MURLI CHANDAK
Registered Valuer of Securities & Financial Assets
IBBI/RV/07/2021/14408

Valuation Report
of
4A Financial Technologies Private Limited
As on 30th June, 2025

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To,

The Board of Directors
4A Financial Technologies Private Limited
3rd Floor, Park Plaza,
465/C1, CTS-1805,
Ganesh Khind Rd, next to Pune Central Mall,
Shi, Vaji Nagar, Pune,
Pune, Maharashtra,
India, 411005

Subject: Valuation Report of "4A Financial Technologies Private Limited" or "4FTPL"

Dear Sir,

I, Murli Chandak, Registered Valuer-SFA (IBBI/RV/07/2021/14408), was appointed by **4A Financial Technologies Private Limited** to conduct a valuation of the company. I am pleased to submit the enclosed valuation report.

This report has been prepared in adherence to the applicable valuation standards and guidelines.

I trust that the enclosed report will meet your requirements, should you need any clarification do let me know.

Yours faithfully,

MURLI CHANDAK
IBBI Reg. No. IBBI/RV/07/2021/14408
REGISTERED VALUER

Murli Chandak

Location: Ahmedabad
Date: 13-08-2025

To

The Board
4A Financial Technologies Private Limited
3rd Floor, Park Plaza,
465/C1, CTS-1805,
Ganesh Khind Rd, next to Pune Central Mall,
Shi, Vaji Nagar, Pune,
Pune, Maharashtra,
India, 411005

Dear Sir,

Sub: - The Valuation of 4A Financial Technologies Private Limited's equity shares

With reference to our recent discussions to value the company "**4A Financial Technologies Private Limited**", we are pleased to confirm our acceptance and our understanding of this engagement by means of this letter.

1. Introduction

4A Financial Technologies Private Limited is a company incorporated on 6th July, 2021 having CIN NO.U72900PN2021PTC202363. It is a Non- Banking Financial Company engaged in lending business.

2. Scope of Work

Based on discussions with the Management, we understand that the promoters of the Company are evaluating the value of the company for the purpose of Proposed acquisition of shared by listed company. In this context, you require our assistance to carry out the Valuation of the Company.

Valuation of a Company is not an exact science and ultimately depends upon what it is worth to a serious investor buyer who for his or her own reasons may be prepared to pay substantial goodwill.

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

- Industry to which the Company belongs.
- Ease with which the growth rate in cash flows to perpetuity can be estimated.
- Extent to which industry and comparable company's information is available.

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Having arrived at an assessment of fair value, some adjustments that are typically considered in such an exercise are:

- Whether there is a change of control and therefore a control premium is justified for a particular purchaser, if any.
- Whether the shares are marketable and frequently traded or there is a case for discounting on account of liquidity, if applicable.

3. Confidentiality

Our report will be addressed to the Board of Directors of the company. We stress that our reports and letters are confidential and prepared for the addressees only. They should not be used, reproduced, or circulated for any other purpose, whether in whole or in part without our prior written consent, which consent will only be given after full consideration of the circumstances at the time.

4. Limitation of Liability

Our liability in respect of this assignment will be limited to that part of any loss suffered which is proportional to our responsibility or due to negligence on our part and at no time shall exceed the fee that we have received from this assignment.

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3. Summary Findings

3.1 Valuation Statement Summary

Based on our analysis, it is our opinion that the value of 4A Financial Technologies Private Limited on a minority, non-marketable interest basis as of 31st March, 2025 is **₹ 3,605.16 per share**.

We applied commonly-used valuation techniques in determining the Fair Market Value (FMV) of 4A Financial Technologies Private Limited's shares. Specifically, we have used the Discounted Cash Flow (DCF) method for the above Valuation. The DCF method resulted in a value of **₹64.08 Cr i.e. ₹ 3,605.16 per share.**

Note: For the purpose of the 5-year projection, we have considered the year from valuation date of current year to the same date of next year as a 12-month period. This approach has been consistently applied across all years in the projection to ensure uniformity and accuracy in the financial estimates and analysis.

4. The Entity

4.1 Legal Overview

Company name	**4A Financial Technologies Private Limited**
Legal form	Private Limited
CIN	U72900PN2021PTC202363
Address	3rd Floor, Park Plaza, 465/C1, CTS-1805, Ganesh Khind Rd, Next to Pune Central Mall, Shi, vaji Nagar, Pune, Maharashtra, India, 411005
Directors	Ajit Kumar Sinha Shailendra Balasaheb Kawade Amit Tewary

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5. Business Plan

5.1 Projected Income Statement

Income Statement

Amt in Cr.

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5
Sales	4.35	6.52	9.78	14.66	22.00
Gross Profit	**4.35**	**6.52**	**9.78**	**14.66**	**22.00**
Employee Benefit Expenses	1.30	1.37	1.47	1.76	2.34
Other Expense	1.74	1.96	2.05	2.20	2.86
EBITDA	**1.30**	**3.19**	**6.26**	**10.71**	**16.80**
Depreciation & Amortization	**2.50**	**1.86**	**1.38**	**1.03**	**0.77**
EBIT	**(1.20)**	**1.34**	**4.88**	**9.68**	**16.03**
Finance Cost	**0.83**	**0.66**	**0.50**	**0.33**	**0.17**
EBT	**(2.03)**	**0.67**	**4.38**	**9.34**	**15.86**
Set Off	**0.00**	**0.67**	**1.36**	**0.00**	**0.00**
Tax	-	-	0.78	2.43	4.12
Net Income	**(2.03)**	**0.67**	**3.59**	**6.91**	**11.74**

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6. Key Valuation Topics

6.1 Valuation Purpose

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 company 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.

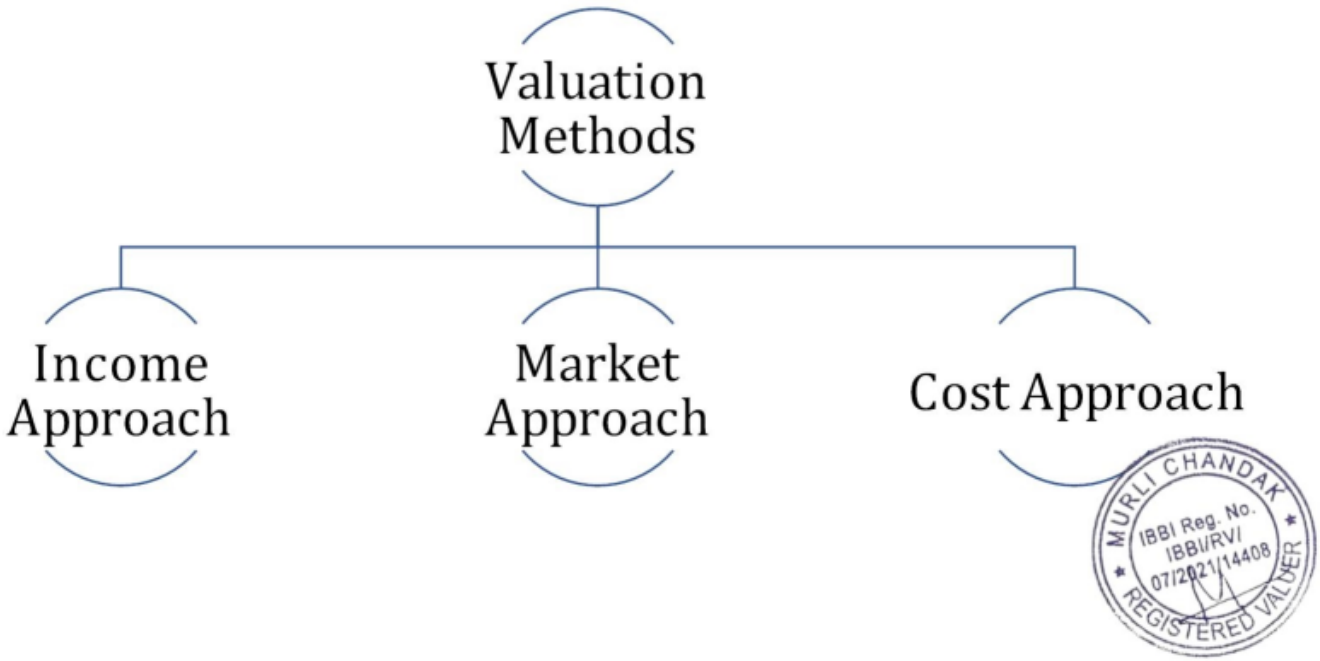
Valuation of a Company is not an exact science and ultimately depends upon what it is worth to a serious investor or buyer who may be prepared to pay substantial goodwill. This exercise may be carried out using various methodologies, the relative emphasis of each often varying with :

- 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 the professional judgment of the valuer.

6.2 Valuation Approaches

Our assessment of the valuation of the Company will be on the basic assumption of a going concern entity and would be based on some or all of this popular method



6.3 Income Approach

The Income Approach indicates the value of a company based on the value of the cash flows that a business is expected to generate in future with help of the company name. This approach is appropriate in most going concern situations as the worth of a company is generally a function of its ability to earn income/cash flow and to provide an appropriate return on investment.

Income approach is dependent upon (i) Inflows in the business in the form of Net Profit / Gross inflow and (ii) Funds used to earn that income in the form of equity funds and /or debt funds, etc. This approach is primarily dependent upon the expected normalized free cash flow to the company and/or equity (FCFF/FCFE). Under Various methods, the projected cash flows are used with statistical techniques. Discount factors are a reflection of time value of money, risk involved, etc.

DCF Method under Income Approach

DCF 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)/ Cost of 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 DCF 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. 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

6.4 Market Approach

Market Approach

Compared to the Income Approach that incorporates industry-specific estimates to arrive at the company intrinsic value, the Market Approach relies on relative valuation to arrive at the value of a company, based upon how similar company are priced in the market.

Market-based approach to business valuation attempt to establish the value of the business by comparing the business to similar businesses that have been recently sold or by using market comparison of publicly traded companies.

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Comparable Companies Multiples (CCM) Method

The value is determined on the basis of multiples derived for valuations of comparable companies, as manifest in the stock market valuations of listed companies.

The Valuation is based on principle that market valuations, taking place between informed buyers and informed sellers, incorporate all factors relevant to valuation.

In this method, the present earnings of the target company is multiplied by the average or median of Revenue Multiple ratio of the comparable companies. This provides an estimate of the target company's potential market capitalization or enterprise value.

6.5 Cost Approach

Cost Approach

The Cost approach relies upon the principle of substitution and recognizes that the prudent investor will pay no more for an asset that the cost to replace it new with an identical or similar unit of equal utility. Cost approach is a valuation approach that reflects the amount that would be required currently to replace the service capacity of an asset (often referred as current replacement cost).

Net Asset Value (NAV) Method

The Net Asset Value method under Cost Approach considers the assets & Liabilities, including intangible assets. The Book Value, also known as the Net Asset Value (NAV), is calculated by subtracting the company's total liabilities from its total assets. This can be found on the balance sheet under the shareholders' equity section.

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7. Valuation standards Followed:

ICAI Valuation Standard 102 (paragraph 14 - 36) deals in 'Valuation Bases'. Valuation Bases means the indication of the type of value being used in an engagement. Different valuation bases may lead to different conclusions of values.

The Standard defines the following Valuation Bases:

a) Fair value: As defines in ICAI Standard 101, Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the valuation date.

b) Participant Specific Value: As defined in ICAI Standard 101, Participant specific value is the estimated value of an asset or liability considering specific advantages or disadvantages of either of the owner or identified acquirer or identified participants; and

c) Liquidation Value: As defined in ICAI Standard 101, Liquidation Value is the amount that will be realized on sale of an asset or a group of assets when an actual / hypothetical termination of the business is contemplated/ assumed.

Considering the terms and purpose of this engagement, I have considered 'FAIR VALUE' as the Valuation Base.

ICAI Valuation Standard 102 (Paragraph 37 - 51) deals in 'Premises of Value.' Premise of value refers to the conditions and circumstances how an asset is deployed. Some of the common premises of value are -

a) Highest and Best Use
b) Going Concern Value
c) As-Is-Where-Is Value
d) Orderly Liquidation
e) Forced Transaction

Considering the management outlook about future business of the Company, I have considered 'Going Concern 'as the Premises of Value.

- IVS 500 Financial Instruments
- IVS 200 Business and Business Interest
- IVS Investigations and Compliance
- IVS 105 Valuation Approaches and Methods

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8. Business Valuation

8.1 Major factors taken into account during the valuation: -

a. Valuation approaches and their relevance to the companies: -

"DCF Method" under Income approaches have been used to arrive at valuation. Market approach was explored but could not be used in absence of market comparable company. Therefore, while arriving at the fair value per share, full importance has been given to DCF Method under Income approach.

DCF uses the future free cash flows to equity discounted by the firm's cost of equity, plus a risk factor measured by beta, to arrive at the present value

b. Identity of Valuer and its independence.

The valuer Mr. Murli Chandak is registered with IBBI vide registration number IBBI/RV/07/2021/14408 for assets class securities & Financial assets & suitably qualified and authorized to practice for assets class "Securities & Financial Assets "& do not have any pecuniary interest, financial or otherwise, that could conflict with the proper valuation of the such assets. He is providing this valuation report in the capacity of "Register Valuer" under the provisions of Companies Act, 2013.

c. Valuation Date

The report of Valuation issued for the valuation of shares of the company Based on Estimated data as of 30th June,2025.

d. Nature & Sources of Information

The estimation of future projection is based on the information about the company provided by its Management & information relating to the sector/ company available in public domain. Following sources has been used for the purpose of this assignment.

- Declaration & explanation provided by the management in written/ oral form.
- Information available on public domain & other fact data considered necessary to determine the value.
- Latest Provisional Financials as on valuation date.
- Information available on Ministry of Corporate Affairs (MCA).
- Rate of Market Return is calculated using Sensex Value as on cut-off date derived from investing.com.
  (Source: https://in.investing.com/indices/sensex-historical-data)
- Risk free rate of return is derived from investing.com
  (Source: https://in.investing.com/rates-bonds/india-10-year-bond-yield-historical-data)

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8.2 Calculation of COE:

Calculation of Cost of Equity	
Cost of Equity:	**Percentage**
Risk Free Return	6.31%
Beta	0.58
Equity Risk Premium	9.35%
Company Specific Risk Premium	6.00%
Cost of Equity	**17.73%**

Note:

1. We have considered 10-year Govt. Bond yield rate as the risk-free rate of return as on 30th June, 2025
2. Beta is taken from Ashwath Damodaran's site.
3. Risk Premium worked out of the basis of last 46.25 years opening and closing Sensex index.

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8.3 Yearly Cash flow for Explicit Period

Calculation of PV of FCFE	Year 1	Year 2	Year 3	Year 4	Year 5
Sales	4.35	6.52	9.78	14.66	22.00
EBT	(2.03)	0.67	4.38	9.34	15.86
- Tax	-	-	0.78	2.43	4.12
Net Operating Income	**(2.03)**	**0.67**	**3.59**	**6.91**	**11.74**
+ Depreciation	2.50	1.86	1.38	1.03	0.77
- Capex	-	-	-	-	-
+/- Change in Net Working Capital	(0.05)	(0.06)	(0.09)	(0.13)	(0.20)
+/- Net Borrowings	1.39	1.39	1.39	1.39	1.39
Free Cashflow for Equity	**-0.86**	**1.20**	**3.68**	**6.69**	**11.32**
Discount Rate (COE)	17.73%	17.73%	17.73%	17.73%	17.73%
Time	1.00	2.00	3.00	4.00	5.00
Discount Factor	0.85	0.72	0.61	0.52	0.44
Discounted Free Cashflow to Equity	**(0.73)**	**0.87**	**2.25**	**3.48**	**5.01**

8.4 Calculation of Perpetuity Value

Amt in Cr.

Calculation of Perpetuity Value	Amount
Free Cash Flow of Year 5	11.32
Growth Rate	9.00%
Free Cash Flow for perpetuity	**12.34**
Capitalised Value for Perpetuity	141.30
Discounting Factor	0.44
Present Value of Perpetuity	**62.47**

8.5 Calculation of Value per share

Amt in Cr.

Calculation of Value Per Share	Amount
PV of FCFE	10.88
PV of Terminal Value	62.47
Enterprise Value	**73.34**
Discount due to loss of marketability @15%	11.00
Cash & Cash Equivalent	1.73
Equity Value	**64.08**
Equity Value INR	**64,07,59,507.44**
No. of Shares	1,77,734
Value per Share	**3,605.16**

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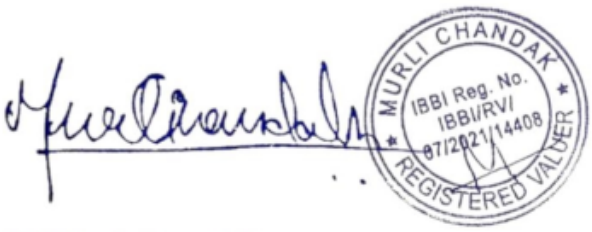
9. Conclusion: -

Based on the review & analysis of the information provided by the appointing authority & information gathered during discussions with them as well as considering various assumptions & limiting conditions, analysis of the industry & macro-economic trends as on "going concern basis" the Fair Value of 4A Financial Technologies Private Limited is **INR 3,605.16 per share**.



CA Murli Chandak
Membership No - 436508
IBBI Registration No: IBBI/RV/07/2021/14408
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Mithakali, Navrangpura, Ahmedabad 380009

Place: Ahmedabad

UDIN: 25436508BMINMR4058

Date: 13-08-2025

10.Disclaimer

This document has been prepared for the purposes stated herein & should not be relied upon for any other purpose. Our client is the only authorized user of this report & is restricted for the purpose indicated in the engagement letter. This restriction does not preclude the client from providing a copy of this report to third-party advisors whose review would be consistent with the intended use. We do not take any responsibility for the unauthorized use of this report.

We owe responsibility only to the authority/Client that has appointed us under the terms of engagement letter. We 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.

We do not provide assurance on the achievability of the results forecast by the management/owners as events & circumstances do not occur; expected differences between actual & expected results may be material. We express no opinion as to how closely the actual results will correspond to those projected/forecast as the achievement of the forecast results is dependent on actions, plans & assumptions of management.

The user to which is valuation is addressed should read the basis upon which the valuation has been done and be aware of the potential variance in value due to factors that are enforcing at the valuation date. Due to possible changes in market forces and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Event occurring after the date may affect this report and assumption use in it.

The fair value price achieved may be Higher or lower than our estimate of value depending upon the circumstances of the transaction or the nature of the business. The knowledge, negotiating ability and motivation of the buyers and sellers and applicability of the discount or Premium for control will also affect actual fair value. Accordingly, our valuation conclusion will not necessarily be the price at which actual transaction will take place.

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