that valuation is not an exact science and that estimating values necessarily involves selecting a method or approach that is suitable for the purpose. The application of any particular method of valuation depends upon various factors including the size of company, nature of its business and purpose of valuation. Further, the concept of valuation is all about the price at which a transaction takes place i.e., the price at which seller is willing to sell and buyer is willing to buy. Accordingly, a fair and reasonable approach for valuing the shares of the company is to use a combination of relevant and applicable valuation methods.
- IVS 301 read with IVS 103 specifies that generally the following three approaches for valuation of business / business ownership interest are used:
 - Cost Approach
 - Market Approach
 - Income Approach

Cost Approach – Net Asset Value (NAV) method

- The value under cost approach is determined based on the underlying value of the assets which could be on book value basis, replacement cost basis or on the basis of realizable value. Under NAV method, total value of the business is based either on net asset value or realizable value or replacement cost basis. NAV methodology is most applicable for the business where the value lies in the underlying assets and not the ongoing operations of the business. NAV method does not capture the future earning capacity of the business. Given the nature and specifics of the business, considering the going concern approach, we have not applied the Net Asset Value method.

Income Approach – Discounted Cash Flows (DCF) method

- Under the Income Approach, business is valued by converting maintainable amount of cash flows to a single current amount either through discounting or capitalization. DCF Method seeks to arrive at the value of the business based on its future



cash flows generating capability and the risks associated with the said cash flows. FCFF or free cash flows to the firm ("FCFF") represents the cash available for distribution to both the owners and the creditors of the business. Risk-adjusted discount rate or Weighted Average Cost of Capital ("WACC") is applied to free cash flows in the explicit period and that in perpetuity. Adjustments pertaining to debt, surplus/non-operating assets including investments, cash & bank balance and contingent assets/liabilities and other liabilities, as relevant, are required to be made in order to arrive at the value for equity shareholders. The total value for the equity shareholders so arrived is then to be divided by the number of equity shares to arrive at the value per equity share of the company.

We have not considered Discounted Cash Flows (DCF) method under the income approach due to unavailability of business projections of **ABIL** as we understand that projections of **ABIL** would be price sensitive information, which was therefore not made available to us.

Market Approach – Market Price method

- Under the Market Price method, the market price of an equity share as quoted on a recognized Stock Exchange is normally considered as the value of the equity shares of that company, where such quotations are arising from the shares being regularly and frequently traded. Generally, market value is reflective of the investors' perception about the actual worth of the company. However, in certain situations, the value of the share as quoted on the stock market would not be regarded as a proper index of the fair value of the share especially where the market values are fluctuating in a volatile capital market. We understand that the shares are infrequently traded in NSE Emerge Platform.

In terms of Regulation 166A of the SEBI ICDR Regulations,

166A. (1) Any preferential issue, which may result in a change in control or allotment of more than five per cent of the post issue fully diluted share capital of the issuer, to an allottee or to allottees acting in concert, shall require a valuation report from an independent registered valuer and consider the same for determining the price:

Provided that the floor price, in such cases, shall be higher of the floor price determined under sub-regulation (1), (2) or (4) of regulation 164, as the case may be, or the price determined under the valuation report from the independent registered valuer or the price determined in accordance with the provisions of the Articles of Association of the issuer, if applicable:

Provided further that if any proposed preferential issue is likely to result in a change in control of the issuer, the valuation report from the registered valuer shall also cover guidance on control premium, which shall be computed over and above the price determined in terms of the first proviso:

Provided further that the valuation report from the registered valuer shall be published on the website of the issuer and a reference of the same shall be made in the notice calling the general meeting of shareholders.

(2) Any preferential issue, which may result in a change in control of the issuer, shall only be made pursuant to a reasoned recommendation from a committee of independent

directors of the issuer after considering all the aspects relating to the preferential issue including pricing, and the voting pattern of the said committee's meeting shall be disclosed in the notice calling the general meeting of shareholders.

Regulation 165 of ICDR Regulations shall continue to apply in case of infrequently traded shares:

(Explanation: The pricing in case of infrequently traded shares as per regulation 165 of the ICDR Regulation is determined by the issuer taking into account valuation parameters such as book value, comparable trading multiples, and other such customary parameters for valuation, and such valuation is required to be certified by independent valuer).

Since, **ABIL** is a listed company and equity shares of **ABIL** are traded on NSE Emerge Platform over a reasonable period but are infrequently traded, therefore we have considered Comparable Companies method to determine the value of equity shares of **ABIL**. We have been informed by the Management that the report date as per the SEBI ICDR Regulations, for the purpose of calculation of the price per share of **ABIL** for the proposed preferential issue of shares is 2nd April 2023. Since the latest financial data available is till September 30, 2022. Therefore, we have considered the same for our valuation purposes.

Date	VOLUME
31-Mar-23	36,000
29-Mar-23	4,000
24-Mar-23	20,000
21-Mar-23	8,000
15-Mar-23	20,000
14-Mar-23	28,000
13-Mar-23	8,000
10-Mar-23	4,000
03-Mar-23	4,000
09-Feb-23	4,000
07-Feb-23	4,000
25-Jan-23	4,000
24-Jan-23	8,000
09-Jan-23	4,000
06-Jan-23	8,000
05-Jan-23	4,000
03-Jan-23	4,000
13-Dec-22	4,000
12-Dec-22	4,000
06-Dec-22	8,000
05-Dec-22	4,000
14-Nov-22	4,000
10-Nov-22	4,000
02-Nov-22	4,000
01-Nov-22	4,000



27-Oct-22	8,000
21-Oct-22	8,000
19-Oct-22	4,000
18-Oct-22	20,000
17-Oct-22	4,000
11-Oct-22	12,000
10-Oct-22	16,000
07-Oct-22	12,000
06-Oct-22	32,000
04-Oct-22	4,000
30-Sep-22	4,000
29-Sep-22	4,000
22-Sep-22	4,000
19-Sep-22	4,000
14-Sep-22	16,000
12-Sep-22	12,000
08-Sep-22	4,000
02-Sep-22	4,000
29-Aug-22	8,000
26-Aug-22	72,000
25-Aug-22	12,000
23-Aug-22	48,000
22-Aug-22	4,000
19-Aug-22	8,000
10-Aug-22	4,000
28-Jul-22	4,000
25-Jul-22	4,000
22-Jul-22	16,000
21-Jul-22	4,000
20-Jul-22	4,000
15-Jul-22	4,000
13-Jul-22	4,000
13-Jun-22	4,000
08-Jun-22	4,000
02-Jun-22	4,000
26-May-22	12,000
12-May-22	4,000
02-May-22	4,000
28-Apr-22	12,000
22-Apr-22	4,000
20-Apr-22	4,000
18-Apr-22	12,000
No. of Shares Traded	6,40,000
Total O/s Shares	1,26,69,447
% of shares traded	5.05%



*Calculations for determining frequently or infrequently traded shares

Market Approach – Comparable Companies' Multiple (CCM) method

- Under CCM Method, the value of shares of the subject company is determined on the basis of multiples derived from valuations of comparable companies. Relevant multiples need to be chosen carefully and adjusted for differences between the circumstances. The Comparable Companies' Multiple Method arrives at the value of the company by using multiples derived from valuations of comparable companies, as manifest through stock market valuations of listed companies. This valuation is based on the principle that market valuations, taking place between informed buyers and informed sellers, incorporate all factors relevant to valuation. Relevant multiples need to be chosen carefully and adjusted for differences, such as growth potential, past track record, size, company dynamics, etc.
- The subject company is in Construction- Infrastructure Sector. Given the Company's business and line of operations, we have considered the peer multiples to assess the fair market value of the Company.

SCOPE LIMITATIONS AND DISCLAIMERS

- Valuation analysis and results are specific to the purpose of valuation mentioned in this report as per agreed terms of our engagement. It may not be valid for any other purpose or as at any other date.
- We owe responsibility to only the management of the client that has retained us and nobody else. We do not accept any liability to any third party in relation to the issue of this valuation report. Our valuation report cannot be used for any other purpose. This report has been prepared only for the sole use and information of **ABIL**. Without limiting the foregoing, we understand that **ABIL** may be required to submit this report to the regulatory authorities / stock exchanges in connection with the Proposed Transaction.
- Our analysis is based on the market conditions and the regulatory environment that currently exists. However, changes to the same in the future could impact the company and the industry it operates in, which may impact our valuation analysis.
- We are not responsible for updating this report because of any events or transactions occurring subsequent to the date of this report.
- We have considered and relied on the information provided to us by the Management including financial information, significant transactions and events occurring subsequent to the balance sheet date. We understand that the information provided to us and the representations made to us (whether verbal or written) are reliable and adequate. We have derived our conclusions and recommendation from the information so provided and we are thus reliant on the given information to be complete and accurate in every significant aspect. We are made to believe that the Management have informed us about all material transactions, events or any other relevant factors which are likely to have an impact on our valuation recommendation.
- In the ultimate analysis, valuation will have to capture the exercise of judicious discretion by the Valuer and judgment taking into account all relevant factors. There will always



be several factors which are not evident from the face of the financial statements, but which will strongly influence the worth of a share. Examples of such factors include quality and integrity of the management, capital adequacy, asset quality, earnings, liquidity, size, present and prospective competition, yield on comparable securities and market sentiment, etc. This concept is also recognized in judicial decisions.

- This Report does not look into the business / commercial reasons behind the transaction. We have no present or planned future interest in the company and the fee for this engagement is not contingent upon the values reported herein. Our valuation analysis should not be construed as an investment advice. We do not express any opinion on the suitability or otherwise of entering into any transaction with the Company
- Any discrepancies in any annexure between the total and the sums of the amounts listed are due to rounding-off.

VALUATION ANALYSIS AND CONCLUSION

The value per equity share of **ABIL** are based on the various approaches / methods explained herein earlier and various qualitative factors relevant to each company and the business dynamics and growth potential of the businesses of the Companies, having regard to information base, key underlying assumptions and limitations. We have independently applied different valuation methods for determining value per share of A B Infrabuild Limited which is explained below;

S.No.	Valuation Approaches	Weights	Fair Value per Share (INR)
1.	DCF Method	0.00	N/A
2.	Comparable Companies Method (Price/Book Value)	1.00	10.70
3.	Market Method	0.00	N/A
4.	Net Asset Value (NAV) Method	0.00	N/A
Weighted Average Value (INR)			10.70

In light of the above and on consideration of all the relevant factors and circumstances as discussed and outlined hereinabove referred to earlier in this Report for the proposed transaction, in our opinion, we recommend the fair value of equity shares of **ABIL** at **INR 10.70 per equity share.**

Yours faithfully,

Suman Kumar Verma
Registered Valuer

IBBI Reg. No.: IBBI/RV/05/2019/12376

Place: Delhi

Date: 11th April 2023



Enclosed:

Annexure I: Determination of value per equity share of ABIL using Comparable Companies Method

Annexure I – Determination of value per equity share of ABIL using Comparable Companies method

Particulars	Amount (INR)
Book Value (INR Cr)	28.52
No. of Shares	1,26,69,447
Book Value per Share	22.51
Post Discount P/BV Multiple	0.48
Fair Value per Share (INR)	10.70

Particulars	MPS as on 31.03.2023	BVPS as on 30.9.22	P/BV
Patel Engg	14.95	51.23	0.29
Man Ind	93.1	142.15	0.65
J Kumar	254.4	275.77	0.92
Ashoka Buildcon	74	56.99	1.30
Average			0.79
Less: Discount @ 40%			0.32
Post Discount Multiple			0.48
Fair Value per Share (INR)			10.70



<<End of Report>>



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PREVIEW

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Document Type	Certificate
Type of Certificate	Other Certificate
Date of Signing of Document	11/04/2023
Financial Figures / Particulars	10.70: Fair Value of Shares 22.51: Book Value of Share
Document Description	A B Infrabuild Limited
Status	Active



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