

Fair Valuation Report
MAGNUM VENTURES LIMITED
Valuation Date - January 09, 2023

CS MANISH AGARWAL
REGISTERED VALUER
IBBI Reg. No.: IBBI/ RV/03/2019/12187

This Valuation Report is submitted by CS Manish Agarwal, Registered Valuer - Securities and Financial Asset (Asset Class), for the purpose as mentioned therein and shall not be used for any other purpose whatsoever.

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Date: 31 January 2023

To,
The Board of Directors,
Magnum Ventures Limited.,
HNO-MN01, Hub and Oak,
E-14, Lower Ground Floor,
Defence Colony, New Delhi-110024

Dear Sir(s)/Madam(s)

Subject: Valuation Report to determine the value of equity shares of Magnum Ventures Limited as on 09 January 2023

Magnum Ventures Limited ('MVL', 'the Company'), incorporated on 29 May 1980, is engaged in the business of trading and manufacturing of paper. The Company also owns a hotel named "Country Inn & Suits by Radisson" with Radisson Group. The equity shares of MVL are listed on BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') ('BSE' and 'NSE' are together known as, 'the Stock Exchanges').

I understand that MVL proposes to issue warrants convertible into equity shares on a preferential basis ('the Transaction'). As stated in Regulation 166A of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) (Amendment) Regulations, 2022 ('SEBI ICDR Regulations') in connection with the Transaction, the management of the Company is required to determine the Fair Value of the equity shares of MVL by a Registered valuer, registered under the Insolvency Bankruptcy Board of India and obtain a Valuation Report, for the above-mentioned purpose as on 09 January 2023 ('Valuation Date').

MVL has through an engagement letter dated 03 January 2023 ('Engagement Letter') appointed CS Manish Agarwal, Registered Valuer bearing IBBI Registration Number - IBBI/RV/03/2019/12187, registered under the Insolvency Bankruptcy Board of India read with Companies (Registered Valuers & Valuation) Rules, 2017 ('the Valuer', 'the Registered Valuer', 'I', 'me', 'my') to determine the Fair Value of the equity shares of MVL in accordance with the SEBI ICDR Regulations, as on the Valuation Date and issue a valuation report for this purpose.

Further, as informed by the management of MVL, an observation is raised by the NSE with respect to the valuation not being carried out using the Income Approach. Hence, in terms of the same, I



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have been instructed by the management of MVL to issue revised valuation report capturing valuation using Income Approach as well.

My Valuation Report ('**Report**') is to be read in conjunction with the scope and purpose of the Report, the sources of information and the assumptions, exclusions, limitations, and the disclaimers, as detailed hereinafter.

This letter should be read in conjunction with the report.

Should you require any further information or explanations, please contact the undersigned.

Thanking you,



CS Manish Agarwal

Registered Valuer- Securities or Financial Assets

IBBI Reg. No. IBBI/RV/03/2019/12187

UDIN: F005051D003077131

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1. ABBREVIATIONS

ABBREVIATIONS	MEANING
BSE	BSE Limited
CCM	Comparable Company Method
CIN	Corporate Identity Number
Cr	Crores
EBITDA	Earnings before Interest, Tax, Depreciation and Amortization
ERP	Equity Risk Premium
FY	Financial Year
ICAI	Institute of Chartered Accountants of India
INR / Rs	Indian Rupee
IVS	Indian Valuation Standards
NSE	National Stock Exchange of India Limited
PAT	Profit After Tax
MVL	Magnum Ventures Limited
SEBI	Securities and Exchange Board of India
WACC	Weighted Average Cost of Capital



2. EXECUTIVE SUMMARY

2.1 Details of the Company

- 2.11 Magnum Ventures Limited, incorporated on 29 May 1980, is engaged in the business of trading and manufacturing of paper. The Company also owns a hotel named “Country Inn & Suits by Radisson” with Radisson Group. The equity shares of MVL are listed on the Stock Exchanges.

2.2 Scope, Purpose and Usage of Valuation

- 2.21 The scope of my services as per the Engagement Letter dated 03 January 2023 is to carry out a valuation of the equity shares of MVL, as on 09 January 2023, as required under Regulation 166A of the SEBI ICDR Regulations, using the methodology prescribed under the Indian Valuation Standards (**'IVS'**) issued by Institute of Chartered Accountants of India, and issue a Valuation Report to be used by the Board of Directors of the Company, as well as to represent to regulatory authorities in connection with the proposed preferential issuance by MVL pursuant to the extant provisions of the SEBI ICDR Regulations.

2.3 SUMMARY OF THE VALUATION

Valuation Approach	MVL
Income Approach	✗
Market Approach	✓
Cost Approach	✗

- 2.3.1 I have carried out the valuation of equity shares of MVL using the Market Price Method under the Market Approach.
- 2.3.2 On the basis of my valuation analysis and methodologies adopted and mentioned in greater detail in my Report herein, I estimate that the Fair Value of the equity shares of Magnum Ventures Limited, as on 09 January 2023, is **INR 22.61** under Regulation 166A of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) (Amendment) Regulations, 2022. My valuation working and summary have been provided in the **Annexure [A – C]** to this report.

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3. SOURCES OF INFORMATION

I have relied on the following information provided by the Company for the preparation of this report:

- 3.1 Brief history, present activities, business profile and group structure of the Company;
- 3.2 Audited financial statements of MVL as on March 31, 2021, and March 31, 2022;
- 3.3 Unaudited financial statements of MVL as on September 30, 2022;
- 3.4 Financial Projections/ Cash Flows as provided by MVL for next six years i.e., from the FY 2022-23 till 2027-28;
- 3.5 Written Representations received from the management dated 03 January 2023;
- 3.6 Publicly available data of the Company such as shareholding pattern, historical trading pricing on the Stock Exchanges;
- 3.7 Such other information, explanations and representations as required and which have been provided by the management of the Company and considered relevant for purpose of preparing this report.

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4. SCOPE, USAGE AND PURPOSE OF THE REPORT

- 4.1 I have been appointed by the Company through an Engagement Letter to assist in determining the Fair Value of the equity shares of MVL as on 09 January 2023 as required under the extant provisions in Regulation 166A of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) (Amendment) Regulations, 2022.
- 4.2 My Valuation Report is to be read in conjunction with the scope and purpose of the Report, the sources of information and the assumptions, exclusions, limitations. and the disclaimers, as detailed hereinafter. The valuation presented in this Report is specific to this Valuation Date.
- 4.3 For the purpose of arriving at the valuation of equity shares of MVL, I have considered the valuation base as 'Fair Value' and the premise of value as 'Going Concern'. Any change in the valuation base or premise could have a significant impact on the valuation analysis, and consequently, this Report.
- 4.4 This Report is my deliverable to this engagement. This Report shall be used by the Board of Directors of MVL as well as to represent to SEBI, in connection with the proposed Transaction.
- 4.5 It is to be noted that I am registered under ICSI Registered Valuer Foundation, bearing number IBBI/RV/03/2019/12187 as a registered valuer under the Securities and Financial Assets category.

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5. OVERVIEW OF THE COMPANY

5.1 MVL ('CIN: L21093DL1980PLC010492'), incorporated on 29 May 1980, is engaged in the business of trading and manufacturing of paper. The Company also owns a hotel named “Country Inn & Suits by Radisson” with Radisson Group. The equity shares of MVL are listed on the Stock Exchanges.

5.2 The shareholding pattern of MVL as on September 30, 2022 is as under:

Equity Shares of INR 10/-

No.	Name of the Shareholder	No. of Shares	Shareholding (%)
1	Promoter and Promoter Group	2,00,17,554	53.24
2	Public Holdings	1,75,84,330	46.76
	Total	3,76,01,884	100.00

Source: Management Representation

5.3 A brief financial summary of MVL as on March 31, 2021, March 31, 2022, and September 30, 2022, is as under:

Balance Sheet of MVL:

(INR in Lakhs)

Particulars	31 March 2021 (Audited)	31 March 2022 (Audited)	30 Sept., 2022 (Unaudited)
Assets			
Non-Current Assets			
a) Property Plant and Equipment	19,898.09	18,856.57	18,254.96
b) Intangible Assets	6.87	6.72	5.84
c) Right of Use Asset	703.14	2,276.33	2,129.17
d) Financial Assets			
Other Financial Assets	193.30	176.50	194.94
Total Non-Current Asset	20,801.40	21,316.11	20,584.91
Current assets			
a) Inventories	2,471.81	3,291.31	5,504.72
b) Financial Assets			
I. Trade receivables	6,076.84	5,553.69	5,797.67
ii. Cash and cash equivalents	878.65	526.12	185.76
iii. Loans	877.03	619.72	1,037.39
iv. Other Financial Asset	92.10	34.66	-
c) Other Current Assets	312.37	154.96	213.76
Total Current Asset	10,708.80	10,180.45	12,739.30
TOTAL ASSETS	31,510.19	31,496.56	33,324.21
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	3,760.19	3,760.19	3,760.19
b) Other Equity	-9,432.83	-8,877.43	-4,038.28
Total Equity	-5,672.64	-5,117.24	-278.10
Liabilities			
Non-current liabilities			
a) Financial Liabilities			
i. Borrowings	23,921.59	18,072.67	14,239.33

ii. Lease Liabilities	644.72	2,023.15	1,945.65
b) Provisions	513.69	516.90	540.57
c) Deferred Tax Liabilities (Net)	1,913.66	1881.26	1,881.26
Total Non-Current Liabilities	26,993.67	22,493.97	18,606.80
Current Liabilities			
a) Financial Liabilities			
i. Borrowings	5,526.30	9,287.98	7,001.41
ii. Lease Liabilities	99.19	369.96	367.48
iii. Trade Payables	3,267.34	3188.59	5675.38
iv. Other Financial Liabilities	194.33	197.79	172.81
b) Other Current Liabilities	853.56	820.62	1,442.92
c) Provisions	248.45	254.89	335.49
Total Current Liabilities	10,189.17	14,119.83	14,995.50
TOTAL EQUITY AND LIABILITIES	31,510.19	31,496.56	33,324.21

Source: Audited Financials and Company Quarterly Filings on the Stock Exchanges

Profit and Loss Statement of MVL:

(INR in Lakhs)

Particulars	31 March 2021 (Audited)	31 March 2022 (Audited)	30 September 2022 (Unaudited)
Revenue from Operations	17,659.94	32,830.11	12,925.39
Other Income	581.04	330.02	45.42
Total Income	18,240.99	33,160.13	12,970.81
Expenses			
Cost of Material Consumed	12,526.51	24,512.79	9,298.63
Change in Inventory of Finished Goods & W.I.P	-210.10	-387.24	904.84
Employee Benefit Expense	1,964.63	3,163.75	1,017.04
Finance Costs	161.93	240.55	93.50
Depreciation and Amortization Expense	1,669.09	1,507.69	405.22
Other Expense	2,108.51	3,334.46	871.91
Total Expense	18,220.57	32,372.00	12,591.15
Profit before Tax and Exceptional Items and Tax	20.42	788.13	379.66
Exceptional Items	-	320.06	-0.91
Profit before Tax	20.42	468.08	380.57
Tax Expense			
Current Tax	-	-	-
Deferred Tax	-57.63	-46.69	-
Earlier Year Tax	-56.08	-	-
Profit/ (Loss) for the year	134.13	514.76	380.57

Source: Audited Financials and Company Quarterly Filings on the Stock Exchanges

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6. RELEVANT REGULATORY GUIDANCE

- 6.1 In order to comply with the provisions of Regulation 166A of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) (Amendment) Regulations, 2022, the valuation of the equity shares of MVL is required to be carried out by an Independent Registered Valuer when a preferential issue results in change in control or allotment of more than 5% of the post issue fully diluted share capital. The relevant extracts of the regulatory guidance are as under:

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 provision

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



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7. PROCEDURE FOR THE VALUATION

I have performed the following procedures to carry out this valuation analysis of the equity shares:

- 7.1 Requested and was provided the data as per my requisition list including current financial details, shareholding details and details of the proposed transaction etc;
- 7.2 Discussed with the management of the Company, the structure, details of the proposed issue of the equity shares;
- 7.3 Selected valuation methodology as considered appropriate for the purpose of my valuation;
- 7.4 Obtained necessary data from the public domain, as considered relevant for my valuation analysis;
- 7.5 Determined the fair value of the equity shares of MVL.



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8. METHODOLOGY OF THE VALUATION

- 8.1 In order to arrive at the fair value of the Company, there are three traditional approaches which can be considered:

8.1.1 Market approach:

Market approach is a valuation approach that uses prices and other relevant information generated by market transactions involving identical or comparable assets, liabilities or a group of assets and liabilities, such as a business.

8.1.2 Income approach:

Income approach is a valuation approach that converts maintainable or future amounts such as cash flows or income and expenses, to a single current (discounted or capitalized) amount. The fair value measurement is determined based on the value indicated by current market expectations about those future amounts.

8.1.3 Cost approach:

The Cost approach seeks to determine the business value based on the value of its assets.

- 8.2 I have used the financial projections as provided by the MVL for the valuation of equity shares under the Income Approach using Discounted Cash Flow Method (**DCF Method**) of valuation.
- 8.3 I have computed the Net Asset Value ('NAV') of the MVL under the Cost Approach, which is based on the historic representation of the cost incurred by the Company.
- 8.4 In arriving at the value of the equity shares of MVL, I have considered it appropriate to use the Market Approach for the valuation of MVL. I have used the Market Price Method under the Market Approach to arrive at the fair value of MVL as the equity shares are listed on the Stock Exchanges and frequently traded.
- 8.5 As the value computed under the Market Approach is higher than the value computed under the Cost and Income Approach, I have considered the value computed under the Market Approach, in line with the regulatory guidance given under Rule 166A of the SEBI ICDR Regulations.
- 8.6 My valuation working, and summary have been provided in the **Annexure [A – C]** to this Report.

8.7 NET ASSET VALUE METHOD

Net Asset Valuation refers to one of the approaches used to calculate the value of a business. It values a business based on the assets it possesses. The method evaluates assets and liabilities, obtains their fair market value, and deducts the liabilities from assets.

8.8 DISCOUNTED CASH FLOW METHODOLOGY

- 8.8.1 The DCF Methodology is considered the most theoretically sound approach and scientific and acceptable methodology for determination of the value of the company. Under this technique the projected free cash flows from the business operations are discounted at the weighted average cost of capital to the providers of capital to the company, and the sum of the present discounted value of such free cash flows is the value of the company.



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- 8.8.2 The future free cash flows are derived considering, inter alia, the changes in the working capital and investments in capital expenditure. They are an aggregation of the free cash flows during the explicit forecast period- prepared based on the business plan- and during the post explicit forecast period, estimated using as appropriate method, and are available to all providers of the company- both debt and equity.
- 8.8.3 The discount rate i.e., weighted average cost of capital (“WACC”), which is applied to the cash flows should reflect the opportunity cost all the capital providers (namely shareholders and creditors), weighted by their relative contribution to the total capital of the company. Determining the WACC, involves determining the Debt Equity ratio, cost of Debt and the Cost of Equity.
- 8.8.4 To the value of the operating business so arrived, the value of surplus/ non- operating assets, debt and contingent liabilities / assets if any, and other assets/ liabilities as appropriate have to be adjusted to arrive at the total value of the business for the equity shareholders of the company. The WACC is calculated by weighing the required returns on interest bearing debt, preference share capital/hybrid securities and ordinary equity capital in proportion of their estimated percentages in an expected industry capital structure or other structures as appropriate.
- 8.8.5 In terms of the above we have applied the DCF Method based on the projections as provided by the MVL for the valuation of equity shares and arrived at a price of INR 12.08.

8.9 MARKET PRICE METHOD:

- 8.9.1 This method evaluates the value on the basis of prices quoted on the stock exchange(s). Average of quoted price is considered as indicative of the value perception of the Company by investors operating under free market conditions. The average of such market prices could be taken on a simple or weighted average basis taking into consideration the value and the volumes of the transactions taken place on the stock exchange.
- 8.9.2 This method is important as the secondary equity market is not only a reflection of the fair value of the company, but also of the other market information to know the perception of the market prevailing during the span of time for which the price of the share is evaluated.
- 8.9.3 Under this method of valuation, computation is carried based on the volume-weighted average market price of shares of a Company for a period of 90 trading days as well as 10 trading days preceding from the date for which the valuation is to be arrived at. After arriving at volume-weighted average price of 90 trading days as well as 10 trading days, the higher of two prices which have been computed in said manner is taken into consideration.
- 8.9.4 Volume-weighted average market price means the product of the number of equity shares traded on a stock exchange and the closing price of equity shares divided by the total number of equity shares traded on the stock exchange.
- 8.9.5 Further, in terms of Regulation 164 (Pricing of frequently traded shares) of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) (Amendment) Regulations, 2022:

If the equity shares of the issuer have been listed on a recognised stock exchange for a period of ninety 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 ninety trading days' volume weighted average price of the related equity shares quoted on the recognised stock exchange preceding the relevant date; or



b. the ten trading days' volume weighted average prices of the related equity shares quoted on a recognised stock exchange preceding the relevant date.

Regulation 164 (5) - For the purpose of this Chapter, "frequently traded shares" means the shares of the issuer, in which the traded turnover on any recognised stock exchange during the two hundred and forty 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.

Provided that where the share capital of a particular class of shares of the issuer is not identical throughout such period, the weighted average number of total shares of such class of the issuer shall represent the total number of shares.

Explanation: For the purpose of this regulation, 'stock exchange' means any of the recognised stock exchange(s) in which the equity shares of the issuer are listed and in which the highest trading volume in respect of the equity shares of the issuer has been recorded during the preceding 90 trading days prior to the relevant date.

- 8.9.6. In terms of the above regulation, the equity shares of MVL are listed on the Stock Exchanges and have been frequently traded. We have applied the Market Price method as described above to determine the Fair Value of MVL based on the historical trading price on NSE. We have calculated the Volume Weighted Price of MVL for the last 90 trading days from the Valuation Date i.e., 30 August 2022 to 06 January 2023 and last 10 trading days from Valuation Date i.e., 26 December 2022 to 06 January 2023. The higher of the two volume Weighted Price is considered to arrive at the Fair Value of MVL.

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9. **BASIS FOR THE DETERMINATION OF THE FAIR VALUE**

- 9.1 The valuation of the equity shares of MVL has been arrived at based on the methodology explained hereinabove, various qualitative factors relevant to the business, business dynamics and growth potential of the business and taking into consideration the information, key underlying assumptions and limitations as articulated hereinabove.
- 9.2 In the ultimate analysis, the valuation will have to be arrived at by the exercise of judicious discretion and judgments taking into account all the relevant factors. There will always be several factors, such as the quality of management present and prospective competition, market sentiment and other factors, which are not evident from financial information, but which influence the worth of a business. This concept is also recognized in judicial decisions.

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10. ASSUMPTIONS, DISCLAIMERS, EXCLUSION, LIMITATIONS AND QUALIFICATIONS

- 10.1. This Report has been prepared for the purposes stated herein and should not be relied upon for any other purpose. This Report is restricted for the purpose indicated in the Engagement Letter but does not preclude the management of the Company to provide a copy of this Report to third-party advisors whose review would be consistent with the intended use. I do not take any responsibility for any unauthorized use of this Report.
- 10.2. I owe responsibility only under the terms of the Engagement Letter. I will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall I be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or wilful default on part of the management of the Company or their directors, employees or agents of the Company.
- 10.3. In the course of the valuation, I was provided with both written and verbal information, which I have evaluated through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. I have also been provided with extracts of certain agreements and am not privy to the entire agreement or all the clauses mentioned therein. I have also relied on data from external sources also to conclude the valuation. These sources are believed to be reliable and therefore, I assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis.
- 10.4. The valuation of MVL, has been performed based on the last available financial statements provided by the management of the Company as of the Valuation Date. As implied by the financial statements, of MVL, are assumed to have those legal rights to the assets and be subject to those claims represented by the liabilities presented in the financial statements. As informed by the management of the Company, there are no contingent liabilities which are expected to devolve or contingent assets with MVL, and there are no surplus assets in MVL, as of the date of this Report beyond those as are captured in this Report. Accordingly, I assume no responsibility and make no representations with respect to the accuracy or completeness of any information provided by and on behalf of the Company.
- 10.5. This Report and the results herein are specific to the purpose of valuation agreed as per the terms of the Engagement Letter, are specific to the date of this Report and are necessarily based on the prevailing financial and economic conditions as well as the written and oral information, as made available by the management of the Company as on date of this Report. Events occurring after this date may affect this Report and the assumptions used in preparing it, and I do not assume any obligation to update, revise or reaffirm this Report.
- 10.6. I have not reviewed the legal compliance required for the proposed transaction, except to the extent necessary for the purpose of this Report, nor provided any accounting, tax, or legal advice to the Companies, neither am I required to do so, in terms of the Engagement Letter.
- 10.7. I have not carried out a re-valuation of any assets of the Company, nor physically verified any assets of the Company, neither am I required to in terms of the Engagement Letter.
- 10.8. This Report does not constitute a fairness opinion, solvency opinion, or an investment recommendation and is not to be construed as such either for making or divesting investment.
- 10.9. I am independent of the Company and hold no specific interest in the Company or any of the assets of the Company, nor do I have any conflict of interest with the Company.



10.10. The fee for this Report is not contingent upon the result of the valuation arrived therein.

10.11. I am aware that based on the opinion of the value expressed in this Report, I may be required to give testimony or attend judicial proceedings with regard to the valuation, although it is out of scope of the assignment. In such an event, the party seeking the evidence in the proceedings shall bear the full cost and the fees of the judicial proceedings, and the tendering of evidence before such authority, if any, will be as per the applicable laws.

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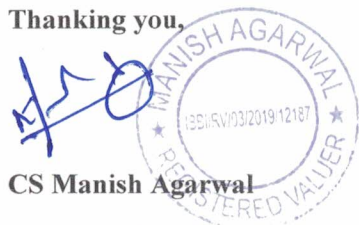


11. CONCLUSION

On the basis of my valuation analysis and methodologies adopted and mentioned in greater detail in my Report herein, I estimate that the Fair Value of the Equity Shares of Magnum Ventures Limited, as on 09 January 2023 is **INR 22.61** per equity shares under Regulation 166A of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) (Amendment) Regulations, 2022. My valuation working and summary have been provided in the **Annexure [A – C]** to this Report.

Valuation approach	Value per share
Asset Approach – NAV	-0.74
Income Approach – DCF	12.08
Market Approach – Market Value method	22.61

Thanking you,



CS Manish Agarwal

Registered Valuer- Securities or Financial Assets

IBBI Reg. No. IBBI/RV/03/2019/12187

UDIN: F005051D003077131

Date: 31 January 2023

Place: New Delhi

Annexure A

Market Price Method

Magnum Ventures Limited

Valuation Working as on Date: 09 January 2023

INR

S. No.	Date	Close Price	Shares	Turnover
1	06-Jan-23	27.7	179109	49,61,319.30
2	05-Jan-23	26.4	171415	45,25,356.00
3	04-Jan-23	25.15	708641	1,75,16,316.40
4	03-Jan-23	22.9	699176	1,56,60,733.80
5	02-Jan-23	21.3	494406	1,03,28,030.95
6	30-Dec-22	19.45	107175	21,08,607.20
7	29-Dec-22	19.15	88248	16,94,282.90
8	28-Dec-22	19.45	88942	17,45,461.20
9	27-Dec-22	19.55	199249	38,87,356.40
10	26-Dec-22	18.45	118934	21,24,153.25
11	23-Dec-22	16.85	179979	31,25,872.05
12	22-Dec-22	18.65	200053	37,29,511.40
13	21-Dec-22	19.65	276127	56,75,555.30
14	20-Dec-22	20.4	260571	53,27,112.05
15	19-Dec-22	20.3	210358	42,09,339.50
16	16-Dec-22	18.9	69917	13,22,874.75
17	15-Dec-22	18.85	200272	37,96,134.75
18	14-Dec-22	19.55	92913	18,04,915.60
19	13-Dec-22	19.5	86866	17,18,156.85
20	12-Dec-22	20	82487	16,54,230.30
21	09-Dec-22	19.45	62785	12,30,888.25
22	08-Dec-22	19.8	79723	15,86,795.60
23	07-Dec-22	19.75	145964	29,23,549.45
24	06-Dec-22	19.8	269154	53,84,251.80
25	05-Dec-22	20.7	118096	24,69,193.65
26	02-Dec-22	21.15	127678	26,94,687.05
27	01-Dec-22	20.15	145931	29,22,020.35
28	30-Nov-22	19.2	111927	21,65,589.55
29	29-Nov-22	19.65	438086	87,17,894.80
30	28-Nov-22	20.65	358630	74,70,172.90
31	25-Nov-22	21.7	428131	94,71,123.30
32	24-Nov-22	21.5	318680	67,77,318.15
33	23-Nov-22	20.5	83358	16,99,850.95
34	22-Nov-22	19.55	101937	19,54,607.10
35	21-Nov-22	18.65	347288	65,38,823.10
36	18-Nov-22	19.45	357468	70,34,644.80
37	17-Nov-22	20.15	372730	76,41,511.30
38	16-Nov-22	21.2	439034	94,55,900.05
39	15-Nov-22	22.45	442666	1,02,08,841.35
40	14-Nov-22	24	1130425	2,68,72,470.45
41	11-Nov-22	23.5	928063	2,29,89,024.85
42	10-Nov-22	26.1	3288336	8,94,44,385.20
43	09-Nov-22	24.4	1631035	3,82,70,894.50
44	07-Nov-22	20.35	1217186	2,35,50,640.65



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S. No.	Date	Close Price	Shares	Turnover
45	04-Nov-22	17.6	201406	35,58,930.90
46	03-Nov-22	17.65	332245	58,73,056.30
47	02-Nov-22	17.55	911191	1,60,47,312.05
48	01-Nov-22	17.8	697561	1,19,39,470.60
49	31-Oct-22	14.85	78250	11,67,777.65
50	28-Oct-22	14.5	55897	8,12,660.85
51	27-Oct-22	14.7	30108	4,46,096.45
52	25-Oct-22	14.85	59397	8,84,791.80
53	24-Oct-22	15.1	28808	4,33,236.15
54	21-Oct-22	14.8	35773	5,32,064.85
55	20-Oct-22	14.9	94622	14,21,427.95
56	19-Oct-22	15.5	133515	20,96,723.60
57	18-Oct-22	16.05	142214	23,12,594.35
58	17-Oct-22	16.15	70413	11,51,464.60
59	14-Oct-22	16.25	180689	30,02,985.15
60	13-Oct-22	16.1	232394	38,21,192.00
61	12-Oct-22	16.8	584479	94,88,859.15
62	11-Oct-22	16.3	2196357	3,73,42,159.45
63	10-Oct-22	15.5	361445	53,97,990.75
64	07-Oct-22	12.95	102042	13,30,873.05
65	06-Oct-22	13.3	38270	5,03,768.15
66	04-Oct-22	13.05	83667	10,97,320.90
67	03-Oct-22	13.1	48651	6,38,490.95
68	30-Sep-22	13.2	33492	4,38,692.50
69	29-Sep-22	12.85	31450	4,07,968.35
70	28-Sep-22	13.1	42054	5,55,084.85
71	27-Sep-22	13.1	39166	5,14,979.55
72	26-Sep-22	13.1	64508	8,48,938.50
73	23-Sep-22	13.85	103527	14,43,000.75
74	22-Sep-22	14.5	77462	11,07,803.60
75	21-Sep-22	14.15	43054	6,16,862.80
76	20-Sep-22	14.35	103016	15,10,603.65
77	19-Sep-22	14.3	65605	9,52,048.40
78	16-Sep-22	14.25	129682	18,84,435.80
79	15-Sep-22	14.75	108104	16,09,889.45
80	14-Sep-22	14.8	187393	27,23,717.55
81	13-Sep-22	13.95	128932	18,18,875.50
82	12-Sep-22	14.4	97963	14,00,291.75
83	09-Sep-22	14.4	89920	12,87,814.45
84	08-Sep-22	14.45	282853	42,19,330.85
85	07-Sep-22	14.5	70497	10,27,757.90
86	06-Sep-22	14.8	243561	37,06,357.75
87	05-Sep-22	15.15	267062	39,64,413.40
88	02-Sep-22	14.05	150332	21,71,006.45
89	01-Sep-22	14.3	622116	91,58,313.80
90	30-Aug-22	15	221876	32,95,162.90



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Preferential Allotment Guidelines Principles	NSE
i)Weighted Average Price of the relevant 90 Trading Days	20.26
ii)Weighted Average Price of the relevant 10 Trading Days	22.61
Higher of 90 Trading Days and 10 Trading Days Price	22.61

Weighted Average Price of the relevant 90 Trading Days	NSE
Total Trading Turnover for the Past 90 Trading Days	55,43,54,997.25
Total Shares Traded for the Past 90 Trading Days	2,73,62,168
90 Trading Days Volume Weighted Average Market Price	20.26

Weighted Average Price of the relevant 10 Trading Days	NSE
Total Trading Turnover for the Past 10 Trading Days	6,45,51,617.40
Total Shares Traded for the Past 10 Trading Days	27,36,361
10 Trading Days Volume Weighted Average Market Price	22.61

Source: <https://www.nseindia.com/get-quotes/equity?symbol=MAGNUM> and Valuer's Analysis

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Annexure B

Net Asset Value (NAV Working) Computation:

Magnum Ventures Limited

Valuation Working as on Date: 09 January 2023

(INR in Lakhs)

Particulars	Amount
Equity Share Capital	3760.19
Free Reserve & Surplus	-4038.28
Book Net Worth	-278.09
Total Equity Shares	3,76,01,884
Equity Value per Share (INR)	-0.74

Source: Valuer's Analysis and Management Representation

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Annexure C

Discounted Cash Flow Method Computation:
Magnum Ventures Limited
Valuation Working as on Date: 09 January 2023

Particulars	31-03-2023	31-03-2024	31-03-2025	31-03-2026	31-03-2027	31-03-2028
Revenue	1,02,50,00,000	4,25,00,00,000	4,31,40,00,000	4,39,00,00,000	4,46,00,00,000	4,53,00,00,000
Cost of Goods Sold	96,25,20,000	4,01,52,00,000	4,08,44,00,000	4,16,53,00,000	4,24,04,00,000	4,31,64,00,000
General & Administrative Expenses	92,75,000	3,00,00,000	3,00,00,000	3,00,00,000	3,00,00,000	3,00,00,000
Depreciation	3,75,00,000	15,00,00,000	14,00,00,000	13,00,00,000	12,00,00,000	11,00,00,000
Profit Before Tax (PBT)	1,57,05,000	5,48,00,000	5,96,00,000	6,47,00,000	6,96,00,000	7,36,00,000
Less: Taxes	-	-	-	-	-	-
Profit After Tax (PAT)	1,57,05,000	5,48,00,000	5,96,00,000	6,47,00,000	6,96,00,000	7,36,00,000
Add: Depreciation	3,75,00,000	15,00,00,000	14,00,00,000	13,00,00,000	12,00,00,000	11,00,00,000
Cash Flow After Tax (CFAT)	5,32,05,000	20,48,00,000	19,96,00,000	19,47,00,000	18,96,00,000	18,36,00,000
Less: Capital exp	-12,50,000	-	-50,00,000	-	-50,00,000	-50,00,000
Less: Changes in WC	-3,80,76,257	-1,94,09,753	-39,38,630	65,73,973	-41,76,164	77,65,479
Cash Flow to Firm (CFF)	1,38,78,743	18,53,90,247	19,06,61,370	20,12,73,973	18,04,23,836	18,63,65,479
distance from valuation date	0.25	1.25	2.25	3.25	4.25	5.25
Terminal Value						1,40,11,92,308
PV factor	0.97	0.84	0.73	0.63	0.55	0.48
Present value of Cash flows	1,34,08,603	15,56,88,364	13,92,30,423	12,78,08,934	9,96,25,305	8,94,49,329

Sum of present values	62,52,10,958
Terminal Value (PV)	67,25,26,437
Enterprise Value	1,29,77,37,395
Less: Long term Outstanding debt as on 31st Dec 2022	89,00,00,000
Add: cash in hand as on valuation date	4,63,53,178
Equity value	45,40,90,573
Equity shares as on Valuation date	3,76,01,884
Equity value per share	12.08

Source: as tabulated below

Particulars	Rate	Source
R_f (Risk free return)	7.34%	10-Year G-Sec Par Yield (FBIL): RBI
R_m (Market Risk)	15.77%	Sensex Index as of valuation date
Unlevered β (Beta)	0.9	From Company's data
$(R_m - R_f)$ (Equity Risk Prem.)	8.43%	
K_e (Cost of Equity) $(R_f + \beta (R_m - R_f) + C_p)$	14.93%	CAPM Model
Cost of debt	0.00%	No interest to be paid
Cost of debt K_d (1-tax)	14.93%	
WACC (Rounded off)	15.00%	



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Notes

1. *R_f (Risk Free Rate) is the first step in estimating the cost of equity. Although there is no true risk-free security from which one can derive a risk-free rate, we have utilized Bond rates backed by the Indian Government, which reflect a minimal level of risk. In estimating a security's expected return, we typically seek a cost to be applied to cash flows projected for many years. The inflation premium incorporated into a security's normal return is the rate of inflation expected by the market over the life of the security. Thus, to estimate the normal return that is expected over a long-term period, we have taken the risk free rate as on the valuation date (December 31st, 2022) which is 7.34%*
2. *Equity Risk Premium - The Equity Risk Premium measures the excess return that the overall stock market provides over a risk-free security. This excess return compensates investors for taking on the relatively higher risk of the equity market. Equity Risk Premium of 8.43% is considered based on the return of key Indian stock indices. The expected return from the market for the equity is considered at 15.77% based on Sensex for the period of inception to 31/12/2022 $R_m - R_f = 8.43\%$.*
3. *Beta provides a measure of the tendency of a security's return to move with the overall market's return. For example, a security with a beta of 1.0 tends to rise and fall by the same percentage as the market. Thus, " $\beta = 1.0$ " indicates an average level of systematic risk. Securities with a beta greater than 1.0 tend, on average to rise and fall by a greater percentage than the market. Likewise, a security with a beta less than 1.0 has a low level of systematic risk and is therefore less sensitive to changes in the market. the beta of the company is 0.90.*
4. **Terminal Value:** *We have considered the 'Gordon growth model' to calculate the terminal value or the perpetuity value. The value of perpetuity incorporates the value of all the company's cash flow following the final discrete projection period, into perpetuity. That period is referred to as the "terminal period". Under the 'Gordon Growth Model', the value of perpetuity is calculated using the following formula:*

$$TV_n = (CF_{n+1}) / (\text{Cost of equity} - TV_G) \text{ where,}$$

TV_n = Value of perpetuity in period n
 TV_G = Growth at the terminal period
 CF_{n+1} = Projected cash flow for the period $n+1$,

Thus $TV = ((18.63 \text{ Crores} \times (1 + .015 / (.15 - 0.015))) = \text{Rs. } 140.11 \text{ Crores} \times 0.48 \text{ (time factor)} = \text{Rs. } 67.25 \text{ Crores}$

For arriving at terminal value, I have considered the following assumptions:

Long Term Sustainable Annual Growth (TVG) in earnings is assumed to be 1.5%, based on company performance in the years of projections;

Tax rate for the years of profit and terminal period is assumed to be 25.168% as on date. The tax at the rate has been calculated for the years of profit after adjusting brought forward losses from the earlier years.



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