

VALUATION REPORT

VALUATION OF FINANCIAL ASSETS OF

M/s. RUBFILA INTERNATIONAL LIMITED

ANIL XAVIER, M.com, FCMA, ACS
Registered Valuer (IBBI), SFA
Registration No. IBBI/RV/05/2020/12804.
59/243, TMRA-116Maliyekkal Lane,
Thevara, Cochin-682013.

TABLE OF CONTENTS

Letter to Board of Directors

1. Context and Purpose
2. Conditions and Assumptions
3. Background of the Company
4. Valuation Date
5. Valuation Standard
6. Valuation Methodology and Approach
7. Summary Analysis
8. Sources of Information
9. Major Factors that were taken into account during valuations
10. Caveats, limitations and disclaimers
11. Distribution of Report
12. Opinion on Value of the Business
13. Annexure – 1 – Average of the Weekly high and low of VWA price method
14. Annexure – 2 - Share Holders Fund Method
15. Annexure – 3 - Net Asset Method
16. Annexure – 4 - DCF
17. Annexure – 5 – Summary Valuation
18. Annexure – 6 – Share Holding Details



Anil Xavier, M. Com, FCS, FCMA

Registered Valuer -SFA(IBBI)
Practicing Company Secretary,
Mob:91-9349895916

anilxavier@vccs.in,
anilxavier.v@gmail.com

59/243, TMRA-116,Maliyekkal Lane,
Thevara, Kochi,
Kerala-682013

To:

Board of Directors
New Industrial Development Area
Menon Para Road, Kanjikode,
Palakkad, Kerala- 678621

Dear Sirs,

EQUITY SAHRE VALUATION REPORT

With reference to the engagement letter dated 31st August 2020, confirming the appointment as Independent Valuer of M/s. Rubfila International Limited, for the valuation of the Equity Shares of the company for the purpose of further issue of Equity shares under Section 62(c) and 42(7) of Companies Act 2013, I, herewith submitting the summarised valuation analysis of your company based on the discussion I had with the Management and the information & other details provided to me by the management.

Thanking you,

Yours faithfully,

Ax - S

(Anil Xavier, M.com, FCMA, FCS)
Registered Valuer
IBBI/RV/05/2020/12804

Place: Ernakulam
Date: 5th September, 2020.

ANIL XAVIER
M.Com, FCS, FCMA
Registered Valuer
RV. Regn. No: IBBI/RV/05/2020/12804



Valuation Analysis:

(I) CONTEXT AND PURPOSE:

Further Issue of Equity Share of the Company under Sections 62(c) and 41(7) of Companies Act 2013 for improving working Capital and Net worth of the company. The proposed private placement is to existing shareholders or such other investors who all are not shareholders of the company.

(II) CONDITIONS AND ASSUMPTIONS:

Conditions:

The 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 conclusion presented in the report. Normalisation adjustments as reported are hypothetical in nature and are not intended to present restated historical financial results or forecasts of the future.

Readers of this report should be aware that a business valuation is based on future earnings potential that may or may not be materialized. Any financial projections, e.g. projected Balance sheet, projected profit and loss account, Projected Cash flow statement as presented in this report are included solely to assist in the development of the value conclusion. The actual results may vary from the projections given and the variations may be material which may change the overall value.



The 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.

I acknowledge that I have no present or contemplated financial interest in the Company. My fee on this valuation are based upon the normal billing rates, and not contingent upon the results or the value of the business or any other manner. I have no responsibility to modify this report for the events and circumstances occurring subsequent to the date of this report. However, I have used conceptually sound and generally accepted methods, principles and procedures of valuation in determining the value estimates included in the report. I being the valuation analyst, by reason of performing this valuation and preparing this report, is not to be required to give expert testimonial to be in attendance in court or at any government hearing with reference to the matter contained herein, unless prior arrangements have been made for such additional engagement.

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.

I 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.

I 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.

I 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.



It has 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 the report.

(III) BACKGROUND OF THE COMPANY:

RUBFILA INTERNATIONAL LIMITED (RIL) is a Company promoted in the private sector, by RUBFIL SDN. BHD. Malaysia, along with Kerala State Industrial Development Corporation (KSIDC), to manufacture Extruded Round Latex Rubber Thread in the year 1993.

The company successfully completed its first project and commenced its commercial production on 25th March, 1995, six months ahead of schedule.

The company produces Heat Resistance Latex Rubber Threads (HRLRT) in the form of Talc Coated Rubber Threads (TCR) and Silicon Coated Rubber (SCR) Threads.

HRLRT is used in the manufacture of elastics for foundation garments, medical netting, power nets, cords, laces, furniture webbing etc., the major use being in the garment industry. RIL was the first company in the world to get the prestigious ISO 9002 certification in the field of Heat Resistant Latex Rubber thread (HRLRT)

The plant had an annual installed capacity of 15000 MT of Extruded Latex Rubber Thread in the form of Talcum and Silicon Coated.



Company Specific Information:

CIN	L25199KL1993PLC007018
Date of Incorporation	05/03/1993
Authorized Capital	Rs. 350,000,000/- (Rupees Thirty Five Crore Only)
Issued & Paid up Capital	Rs. 247,337,645/- (Rupees Twenty-Four Crore Seventy-Three Lakh Thirty-Seven Thousand Six Hundred and Forty-Five only)
Registered Office	New Industrial Development Area Menon Para road Kanjikode, Palakkad, Kerala-678621
Admin Office	Same as above
Industry	Manufacturing Value added Rubber Products like Heat Resistance Latex Rubber Threads, etc.

Management: (Directors and KMP)

DIN/PAN	Name	Begin date
0000075865	SHAUKAT HASANALI MERCHANT	15/09/2017
0000303060	DURAIWAMY GUNASEELA RAJAN	26/06/2020
0000608198	BHARAT JAMNADAS DATTANI	08/09/2005
0000962475	PATRICK MICHAEL DAVENPORT	26/09/2015
0001100361	BHARAT JAYANTILAL PATEL	08/09/2005
0001149436	DHIREN SHAH SHEVANTILAL	28/01/2009
0001450683	GOPINATHAN PILLAI KRISHNA KUMAR	27/10/2007
0001509260	THOMAS CARLTON THOMPSON III	08/09/2005
0001560585	CHITRA RAMAKRISHNAN	13/02/2015
0001714717	SAMIR KIRITKUAMR SHAH	26/09/2015
AESPP2437E	NURANI NEELAKANTAN PARAMESWARAN	13/02/2015
AESPP2437E	NURANI NEELAKANTAN PARAMESWARAN	14/02/2015



Major Competitors and level of Competition:

Company being manufacturer of unique products, there is no Major Competitors at present operating in this segment

Level of Business Competition:

Zero

Share Holding details:

Annexure - 6

Future Outlook of the Company:

Rubber thread market has been growing for the past few years, as is reflected in the sales of the company. Since the year 2013, the company has expanded the installed capacity by 250% and the current capacity stands at 17500 T p.a. Since the company is planning to leverage its position in the international market, it has decided to put up one more line in the Tamil Nadu plant. This will have a capacity of 2500 T and this is expected to be commissioned by December 2020. The present location at Palakkad does not have room to accommodate any further expansion and hence Rubfila had acquired large land admeasuring approximately 114 acres in Dindigul district in Tamil Nadu. The acquired land is closer to the current location of Palakkad with sufficient resources for future requirements.

Rubfila has been exploring for new markets overseas and the responses have been encouraging. To meet the projected demand from the exports market, it is proposed to install a total of six lines including the current one at the Tamil Nadu unit and the company foresees itself to be a prominent player in the international market sooner than later. In addition to expansion of rubber thread business, Rubfila also is optimistic about the business prospects of its wholly owned subsidiary Premier Tissues India Ltd. Premier has launched many new products recently like disinfectant wipes, sanitizing wipes, disinfectant spray etc and is in the process of launching a series of consumer products in the coming months. The hygiene products segment is seeing huge growth due to the covid pandemic and many products from Premier help people stay safe.

The Company is currently expanding its sales and distribution network. Over the next few years, Premier is expected to be a major contributor to Rubfila in topline as well bottom-line.



The latest Financial Statements (provisional), the company has a turnover of Rs. 2,25,62,703.00 (as on 31st March 2020) and net profit of Rs. 15,35,694.91. However, the Return on Equity is not matching with the industrial standards but the future projections are very positive except the financial year 2020-21 due to COVID 19 pandemic.

(IV) VALUATION DATE:

The analysis of the Fair Value of the equity of the company has been carried out as on 30th June, 2020.

(V) VALUATION STANDARD:

The report has been prepared in compliance with the Valuation Standards prescribed in rule 18 of the Companies (Registered Valuers and Valuation) Rules 2017 and International Valuation Standards (IVS) prescribed as given below:

- IVS 500 – Financial Instruments
- IVS 105 - Valuation Approaches and Methods
- IVS 104 – Bases of Value

(VI) VALUATION METHODOLOGY AND APPROACH: (Bases of Value)

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.

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 concern the following valuation techniques have necessarily considered.

1. Asset Approach – NAV (Net Asset Value Approach):

The value arrived at under this approach is based on the audited financial statements of the business and may be defined as Shareholders' Funds or Net Assets owned by the business. The NAV method is generally used as



the minimum break-up value for the transaction since this methodology ignores the future return on the assets that can produce for a certain period of operation in the

future and is calculated using historical accounting data that does not reflect how much the business is worth to someone who may buy it as a going concern.

Since the business of the Company is capital intensive and having substantial Tangible assets with the company, the NAV would be reflective of its growth potential going forward thus the NAV method is considered for valuation.

2. Market Approach:

(i) Comparable Company Market Multiple Method:

Under this methodology, market multiples of comparable listed companies are computed and applied to the business being valued in order to arrive a multiple based valuation. Since the proposed company is a listed company this method would have been considered. However due to non-availability of comparable companies, we have not considered this methodology in the Analysis.

(ii) Comparable Transactions Multiple Method:

This approach is somewhat similar to the market multiples approach except that the sales and EBITDA multiples of reported transactions in the same industry in the recent past are applied to the sale and EBITDA of the business being valued.

We have not considered this methodology in the Analysis as we understand that there are not comparable Indian transactions in the sector to which the company belongs.

(iii) Market Traded Price Method:

Valuation of Equity shares under market price approach is dependent upon the price at which shares of the company are quoted at the listed Stock Exchange. More the volume, more authentic is price.

Since the company is a BSE listed company, this method is also considered for the valuation of shares. Regulation 165 of SEBI ICDR Regulation 2018 has been adopted.



2. Share Holders Fund Based Approach:

Share Holders Fund Based Approach is the simplest form of value of Equity Shares of the company. This is the value of total fund available to investors (Share Holders) ie. Equity Capital and Reserves and surplus available to shareholders.

Since the company operating with profit and its investments providing reasonable return on equity, I have considered this approach of valuation also.

3. Income Approach: (Discounted Free Cash Flows – DFCF):

DFCF uses the future free cash flows of the company discounted by the firm's weighted average cost of capital (the average cost of all the capital used in the business, including debt and equity), plus a risk factor measured by beta, to arrive at the present value.

Beta is an adjustment that uses historic stock market data to measure the sensitivity of the company's cash flow to market indices, for example, through business cycles.

The DFCF method is a strong valuation tool, as it concentrates on cash generation potential of a business. This valuation method is based on the capability of a company to generate cash flows in the future. The free cash flows are projected for a certain number of years and then discounted at a discount rate that reflects a company's cost of capital and the risk associated with the cash flows it generates. The DCF analysis is based mainly on the following elements:

- Projection of financial statements (key value driving factors)
- The cost of capital to discount the projected cash flows

Keeping in mind the context and purpose of the Report, I have used the DFCF method as it captures the growth potential of the business going forward. I have used this method to calculate the fair value of equity of the Company based on the financial projections prepared by the Management of the Company.



Discount Factor:

The Discount Factor considered for arriving at the present value of the Free Cash-flows to equity of the Company is the cost of Equity. The cost of equity is computed using the Capital Asset Pricing Model (CAPM) using the Formula shown Below:

$$R_e = R(f) + \beta (R(m) - R(f))$$

R(f) = Risk Free Rate

R(m) = Market Return

β = Sensitivity of the index to the market

R(f) – Risk Free Return taken as 5.896% - Ten Year Bond Yield Average

R(m) – Market Return in the business category belongs to the company taken as 19.16% (NSE Index Dash Board June 2020; Nifty MidSmallcap 400 Category; average of one month and three month Average (12.46 & 25.86)

Risk Premium - 13.264

Measure of Market Risk (Beta) has been assumed at 0.80 (NSE Index Dashboard Published on 30th June 2020 , MidSmall Cap 400 segment.

Based on the above parameters, the cost of equity has been calculated at 16.51%.

Bench Mark Return has been taken as 47.45 being PE multiple of MidSmallcap 400 segment value provided with NSE Index Dashboard, June 2020 for the calculation of Terminal Value.

(VII) SUMMARY ANALYSIS – Value assignment

Valuation Methods Adopted:

- (1) Market Traded Price Method – Annexure 1
- (2) Share Holders Fund Method - Annexure 2
- (3) Net Asset Method – Annexure 3
- (4) Income Method – Discounted Cash Flow Method – Annexure 4



Summary Evaluation of Equity Shares of M/s. Rubfila International Limited

SL No.	Method of Valuation	Value of Equity Share	Weight	Weighted Value (INR)
1	Market Price Method	30	0	0.00
2	Share Holders Fund Method	31.2	1	31.20
3	Net Asset Method	28.9	1	28.90
4	Discounted Cash Flow Method	35.93	2	71.86
	Total		4	131.96
5	Average Value per Share			32.99
6	Round of Value per Equity Share			33.00

Value of Equity Share of M/s. Rubfila International as on 30th June 2020:
Rs.33/- per share (Rupees Thirty only per Equity Share)

(VIII) SOURCES OF INFORMATION:

The analysis is based on a review of the business plan of the Company provided by the Management and other general information include:

- Discussion with the Management
- Company profile and Website
- Financial Projections of the Company for 5 years ending 31st March 2025.
- Audited Financial Statements for the period ended 31st March 2020.
- Provisional Financial Statements as on 30th June 2020 (Provided by the Statutory Auditor of the company)
- Information taken from MCA21 site.

(IX) MAJOR FACTORS THAT WERE TAKEN INTO ACCOUNT DURING VALUATIONS

- (i) Value of Assets and Liabilities considered for the valuation has been taken form Audited balance sheet of the company as on 31st March 2020
- (ii) Company has a wholly owned subsidiary in the name Premier Tissues India Ltd. The fair value of subsidiary has been taken as Rs. 3200.14 for the valuation purpose.



- (iii) Diluted Equity of the Company has been taken as 52387529 including 2250000 Share Warrants are pending for conversion and 670000 shares offered to employees under ESOS, whose exercise date during 2022.
- (iv) Contingent liabilities have been taken from the notes of accounts while considering Net Asset Value Method.

(X) CAVEATS, LIMITATIONS AND DISCLAIMERS:

i. While our work has involved an analysis of financial information and accounting records, our engagement does not include an audit in accordance with generally accepted auditing standards of the client existing business records. Accordingly, we assume no responsibility and make no representations with respect to the accuracy or completeness of any information provided by and on behalf of you and the client. Our report is subject to the scope and limitations detailed hereinafter. As such the report is to be read in totality, and not in parts, in conjunction with the relevant documents referred to herein and in the context of the purpose for which it is made.

ii. The valuation of companies and businesses is not a precise science and the conclusions arrived at in many cases will be subjective and dependent on the exercise of individual judgment. There is, therefore, no indisputable single value and we normally express our opinion on the value as falling within a likely range. However, as [purpose] requires the expression of a single value, we have adopted a value at the mid-point of our valuation range. Whilst we consider our value/range of values to be both reasonable and defensible

based on the information available to us, others may place a different value on the [company/business]

iii. The actual market price achieved may be higher or lower than our estimate of [value/value range] depending upon the circumstances of the transaction (for example the competitive bidding environment), the nature of the business (for example the purchaser's perception of potential synergies). The knowledge, negotiating ability and motivation of the buyers and sellers and the applicability of a discount or premium for control will also affect actual market price achieved. Accordingly, our valuation conclusion will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. We also emphasize that our opinion is not the only factor that should be considered by the parties in agreeing the transaction price.

iv. An analysis of such nature is necessarily based on the prevailing stock market, financial, economic and other conditions in general and industry trends in particular as in effect on, and the information made available to us as of, the date hereof. Events occurring after the date hereof may affect this report and the assumptions



used in preparing it, and we do not assume any obligation to update, revise or reaffirm this Report.

v. The ultimate analysis will have to be tempered by the exercise of judicious discretion by the RV and judgment taking into account the relevant factors. There will always be several factors, e.g. management capability, present and prospective competition, yield on comparable securities, market sentiment, etc. which may not be apparent from the face of the Balance Sheet but could strongly influence the value.

vi. Unavailability of information as of valuation date: Please note that the Liquidation Value and Fair Value of assets of the company have been performed as of an earlier date based on the provisional unaudited standalone balance sheet of [company] provided by management (the RP) as of the valuation date. On the other hand, no financial information as of the valuation date was available for subsidiaries and associates, hence we have relied on the latest available financial statements. The management / RP has also confirmed that there has not been any material change in the financials of subsidiaries and associates since the last available financial statements. Hence, due to the lack of financials as of the valuation date and based on representation given by the RP, I/we have considered financials as of XXX as the proxy for the financial position as of the valuation date, RV valuation report may change post availability of such information.

vii. In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us by the Company 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. Our conclusions are based on the assumptions, forecasts and other information given by/on behalf of the Company.

viii. We are independent of the client/company and have no current or expected interest in the Company or its assets. The fee paid for our services in no way influenced the results of our analysis.

ix. Our report is meant for the purpose mentioned above and should not be used for any purpose other than the purpose mentioned therein. The Report should not be copied or reproduced without obtaining our prior written approval for any purpose other than the purpose for which it is prepared.



(XI) DISTRIBUTION OF REPORT:

The analysis is confidential and has been prepared exclusively for valuation of equity shares of the company for further issue of Equity share. It should not be used, reproduced or circulated to any other person for any purpose other than as mentioned about, whole or in part, without the prior written consent of Valuer. Such consent will only be given after full consideration of the circumstance at the time. However, I do understand that the report will be shared with the buyers of the Equity shares.

(XII) OPINION OF VALUE /VALUE CONCLUSION:

Based on the analysis of the business of the company and on the information contained in this report, we have concluded that the fair market value of Equity shares of M/s. Rubfila International Limited, a listed company on a going concern premises as on 30th June, 2020 for the purpose of further issue of Equity shares is approximately Rs. 33/- per share. (Rupees Thirty-three Only per share)

ANIL XAVIER
M.Com, FCS, FCMA
Registered Valuer
RV. Regn. No: IBBI/RV/05/2020/12804

ADK - 10

ANIL XAVIER, M.com, FCMA, FCS
Registered Valuer (IBBI), SFA
Registration No. IBBI/RV/05/2020/12804.



Annexure – 1

Average of the Weekly high and low of Volume Weighted Average Market price of RUBFILA INTERNATIONAL LTD quoted on BSE during the 26 weeks preceding the relevant date, 11th August 2020

Week	From	To	High	Low	Average
1	10-02-2020	14-02-2020	36.7	34.21	35.455
2	17-02-2020	21-02-2020	34.45	31.48	32.965
3	24-02-2020	28-02-2020	33.27	31.69	32.48
4	02-03-2020	06-03-2020	32.73	30.46	31.595
5	09-03-2020	13-03-2020	30.33	25.5	27.915
6	16-03-2020	20-03-2020	26.88	24.75	25.815
7	23-03-2020	27-03-2020	25.34	22.25	23.795
8	30-03-2020	03-04-2020	24.76	22.71	23.735
9	06-04-2020	10-04-2020	27.32	25.47	26.395
10	13-04-2020	17-04-2020	27.91	25.12	26.515
11	20-04-2020	24-04-2020	27.35	26.38	26.865
12	27-04-2020	01-05-2020	26.39	26.01	26.2
13	04-05-2020	08-05-2020	26.48	25.05	25.765
14	11-05-2020	15-05-2020	26.97	26.51	26.74
15	18-05-2020	22-05-2020	27.08	26.82	26.95
16	26-05-2020	29-05-2020	27.08	26.72	26.9
17	01-06-2020	05-06-2020	30.76	27.67	29.215
18	08-06-2020	12-06-2020	33.21	31.53	32.37
19	15-06-2020	19-06-2020	33.49	31.95	32.72
20	22-06-2020	26-06-2020	34.2	31.84	33.02
21	29-06-2020	03-07-2020	35.66	33.75	34.705
22	06-07-2020	10-07-2020	37.59	34.89	36.24
23	13-07-2020	17-07-2020	38.23	33.35	35.79
24	20-07-2020	24-07-2020	33.38	32.89	33.135
25	27-07-2020	31-07-2020	33.28	31.66	32.47
26	03-08-2020	10-08-2020	36.37	31.96	34.165

	Total				779.92
--	-------	--	--	--	--------

Average Price per Share

30.00

ANX - 10
ANIL XAVIER
M.Com, FCS, FCMA
Registered Valuer
RV. Regn. No: IBBI/RV/05/2020/12804



Annexure - 2

**VALUATION OF EQUITY SHARES OF THE COMPANY USING SHARE
HOLDERS FUND METHOD**

		As on 31/03/2020	As on 30/06/2020
Sl. No	Particulars	INR in Lakhs	INR in Lakhs
1	Equity Capital	2,473.38	2,473.38
2	Other Equity (Reserves & Surplus)	12,872.19	12,960.22
	TOTAL	15,345.57	15,433.60
3	Number of Equity Shares	49467529	49467529
4	Number of Equity Shares in Lakhs	494.67529	494.67529
5	Value of Each Equity Shares	31.02	31.20

Rupees Thirty-One and Paise Twenty only per equity Shares

AX-10
ANIL XAVIER
M.Com, FCS, FCMA
Registered Valuer
RV. Regn. No: IBB/RV/05/2020/12804



Annexure - 3

Valuation of Equity Share of M/s. Rubfila International using Net Asset Method

SI. No	Particulars	As on 31/03/2020 INR in Lakhs	As on 30/06/2020 INR in Lakhs
I	Assets:		
1	Non-Current Assets	13596.14	13596.14
2	Current Assets	5782.84	5870.87
	Total Assets	19378.98	19467.01
II	Liabilities:		
1	Non Current Liabilities	1158.84	1158.84
2	Current Liabilities	2874.57	2874.57
3	Contingent Liabilities	697.42	697.42
4	Contingent Liabilities-not provided	441.73	441.73
		5172.56	5172.56
III	Net Assets	14206.42	14294.45
	Number of Equity	49467529	49467529
	Number of Equity Shares in Lakhs	494.67529	494.67529
IV	Value of Equity Share	28.72	28.90

Rupees Twenty-Eight and paisa Ninety Only.

ANIL XAVIER
M.Com, FCS, FCMA
Registered Valuer
RV. Regn. No: IBBI/RV/05/2020/12804

Annexure – 4

VALUATION OF EQUITY SHARES OF M/s. RUBFILA INTERNATIONAL LIMITED
USING DISCOUNTED CASH FLOW METHOD

PROJECTED PROFIT AND LOSS ACCOUNT (Rupees in Lakhs)					
INCOME	2020-21	2021-22	2022-23	2023-24	2024-25
SALES	23,000.0 0	28,000.0 0	31,000.0 0	31,000.0 0	34,000.0 0
OTHER INCOME	250.00	280.00	300.00	380.00	420.00
TOTAL	23,250.0 0	28,280.0 0	31,300.0 0	31,380.0 0	34,420.0 0
EXPENDITURE					
VARIATION IN FINISHED GOODS	(108.00)	(120.00)	(160.00)	(130.00)	(180.00)
RAWMATERIAL CONSUMPTION	17,250.0 0	21,000.0 0	23,250.0 0	23,250.0 0	24,900.0 0
MANUFACTURING EXPENSES	1,800.00	2,500.00	2,800.00	2,800.00	3,300.00
ADMINISTRATIVE EXPENSES	1,950.00	2,150.00	2,450.00	2,450.00	3,100.00
MARKETING EXPENSES	450.00	480.00	580.00	610.00	790.00
INT AND FINANCIAL CHARGES	2.00	2.50	3.30	3.50	4.50
TOTAL	21,344.0 0	26,012.5 0	28,923.3 0	28,983.5 0	31,914.5 0
PROFIT BEFORE DEPRECIATION	1,906.00	2,267.50	2,376.70	2,396.50	2,505.50
DEPRECIATION	480.00	520.00	560.00	570.00	600.00
NET PROFIT BEFORE TAX	1426.00	1747.50	1816.70	1826.50	1905.50


ANIL XAVIER
M.Com, FCS, FCMA
Registered Valuer
RV. Regn. No: IBBI/RV/05/2020/12804



INCOME TAX @ 22%	313.72	384.45	399.67	401.83	419.21
NET PROFIT AFTER TAX	1,112.28	1,363.05	1,417.03	1,424.67	1,486.29
Add Depreciation	480.00	520.00	560.00	570.00	600.00
FREE CASH FLOW TO EQUITY	1592.28	1883.05	1977.02 6	1994.67	2086.29
Discounting Factor @ 16.51	0.85830	0.73667	0.63228	0.54268	0.46578
PV OF FREE CASH FLOW TO EQUITY	1366.65	1387.19	1250.04	1082.48	971.76

Evaluation of Value Based on DCF Method

Sl. No.	PARTICULARS	VALUE (INR in Lakhs)
1	Cumulative Free Cash Flow to Equity	6058.11
2	Terminal Value	12767.35
3	Total Value of the Firm	18825.46
4	Number of Equity Shares	523.87
5	Value of Equity Shares	35.93


ANIL XAVIER
 M.Com, FCS, FCMA
 Registered Valuer
 RV. Regn. No: IBBI/RV/05/2020/12804



Annexure – 5

Summary Evaluation of Equity Shares of M/s. Rubfila International Limited

SL No.	Method of Valuation	Value of Equity Share	Weight	Weighted Value (INR)
1	Market Price Method	30	0	0.00
2	Share Holders Fund Method	31.2	1	31.20
3	Net Asset Method	28.9	1	28.90
4	Discounted Cash Flow Method	35.93	2	71.86
	Total		4	131.96
5	Average Value per Share			32.99
	Round of Value per Equity Share			33.00

Value of Equity Share of M/s. Rubfila International as on 30th June 2020:
Rs.33/- per share (Rupees Thirty only per Equity Share)

AOX-D.
ANIL XAVIER
M.Com, FCS, FCMA
Registered Valuer
RV. Regn. No: IBBI/RV/05/2020/12804

