

Share Entitlement Report for the Reorganization of Share Capital and Debentures of Robust Hotels Private Limited under the Scheme of Arrangement between GJS Hotels Limited, Asian Hotels (East) Limited and Robust Hotels Private Limited and their respective Shareholders

February 02, 2017

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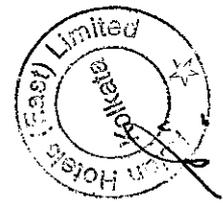


TABLE OF CONTENTS

TABLE OF CONTENTS..... - 2 -

List of Abbreviation..... - 3 -

CHAPTER 1 - DISCLAIMER CLAUSE..... - 5 -

CHAPTER 2 - SCOPE OF WORK..... - 7 -

CHAPTER 3 - DATA RELIED UPON..... - 10 -

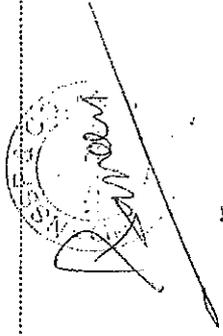
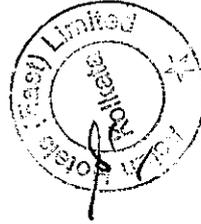
CHAPTER 4 - BACKGROUND..... - 11 -

CHAPTER 5 - VALUATION APPROACHES..... - 16 -

CHAPTER 6 - VALUATION METHODOLOGY ADOPTED - FINANCIAL INSTRUMENTS..... - 19 -

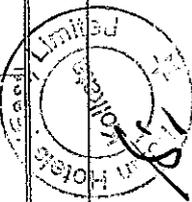
CHAPTER 7 - VALUATION METHODOLOGY ADOPTED - ROBUST HOTELS PRIVATE LIMITED..... - 23 -

CHAPTER 8 - VALUATION RECOMMENDATION..... - 30 -



Abbreviation	Description
AOA	Articles Of Association
MOA	Memorandum of Association
SOA	Scheme of Arrangement
Appointed Date	31 st March, 2016
Valuation Date	31 st March, 2016
BSE	Bombay Stock Exchange
CAPM	Capital Asset Pricing Model
Cr.	INR Crore
EBIT	Earnings Before Interest & Tax
EBITDA	Earnings Before Interest, Tax, Depreciation & Amortisation
EV	Enterprise Value
AHEL/ Asian Hotels	Asian Hotels (East) Limited
RHPL/ Robust Hotels	Robust Hotels Private Limited
GJSHL/ GJS Hotels	GJS Hotels Limited
CRPS	1.2% Cumulative Redeemable Preference Shares issued by Robust Hotels
CROCPS	1% Cumulative Redeemable Optionally Convertible Preference Shares Issued by Robust Hotels
Unsecured NCDs	0.1% Non-Convertible Debentures issued by Robust Hotels

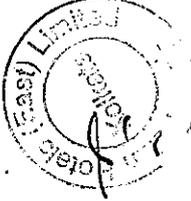
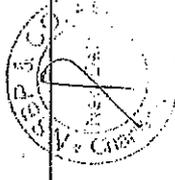
NSBP & Co. - 3 -



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CCPS	1% Compulsorily Convertible Preference Shares (erstwhile 1% CROCPs)
Securities of Financial Instruments	12% CRPS and 0.1% Unsecured NCDs to be reorganised and converted under the Scheme
ICAI	The Institute of Chartered Accountants of India
Lakh(s)	INR Lakhs
NAV	Net Asset Value
PAT	Profit After Tax
NSBP/We	NSBP & Co., Chartered Accountants
WACC	Weighted Average Cost of Capital

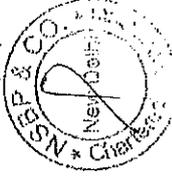
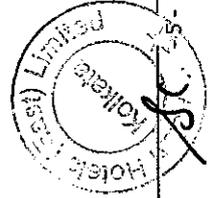


CHAPTER 1 - DISCLAIMER CLAUSE

This Share Entitlement Report ("Report") is being furnished by NSBP & Co. ("NSBP") at the request of the management of Asian Hotels (East) Limited ("AHEL" or "Asian Hotels") and Robust Hotels Private Limited ("RHPL" or "Robust Hotels") for determining the share entitlement ratio upon reorganisation and conversion of the 12% Cumulative Redeemable Preference Shares ("CRPS") and 0.1% Unsecured Redeemable Non-Convertible Debentures ("Unsecured NCDs") of Robust Hotels into Equity Shares of Robust Hotels at fair value under the proposed Scheme of Arrangement between GJS Hotels Limited ("GJSHL" or "GJS Hotels"), Asian Hotels, Robust Hotels and their respective shareholders. The Scheme provides for (1) demerger of Investment Division (Demerged Undertaking) of GJS Hotels to Asian Hotels and (2) reorganisation of share capital and debentures of Robust Hotels ("Scheme" or "Scheme of Arrangement"). As represented to us, Robust Hotels will become a wholly owned subsidiary of Asian Hotels consequent to demerger of the Investment Division of GJS Hotels to Asian Hotels under the Scheme. Upon such demerger, Asian Hotels would become the holder, inter alia, of the 0.1% Unsecured NCDs of Robust Hotels in addition to the 12% CRPS already held by it in Robust Hotels. In terms of the Scheme, the management of Asian Hotels and Robust Hotels ("Management") would be evaluating the reorganisation and conversion of the said 0.1% Unsecured NCDs and 12% CRPS (hereinafter collectively referred to as the "Securities" or "Financial Instruments") of Robust Hotels ("Purpose"). Hence, NSBP has been appointed to determine the fair and equitable share entitlement ratio for the proposed conversion. The date of valuation for this exercise is March 31, 2016 ("Valuation Date").

The Report has been prepared by NSBP from the information extracted from desk research, published Reports financial projections, and other data including terms of investments, room-nights available, actual occupancy rates, average room realization, etcetera supplied by the Management. Our agreed scope of work does not include verification of data submitted by the Management and we have fully relied upon the data provided to us.

The factual data, business details and projected financial statements have been provided by the Management. While the information provided herein is believed to be true and reliable to the best of our knowledge, we do not make any representations or warranties, express or implied, as to the accuracy or completeness of such information.



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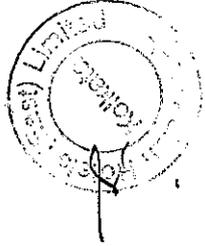
Advisory Report on Share Entitlement Ratio

The information contained herein is based on certain assumptions and Management's analysis of information available at the time the Report has been prepared. NSBP does not purport to give any representation, warranty or other assurance in relation to such information.

The Report highlights the alternative approaches to valuation and summarizes the methodologies keeping in view the circumstances of the business and arrives at the fair value for the conversion.

This Report must be considered in the above-mentioned context only and is not an advisory document for any other purpose. The Report may not be distributed, reproduced, or used, without the express written consent of NSBP for any purpose other than mentioned above. Our valuation analysis should not be construed as an investment advice and we do not express any opinion on the suitability of any investment with any company.

This Report is to be read in its entirety.



CHAPTER 2 - SCOPE OF WORK.

We understand that GJS Hotels, Asian Hotels (East) Limited and Robust Hotels and their respective Members would be entering into the Scheme of Arrangement (SOA) with Appointed Date being 31st March, 2016. The Scheme is in two parts:

i. Demerger of Investment Division of GJS Hotels into Asian Hotels. In terms of the Proposed Scheme, the investment division of GJS Hotels is to vest in Asian Hotels. As on the Appointed Date GJS Hotels held the following securities in its Investment Division:

- a. 89,64,623 1% Cumulative Redeemable Optionally Convertible Preference Shares of Robust Hotels ("CROCPS");
- b. 2,05,00,000 0.1% Unsecured Redeemable Non-Convertible Debentures of Robust Hotels ("Unsecured NCDs"); and
- c. 6,39,32,769 Equity Shares of Robust Hotels.

Apart from above, as on the Appointed Date, Asian Hotels already held 43,00,000 12% Cumulative Redeemable Preference Shares ("CRPS") of Rs.100 each in Robust Hotels.

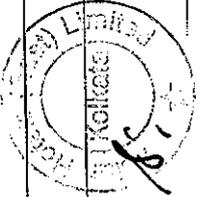
ii. In terms of the Scheme, out of the aforesaid securities of Robust Hotels, 1,55,00,000 0.1% Unsecured NCDs and 43,00,000 12% CRPS of Robust Hotels shall be reorganised and converted into equity shares of Robust Hotels.

It is clarified that the balance 50,00,000 Unsecured NCDs of Robust Hotels as on the Appointed Date have since been redeemed and the said 89,64,623 1% CROCPS of Robust Hotels as on the Appointed Date have since been converted into 1% Compulsorily Convertible Preference Shares ("CCPS") in the current financial year (2016-2017). However, since the same were existing as on the Appointed Date, the same have also been considered in the valuation of Robust Hotels as on the Appointed Date but are not required to be reorganised under the Scheme.

The Management of Asian Hotels and Robust Hotels is evaluating the reorganisation and conversion of 12% CRPS and 1% Unsecured NCDs of Robust Hotels, as stated in sub-paragraph (ii) above, into Equity Shares of Robust Hotels. For the said purpose NSBP & Co. has been appointed to appraise the Management on the fair value for the conversion of the said Securities held as investments into Equity Shares of Robust Hotels as on March 31, 2016 ("Valuation Date"). Therefore, our scope of work shall include appraising the Management on the value of the Securities in consideration (as

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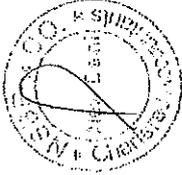
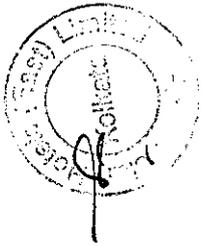
- 7 -



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per sub paragraphs (a) and (b) above) and the value of equity share of Robust Hotels for the purpose of determining Share Entitlement Ratio upon the conversion of the aforesaid Securities of Robust Hotels.



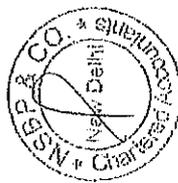
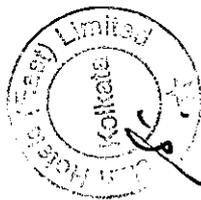
Limitation

It may be noted that valuation is a highly subjective exercise and the opinion on valuation may differ from valuer to valuer depending on the individual perception of the attendant circumstances. At best, it is an expression of opinion or a recommendation based on certain assumptions. Please note that:-

- a) Valuation does not include the auditing of financial data provided by Management, and therefore we do not take any responsibility for its accuracy and completeness.
- b) Valuation should not be considered as an opinion on the achievability of financial projections either mentioned in, or relied upon for this Report.

This Report is to be considered only for the purpose of determining the fair value of the Securities for its conversion into Equity Shares.

While all reasonable care has been taken to ensure that the advice given in the Report is fair and equitable for the above said purpose, neither NSBP nor its constituents including its partners & others shall in any way be responsible for any inadvertent error or error of judgment and any such inaccuracies in this Report that may have crept in or for any error in computing fair value of the Securities.



CHAPTER 3 - DATA RELIED UPON

For the purpose of this Report, we have relied upon the data, facts, information, documents extracted from desk research, published Reports, and other data provided by the Management:

We have relied upon the following Management certified information:

1. Draft Scheme of Arrangement between GJS Hotels, Asian Hotels, and Robust Hotels and their respective shareholders for demerger, reorganisation and conversion as aforesaid;
2. Audited Balance Sheet of Asian Hotels, GJS Hotels, and Robust Hotels for the FY 2015-16;
3. Assets Valuation Reports shared with us by the management and issued by M/s. Sreenidhi Valuation Consultancy Services, Chennai dated 16th May 2016 in respect of Land, Building, Furniture/ Interior Decorations (excluding Arts), and Machinery of Robust Hotels..
4. Unaudited provisional financials of Robust hotels for the half year ended 30th September, 2017
5. Projection of the hotel business of Robust Hotels up to 2026-27
6. Terms of Issue of Investments of the 12% Cumulative Redeemable Preference Shares;
7. Terms of Issue of Investments of the 0.1% Unsecured Non-Convertible Debentures;
8. Terms of Issue of Investments of the 1% Cumulative Redeemable Optionally Convertible Preference Shares;
9. Board Resolutions of GJS Hotels dated 10th February 2016 and 7th September 2016 and Board Resolutions of Robust Hotels dated 21st May 2016 and 21st September 2016 for alteration of nature of 1% Cumulative Redeemable Optionally Convertible Preference Shares issued by Robust Hotels into 1% Compulsorily Convertible Preference Shares of Robust Hotels
10. Data related to issue and transfer of the Securities, and history of payment of dividends/ interests by the issuer of the Securities;
11. Other facts and data considered necessary to arrive at a fair value

We have also relied upon other written/ verbal information given to us by the Management during the course of our exercise and meetings held. Some of the data required for the purpose of this exercise has been taken from publicly available sources from internet believed to be reliable and true.



CHAPTER 4 - BACKGROUND

A. Company Background:

1. Asian Hotels (East) Limited

Asian Hotels is in the business sector of hospitality. The equity shares of Asian Hotels are listed on Bombay Stock Exchange ("BSE") and National Stock Exchange ("NSE"). Asian Hotels was originally incorporated with the name Vardhman Hotels Pvt. Limited w.e.f. 8th January, 2007. Vardhman Hotels, being a wholly owned subsidiary of Asian Hotels Limited and in pursuance of a Scheme of Arrangement (Appointed Date – 31st October, 2009), acquired from Asian Hotels Limited a 5-star hotel in Kolkata i.e. Hyatt Regency Kolkata following the demerger envisaged in the said Scheme. Upon the scheme becoming effective the name of Vardhman Hotels Pvt. Limited was changed to Asian Hotels w.e.f. 11th February, 2010

Asian Hotels Income Statement (Standalone) (INR Cr.)

Particulars	31-Mar-16
Revenue from Operations	98.09
Other Income	9
Total Revenue	107.09
EBITDA	31.69
PAT/ (Loss)	8.19

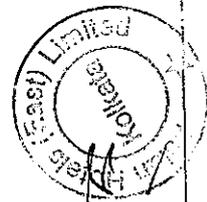


Asian Hotels Balance sheet (Standalone) (INR Cr.)

Particulars	31-Mar-16
Equity and Liabilities	
Shareholder's Fund	853.05
Non-Current Liabilities	19.13
Current Liabilities	155.89
TOTAL	1028.07
Assets	
Non-Current Assets	847.76
Current Assets	180.31
TOTAL	1028.07

Asian Hotels Latest Shareholding Pattern as on 1st December, 2016

Particulars	No. of Shares	% holding
Promoter & Promoter Group	75,66,120	65.63%
Public	39,61,677	34.37%
TOTAL	1,15,27,797	100.00%



Asian Hotels Schedule of Contingent Liabilities as on 31st March, 2016

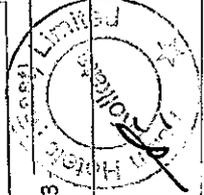
S.No	Particulars	Amount (₹)
1.	Corporate Guarantee to IDBI bank for Robust Hotels	35.0
2.	LC issued by IDBI Bank Ltd in favor of West Bengal Electricity Distribution Company Limited	0.8
3.	Service Tax under the Finance Act, 1994 pertaining to FY 2003 to Jan-2013	4.4
4.	ESIC under Employee's State Insurance Act 1948 pertaining to FY 2004-05	0.2
5.	Income Tax under the Income Tax Act, 1961 for the FY 2011-12 (Asian Hotels has preferred an appeal)	1.7
6.	Income Tax under the Income Tax Act, 1961 for the FY 2012-13 (Asian Hotels has preferred an appeal)	1.2
7.	Others	0.4

2. Robust Hotels Private Limited

Robust Hotels was incorporated in January 2007 in the state of Tamil Nadu. Robust Hotels is also into the business of hospitality which is registering growth across the country and the same is being reflected in the occupancy of the rooms. Robust Hotels operates Hotel Hyatt Regency, Chennai. Robust Hotels is presently a subsidiary of GJS Hotels and a step down subsidiary of Asian Hotels, which is the parent company of GJS Hotels. Consequent to demerger of Investment Division of GJS Hotels to Asian Hotels, Robust Hotels will become a wholly owned subsidiary of Asian Hotels.

Robust Hotels Latest Shareholding Pattern, as on 1st December, 2016

Particulars	No. of Shares	% holding
Asian Hotels	30,010,000	32%
GJS Hotels	63,932,769	68%
TOTAL	93,942,769	100%



34

Advisory Report on Share Entitlement Ratio

Robust Hotels Income Statement

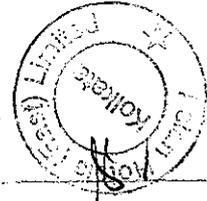
(INR Cr.)

Particulars	31-Mar-16
Revenue from Operations	94.64
Other Income	0.43
Total Revenue	95.07
EBITDA	25.17
PAT/ (Loss)	(21.62)

Robust Hotels Balance sheet

(INR Cr.)

Particulars	31-Mar-16
Equity and Liabilities	
Shareholder's Fund	287.66
Non-Current Liabilities	345.87
Current Liabilities	46.64
TOTAL	680.17
Assets	
Non-Current Assets	614.41
Current Assets	65.76
TOTAL	680.17



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5. Indian Hospitality Industry:

Demand of Hospitality Industry largely depends on business travelers but tourist traffic is also on the rise. Demand in the Indian Hospitality Industry normally surges in the peak season between November and March. As per a IBEF report, nearly 7.1 million foreign tourists arrived in India in 2015 (from January to November). Foreign Tourists arrival is expected to grow at a CAGR of 7.1% during 2005-25. Rating agency ICRA Ltd. estimates the revenue growth of Indian hotel industry strengthening to 9-11 per cent.

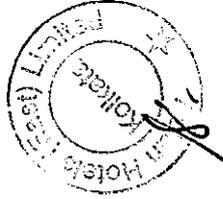
India is a large market for travel and tourism. It offers a diverse portfolio of niche tourism products - cruises, adventure, medical, wellness, sports, eco-tourism, filmography, rural and religious tourism. India has been recognized as a destination for spiritual tourism for domestic and international tourists. The launch of several branding and marketing initiatives by the Government of India such as Incredible India! and Athiti Devo Bhava have provided a focused impetus to the growth.

Source:

<http://www.ibef.org/>

<https://www.equitymaster.com>

<http://www.icra.in/>



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CHAPTER 5 - VALUATION APPROACHES

The valuation methodology to be adopted varies from case to case depending upon different factors affecting valuation. The basis of valuation depends upon the purpose of valuation, the type of business, the future prospects and other attendant circumstances.

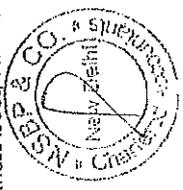
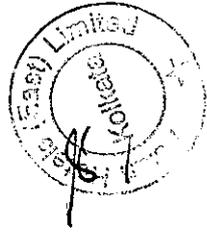
Various Valuation approaches are explained below:

Net Asset Value

This methodology is likely to be appropriate for a business whose value is driven mainly from the underlying value of its assets rather than its earnings, such as property holding and investment business. This method may also be appropriate for a business that is not making an adequate return on assets and for which a greater value can be realized by liquidating the business and selling its assets. This methodology can also assume the amount which can be realized by liquidating the business by selling off all the tangible assets of a company and paying off the liabilities.

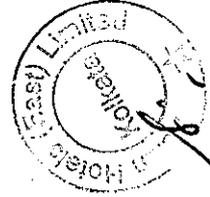
Some of the most common techniques of valuation considered under this approach are to value a business enterprise on the following basis -

1. Book value: This is simply a value based upon the accounting books of the business. In simple term, Assets less liabilities equals the owners' equity, which is the "Book Value" of the business.
2. Adjusted book value: This method involves reviewing each and every assets and liabilities on the company's balance sheet and adjusting it to reflect its estimated market value. The unrecorded and contingent liabilities are also considered at their fairly estimated value.
3. Replacement value: The asset valuation methodology essentially estimates the cost of replacing the tangible assets of the business taking into account the market value of various assets or the expenditure required to create the infrastructure more or less similar to that of a company being valued. Since the replacement methodology assumes the value of business as if a new business is set, this methodology may not be relevant in a going concern.



Discounted Cash Flow

1. DCF methodology expresses the present value of a business as a function of its future cash earnings capacity. This methodology involves estimation of post-tax cash flows for the projected period, after taking into account the business's requirement of reinvestment in the terms of capital expenditure and incremental working capital. The value of a business so measured is discounted to the present time at an appropriate discount rate. This method is used to determine the present value of a business on a going concern assumption.
2. When valuing a business on a DCF basis, the objective is to determine a net present value of the cash flows arising from the business over a future select period of time, which is called the explicit forecast period.
3. Under the DCF methodology, value must be placed both on the explicit cash flows as stated above, and the ongoing cash flows a company will generate after the explicit forecast period known as terminal value.
4. The discount rate applied to estimate the present value of free cash flows, is taken at the "Weighted Average Cost of Capital" (WACC). The principal elements of WACC are cost of equity (which is the desired rate of return for an equity investor given the risk profile of the company and associated cash flows), cost of preference, the post-tax cost of debt and the current capital structure of the company (a function of debt to equity to Preference ratio).
5. Value obtained by using DCF method gives us the Enterprise Value; and adjustment for the loans and Preference Capital as on the valuation date gives us the Equity Value.
6. This method is generally used when there is reasonable certainty on the timing, quantum and quality of the cash flows, which has its close coupling with the underlying assets (e.g. in case of a manufacturing company). It is the most commonly used valuation technique, and is widely accepted by valuers because of its intrinsic merits.

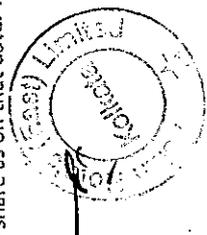


THE MARKET APPROACH (RELATIVE VALUATION APPROACH):

Market value is also known as extrinsic value. The basis of market value is the assumption that if comparable Asset (or property) has fetched a certain price, then the subject asset (or property) will realize a price something near to it. There is a significant philosophical difference between discounted cash flow and relative valuation. In discounted cash flow valuation, we are attempting to estimate the intrinsic value of an asset based upon its capacity to generate cash flows in the future. In relative valuation, we are making a judgment on how much an asset is worth by looking at what the market is paying for similar assets. If the market is correct, on average, in the way it prices assets, discounted cash flow and relative valuations may converge. If, however, the market is systematically over pricing or under-pricing a group of assets or an entire sector, discounted cash flow valuations can deviate from relative valuations.

This method involves reviewing transactions for companies that are in the same or similar line of business as the company being valued and then applying the relevant pricing multiples to the subject company to determine its value. The method might involve private company transactions, public company transactions, as well as public company valuation measures using current share market data. The theory behind this approach is that valuation measures of similar companies that have been sold in arms-length transactions should represent a good proxy for the specific company being valued. Depending on the source of data available and the underlying company being valued, a variety of valuation measures might be used including Enterprise Value (EV) to Sales, EV to EBITDA, EV to EBIT, Price to Earnings, etc. Adjustments are commonly made to these valuation measures before applying to the subject company to ensure an "apples-to-apples" comparison. One or many comparable sales might be considered under this method depending on the data available and the degree of similarity to the company being valued.

Also, the equity value of the company can be derived by multiplying the market price (or weighted average market price) as on the appointed date with the number of equity share as on that date. The aforesaid derived value is also known as Market Capitalization.



CHAPTER 6 - VALUATION METHODOLOGY ADOPTED - FINANCIAL INSTRUMENTS

The value of any asset, real or financial, is equal to the present value of cash flows expected from it. Hence determining the value of the preference shares and debentures shall require

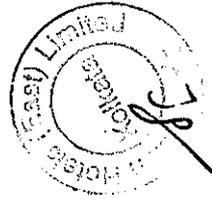
- An estimate of expected cash flows, and
- An estimate of required return;

In the present case, we have determined the fair value of the 12% Cumulative Redeemable Preference Shares and 0.1% Unsecured Non-Convertible Debentures by applying Discounted Cash Flow Method, since the future Cash flows from these Securities can be estimated to a reasonable extent.

Debt Instruments and Cumulative Preference Shares promise to pay a stipulated stream of cash flows. This generally comprises of the periodic interests or dividends payment and the principal payment at the time of maturity.

Since the Cumulative preference shares promise to pay/ accumulate dividends irrespective of the financial performance of a company in a given year, these are considered to be carrying lesser risk as compared to their counterparts i.e. Non- Cumulative Preference shares. This has also been highlighted by Para 8.4 on Page 59 of ICAI Technical Guide on Valuation, 2009 Edition:-

"8.4 (a) Preference Shares may be cumulative preference share. In such case, the risk involved is still lower, with a corresponding effect on the rate of capitalization. In cases where there is uncertainty of future dividends, this is an important right and a preference share not carrying this right will be valued at a substantially lower figure."



Advisory Report on Share Entitlement Ratio

The value of the 12% Cumulative Redeemable Preference Shares and 0.1 % Unsecured Non-Convertible Debentures, keeping in view the aforementioned aspects has been calculated based on certain assumptions and terms of investments provided by the Management, which are as given below –

1. 12% Cumulative Redeemable Preference Shares ("CRPS")

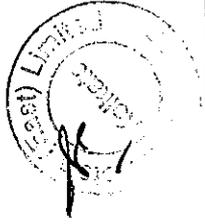
Asian Hotels had invested in 12% Cumulative Redeemable Preference Shares of Robust Hotels. These preference shares of face value of Rs. 43 crores were acquired from JP Morgan at Rs. 61.53 crores (approx.) in the year 2010-11. These were initially issued in the year 2008-09 to Citicorp Finance India Limited in the year 2008-09. The CRPS are redeemable at a premium of 10 % per annum. We understand from Management's representation that till date no dividend has been paid by Robust Hotels (Dividend cumulated till 31st March, 2016 is Rs. 39,07,46,301/-).

i. Face Value of Security

43,00,000 12% cumulative Redeemable Preference Shares of Rs. 100/- each i.e. Face Value equal to Rs. 43 crores;

ii. Cash Flow to the Security Holder

Period: As per Management representation and from past records, Robust Hotels has extended the tenure of redemption to 03rd September, 2028. Hence, the total period for the cash flows (i.e. dividends and redemption premium) as per the terms of investments and Management representation from the valuation date i.e. March 31, 2016 is taken till September 03, 2028. The Securities were initially issued on September 04, 2008;



iii. Terminal Value

The terminal value of the 12% Cumulative Redeemable Preference Shares has been taken as the principal amount and the 10% Premium on redemption calculated from September, 2008 to September, 2028

Value of premium on redemption taken at appropriate Discounting factor comes at Rs. 21.04 crores (approximately);

It is clarified that arrears of dividend accumulated on the 12% Cumulative Redeemable Preference Shares as on 31st March 2016 have also been considered and included in the valuation.

iv. Discounting Factor

In determining the present value of the cash flows that are available to holder of 12% CRPS, the discount rate used is 12% i.e. the dividend rate. This reflects the opportunity cost of the holder i.e. the post-tax expectation of the holder of these instruments. The 12% discounting rate has been used, considering the relative low risk associated due to the feature of Cumulative Dividends being attached with the financial instrument.

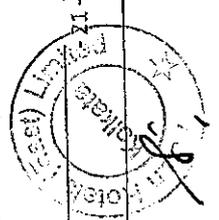
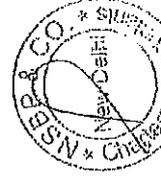
Therefore, on the basis of above mentioned factors, the Fair Value as on 31st March, 2016 of the 12% Cumulative Redeemable Preference Shares as per DCF Method works out to Rs. 64.10 crores (approximately)

2. 0.1% Unsecured Redeemable Non-Convertible Debentures (Unsecured NCDs)

GIS Hotels had invested in 0.1% Unsecured Redeemable Non-Convertible Debentures of Rs.100 (Unsecured NCDs) each in Robust Hotels amounting to Rs. 205 crores, which consequent to the proposed demerger shall stand vested in Asian Hotels. Interest outstanding as on March 31, 2016 is Rs. 18.45 lacs.

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42

i. Face Value of Security

2.05 crores 0.1% Unsecured Non-Convertible Debentures of Rs. 100/- each i.e. Rs. 205 crores

ii. Cash Flow to the Security Holder

Period: The total period for the cash flows (i.e. interest) from the valuation date i.e. March 31, 2016 taken as per the terms of investments is 9 years i.e. till March 31, 2025

iii. Terminal Value

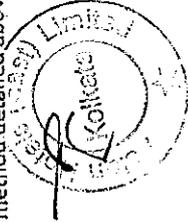
The terminal value of the 0.1% Unsecured NCDs has been taken as the principal amount to be repaid upon maturity of the said security.

iv. Discounting Factor

In determining the present value of the cash flows that are available to holder of 0.1% NCDs, the discount rate used is 8.4%. This reflects the opportunity cost of the holder i.e. how much post-tax return a holder of the said Securities would expect from such Securities.

Therefore, on the basis of above mentioned factors, the Fair Value as on 31st March, 2016 of the 0.1% Unsecured Non-Convertible Debentures as per DCF Method works out to Rs. 100.62 crores

Therefore, as per the above calculations, the Fair Value as on 31st March, 2016 of the Securities in Consideration i.e. 12% CRPS and 0.1% unsecured NCDs, according to the method detailed above, works out to Rs. 164.72 crores (approximately).



CHAPTER 7 – VALUATION METHODOLOGY ADOPTED – ROBUST HOTELS PRIVATE LIMITED

The proposed transaction in the present case between Asian Hotels and Robust Hotels has been valued on the basis of arm's length price between Asian Hotels and Robust Hotels. The value of the hotel business of Robust Hotels has been ascertained using average of Discounted Cash Flow method and Net Asset Value method, also keeping the control aspect consideration involved in view. Net Asset Value has also been taken for the purpose of valuation, considering that to any prospective buyer in a hotel business, which also owns the hotel property the value of property is as important as the income that can be earned from it.

The management of the hotel is with the Robust Hotels. The average value of the Hotel business of Robust Hotels has been ascertained using Discounted Cash Flow method and Net Asset Value method,

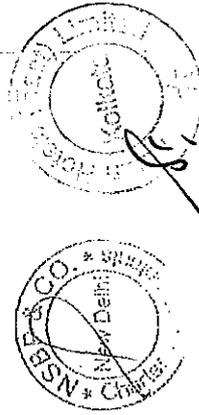
1. Discounted Cash Flow Method:

As per "The Valuation of Company shares and business" by Adamson & Adamson, 6th edition published in 1980 in McCathie's case, it was decided as under –

"A Purchaser of shares in a company which is a going concern does not usually purchase them with a view to attempting to wind up the Company... The real value of the share will depend more on the profits which the Company has been making and should be capable of making, having regard to its nature of business..."

The value of Robust Hotels as per the Discounted Cash Flow Method has been calculated based on assumptions and business plans provided by the Management, using Free cash flow to Firm approach, and subsequently reducing the Fair Value of Non-Equity claims in Robust Hotels to arrive at Equity Value of Robust Hotels.

This approach has been substantiated in 6th Chapter of Damodaran on Valuation, 2nd Edition (Page – 209) :



"... The Value of Equity can be extracted from the value of firm by subtracting the market value of outstanding debt"

"In theory, the value of equity obtained from the firm valuation and equity valuation approaches should be the same if you make consistent assumptions about financial leverage"

Calculation using the above mentioned approach is as given below -

a) Free Cash Flow

Explicit Period: FY 2016-17 to FY 2025-27

Perpetual value: The perpetuity value has been calculated on the basis of financials of FY 26 -27.

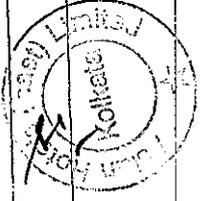
It is substantiated from the quotation from Page 7 & 8 of "Technical guide on Share Valuation, by The Institute of Chartered Accountants of India, Published in Year 2009 -

"Cash flow should reasonably capture the growth prospects and earnings capability of a company. The forecasted period should necessarily cover the entire business cycle of a company"

b) Discounting Factor – Weighted Average Cost of Capital (WACC)

In determining the present value of the cash flows that are available to firm, the discount rate used is cost of capital of the entity, i.e. WACC. This reflects the opportunity cost of the company. WACC represents the Industry's Cost of Capital i.e. what shall be the Average cost of capital for an industry specific company in a Perfect Market. Robust Hotels has issued to its holding company (GIS Hotels), Debentures at 0.1% Coupon rate which is substantially lower than market rate. Considering that if in future the shareholders intend to sell their 50% stake in the company to a third party, they would require such capital be repaid as well, we have taken in our workings normalized cost of capital to Robust Hotels.

Hence, it has been considered important to discount the capital employed at normalized rates to give a true and fair value to Robust Hotels. WACC is arrived at by using the following formula:



$$WACC = (\text{Cost of Equity} * \text{Shareholders Funds} / \text{Total Funds}) +$$

$$(\text{Cost of Preference} * \text{Preference Share Capital} / \text{Total Funds}) +$$

$$(\text{Cost of Interest Bearing Debt} * \text{Interest Bearing Debt} / \text{Total Funds})$$

Note: Capital Employed i.e. Shareholders' Funds, Preference Share Capital, and Interest Bearing Debt denotes the carrying values as appearing in the balance sheet on the valuation date, including securities premium received thereon, or excluding discount given on issue (if any).

c) Cost of Equity

The cost of equity has been determined by using Capital Asset Pricing model (CAPM). This has been computed as follows:

$$\text{Cost of equity} = R_f + [R_m - R_f] (\text{Beta})$$

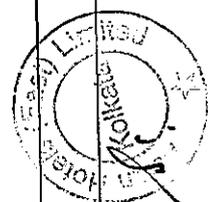
Where,

R_f denotes risk free rate of return as per the "Public Debt Management Quarterly Report" for the quarter ending March 31, 2015 which is 7.46%.

R_m denotes return on diversified market portfolio return. R_m is considered 16.12% which has been the market rate of return on Bombay Stock Exchange from April 1, 1979 to March 31, 2016.

β represents the systematic risk associated with investments. It is assumed that for shareholders the substitute opportunity for investment would be investment in SENSEX. Hence, we have assumed the shareholders' expectation equal to the market return (based on the return on BSE from 1979 till date).

The average beta for major listed hospitality sector companies in India is approximately 0.86, and considering that Robust Hotels has not yet fully stabilized its operations and Robust Hotels is a single hotel, unlisted company, and the age of property being relatively new, we have considered Beta as 1.



45

Advisory Report on Share Entitlement Ratio

The Cost of equity (ke) comes out to be 16.12%

d) Cost of Debt

The cost of interest bearing debt has been computed considering post tax cost of debt of the Robust Hotels. Robust Hotels has outstanding as on 31st March, 2016 0.1% Debentures of Rs. 205 crores, and Rs. 148.24 crores, including outstanding interest on the principal which is approximately Rs. 3 crores. Term loan raised from HDFC Bank at 12.40%. However, considering that any rational long term investor in the hospitality industry, in an arm's length transaction investing in Unsecured Debentures of a company would expect a higher rate of return, we have taken cost of debentures to be at 12%.

Based on above figures and assumption, effective post-tax cost of term loan and debentures works out to 8.11% and 7.85% respectively.

e) Cost of Preference Capital

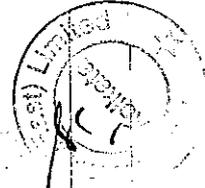
Robust Hotels had issued two classes of Preference Capital:

- 1% Cumulative Redeemable Optionally Convertible Preference Shares to GJS Hotels, and
- 12% Cumulative Redeemable Preference Shares to Asian Hotels;

1. The cost of Preference Capital has been computed considering Post - CDT Cost of Preference Capital of Robust Hotels. Robust Hotels has issued preference shares to Asian Hotels carrying dividend rate of 12%. Considering normal expectation of any long term rational investor investing in an arm's length transaction in the Preference Share Capital of a company in the hotel industry, we have taken cost of preference shares to be as the dividend rate i.e. 12% and an effect of DDT has been grossed up thereupon.

Based on these assumptions and figures, effective post-CDT cost of 12% preference shares works out to 14.44%.

2. GJS Hotels had invested in 1% Cumulative Redeemable Optionally Convertible Preference Shares amounting to Rs. 192.74 crores in FY 2013-14 and FY 2014-2015 in Robust Hotels. It has been represented to us that management of GJS Hotels and Robust Hotels vide Board Resolutions dated 10th February, 2016 and 21st May 2016 respectively had resolved to convert this investment from Equity -



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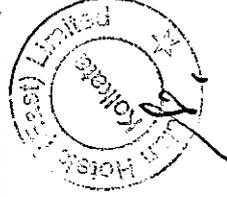
Redeemable Optionally Convertible Preference Shares to Compulsorily Convertible Preference Shares ("CCPS"). However the conversion was not executed within FY 2015-16. Such conversion was effected on 1st October 2016.

As resolved earlier, on October 1st, 2016, the management of GJS Hotels and Robust Hotels have, pursuant to Sections 48 and Section 55 of Companies Act 2013 entered into a mutual agreement to convert the nature of Optionally Convertible Preference Shares to Compulsorily Convertible Preference Shares. Further, the dividend accumulated till date of conversion into CCPS has been waived off as mutually agreed. As such, the investment of GJS Hotels of Rs. 192,73,93,945/- in 89,64,623 1% CROCPS of Rs. 10/- will get converted into 6,02,31,061 number of equity shares of face value of Rs. 10 each at a conversion price of Rs.32/- per share in the current financial year, i.e 2016-2017.

Since it is evident that the Cumulative Redeemable Optionally Convertible Preference Shares are in true form Equity Share Capital and were not to be redeemed but converted into equity capital, as above, for the purpose of calculation of WACC, Cost of 1% Preference Capital has been taken equivalent to Cost of Equity Share Capital i.e. 16.12% .

f) Cost of Capital

The WACC, considering the Fund Structure of Robust Hotels as on March 31, 2016, has been worked out to be 11.53%, which has been used for the purpose of the valuation.



g) Value in Perpetuity

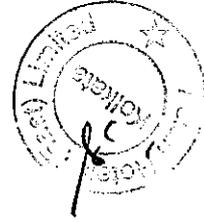
The perpetuity value is the value of the business beyond the explicit forecast period. The last year free cash flows (FY 2025-27) have been considered for the purpose of computing perpetual value. A growth rate of 3% has been considered in the perpetuity for the purpose of computing perpetuity value.

Therefore, on the basis of above mentioned factors, the Enterprise Value of Robust Hotels as per DCF Method works out to Rs. 542.51 crores as on 31st March, 2016

2. Net Asset Value approach:

The second approach which has been used to measure the fair value of Robust Hotels is the Net Asset Value (NAV) method. Hotel Industry is a highly asset heavy sector, therefore the other approach which has been used to value Robust Hotels is the Net Asset Method. Further, Real Estate which is a major component of the total assets of a hotel business, being in a good location has the rental earning capacity or capital appreciation prospects with possibility of more hotels opening up in the vicinity in the near future. Hence, in the given scenario of acquisition of 100% control value in a hospitality sector company, it has been considered vital to take into account the fair value of the assets as well. Hence, all the assets pertaining to Robust Hotels have been valued as per the asset valuation report and the carrying values in the balance sheet and as on 31st March 2016, as provided by the Management; the liabilities have been taken as per the carrying amounts in the balance sheet of Robust Hotels as on 31st March, 2016

Therefore, on the basis of the Adjusted Net Asset Value method, the Value of Robust Hotels works out to Rs. 711.42 crores (approximately)

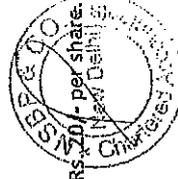
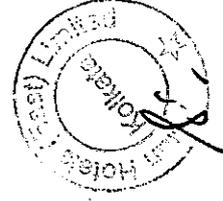


Considering the fact that the Hotel Business is intended to be continued on a 'going concern' basis and that the hotel industry is an asset heavy sector and any person acquiring shares in Robust Hotels will also end up acquiring controlling interest over the huge pool of assets, we have considered it appropriate to give weightage of '1' to the value determined using 'Discounted Cash Flow approach' and weightage of '1' to value determined using 'Net Assets Value approach'.

The Average Enterprise value of Robust Hotels works out to be Rs. 626.97 crores (approximately). Accordingly, the Equity Value i.e. value only to the shareholders of the Robust Hotels which is arrived at after deducting from the above derived enterprise value, the fair value of Non-Equity Claim i.e. 12% preference capital, 0.1% debentures and Loans comes at Rs. 314.00/- crores (Refer Chapter - 6 for values of 12% Preference Shares and Debentures)

Given the true nature of 1% CROCPS being Equity Share Capital, we have taken the value of Robust Hotels on fully diluted equity shareholding bases. As on 31st March, 2016 Robust Hotels has total number of issued and paid up equity shares outstanding of 9,39,42,769 and equivalent number of preference shares to be converted into equity as per terms highlighted above stand at 6,02,31,061. The total number of diluted equity shares thus stands at 15,41,73,830.

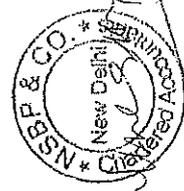
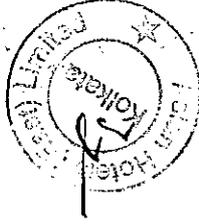
Therefore, estimated diluted equity value per share of Robust Hotels comes at Rs. 20.37/- approximately, rounded off to Rs. 20/- per share.



CHAPTER 8 – VALUATION RECOMMENDATION

On the basis of our valuation estimate and derivation in accordance with preceding chapters, we are of the opinion that the share entitlement ratio as per below table of equity shares of face value Rs. 10/- each and at Premium of Rs. 10/- (total value – Rs. 20 per share, refer chapter 7 above) per share of Robust Hotels is fair and reasonable:

Particulars	Value (In Rs. Crores)	Number of units	Value Per unit	Share Entitlement (per 100 units)
12% Cumulative Redeemable Preference Shares	64.10	43,00,000	149.06	745
0.1% Unsecured Redeemable Non-Convertible Debentures	100.62	2,05,00,000	49.09	245



Authorized Signatory
 For NSBP and Co.
 Chartered Accountants
 Membership No: 000756N

Date: 2nd February, 2017
 Place: New Delhi

OPINION ON MARKET VALUE

For

M/s. Robust Hotels Private Limited, Chennai.

In respect of property located in

No 365, Anna Salai, Teynampet, Chennai-600 018

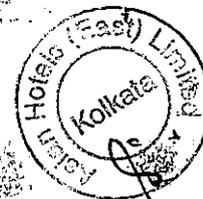


Prepared by

Sreenidhi Valuation Consultancy
Services, Chennai.

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Tel No. 044 42133181. www.sreenidhi.net

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52

OPINION ON MARKET VALUE

For

M/s. Robust Hotels Private Limited, Chennai

In respect of property located in

No 385, Anna Salai, Teynampet, Chennai-600 018



Prepared by

Sreenidhi Valuation Consultancy
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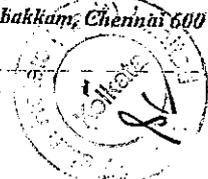


Table of Contents

Particular	Page no
Executive Summary	3
General Terms of Appointment & Disclosures	5
Client Profile	6
Hotel Info	7
Property Description	8
Building Details	11
Opinion on Property Value	12
Annexure—Machinery Value	16
Site Pictures	17

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54

EXECUTIVE SUMMARY

SUB: Opinion on the Market value of the building along with the fixtures available as on 16 th May 2016 at No 365, Anna Salai, Teynampet, Chennai-600018.

On instructions from M/s. Robust Hotels Private Ltd, Chennai ("Client"), this evaluation exercise is undertaken in respect of the Land and Building of the "Hotel Hyatt Residency" located at No 365, Anna Salai, Teynampet, Chennai—600 018, Tamil Nadu, IN ("Subject property) along with the machineries and fixtures installed / erected therein and excluding the art work done in the hotel.

The scope of the engagement, as defined by the Client requires a realistic assessment of the present market value of the Immovables and movables comprised in the Subject property under the comparable method. It excludes compliance study and evaluation of deviations, if any. The Income Discounting approach has not been adopted for want of data.

The ownership over the land of an undivided share of 1.35 Lakh Sqft out of 1.79 lakh Sqft along with partly finished structure of an extent of 6.31 Lakh Sqft and also the movables including machineries erected therein were acquired by M/s Robust Hotels Pvt Ltd vide Sale Deed document no-752/2007 dated 5th Jul 2007 ("Title document").

It is understood that after purchasing the property on as-is-where-is condition, M/s Robust Hotel Pvt Ltd under took the finishing works and duly obtained the Completion Certificate from CMDA vide ref no C.C.No.EC/South/105/2011 Dtd 25/08/2011 for Double basement + Ground floor + 15 Floors with a subject to condition that the security deposit shall not be refunded in the view of the Cited additional area constructed in the top most storey not covered in the approved plan. Direction to pay the development charges for the additional area constructed in the top most floor. We are not updated on the present status of the aforesaid proceedings.

Key Pointers:

The property is located in one of the most commercially prominent location viz Teynampet.

The Scope of our engagement is for estimating the realistic market value of the Land, Structure and the machineries and fixtures comprised in the Subject hotel. This opinion report of assessment and evaluation is for the consumption of client and its holding company only.

The Land Valuation, as defined by the scope has been conducted under the Sale Comparable Method and excludes all other methods including Income Discounting method and the Deviation & risk analysis.

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We have adopted the Comparable method for estimating the Land value and Depreciated Replacement value for the Structure.

With regard to the Land valuation, we have considered the Un-divided share of land as one single land parcel and accordingly arrived at the value.

We are informed that though the shell of the property was completed as early as 1998 itself, the construction was stalled owing to financial reasons. The overall construction was eventually completed only in 2007 and the same has been considered as the year of completion for our valuation purposes.

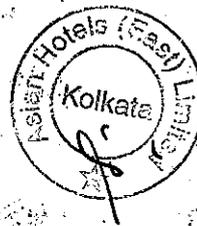
With regard to Machineries, We have relied upon the data provided by the client to estimate the make, model and age of the machines. We have not perused the invoices of these machines.

As most of the machineries are more than a decade old, their technology platforms stands replaced with newer versions leaving the existing platforms redundant. For such machineries, we have attempted to arrive at a reasonable utility value for the machinery & its technology based on comparable sale instances in the recent past. We have extensively relied upon the data available over the internet while valuing of these machineries.

With regard to the Fixtures, we have largely relied upon the data furnished by the Management. Few items were verified on a random sampling basis and not material discrepancies were observed.

For Sreenidhi Valuation Consultancy Services
For SREENIDHI VALUATION CONSULTANCY SERVICES

S. Deegan
Authorized Signatory



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56

General Terms of Appointment & Disclosures

Limitations on Liability

No claim arising out of or in connection with this opinion report may be brought against any member, employee, Partners, or consultant of Sreenidhi Valuation Consultancy Services

Legal parameters of the property

It is assumed that Owners have clear and marketable title to the property for its development. We have carried out legal due diligence and have not checked the legal aspects of the property. We also recommend that the documents provided to us are subjected to formal legal inspection in order to ensure that there are no elements, restriction or charges contained on the property.

Basis of this report

Primary source of information for this report is documents /Information provided by the client and site visit conducted by our executive Mr. Degalisan on 5th May 2016.

General Assumptions & Disclaimers

1. In preparation of this report, we have assumed that documents/information provided by the client is materially correct & true in all respects.
2. We have assumed that all the constructed structures and proposed construction is/will be free from harmful materials and/or techniques. Our analysis is on the basis that no such materials or techniques have been used.
3. For the purpose of this report we have assumed that the property is not subject to environmental contamination. However, as we are not experts in this field, we recommend that an appropriate consultant may be engaged to confirm our assumptions. If the subsequent investigation identifies any environmental contamination on the site, our report may require revision.
4. We are unaware of any government planning or other such matters that might affect the property other than any already mentioned. However, as no specific enquiries have been made we cannot confirm that the property is unaffected.
5. The land area and the built up area is considered as per the Deed of transfer.
6. It is assumed that the owners of the land will obtain all the statutory requirements for the functioning hotel as conceived.
7. At the time of our exercise, we have relied up on the data supplied by the client, land area as per the documents made available and are assumed to be true and accurate. We do not take any responsibility for inaccurate data furnished by the client and other related third parties.
8. No structural survey, geo physical survey and environmental assessment is carried out, as they are out or scope of this exercise.
9. This Opinion report on market value of the subject property is for the aforesaid purpose only and the same is not to be shared for any other purpose without written communication to M/s. Sreenidhi Valuation Consultancy Services.

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Client Profile

Name	M/s. Robust Hotels Private Ltd.
About the developer	M/s. Robust hotels Pvt Ltd is a group company of M/s. Saraf Hotel Enterprises. Hyatt Regency is the hotel located in Chennai. Hyatt Regency - Chennai awarded as Best Construction & Design in India by International Hotel Awards.

SOME OF THE FEW OTHER HOTELS OF M/s. SARAF HOTEL ENTERPRISES

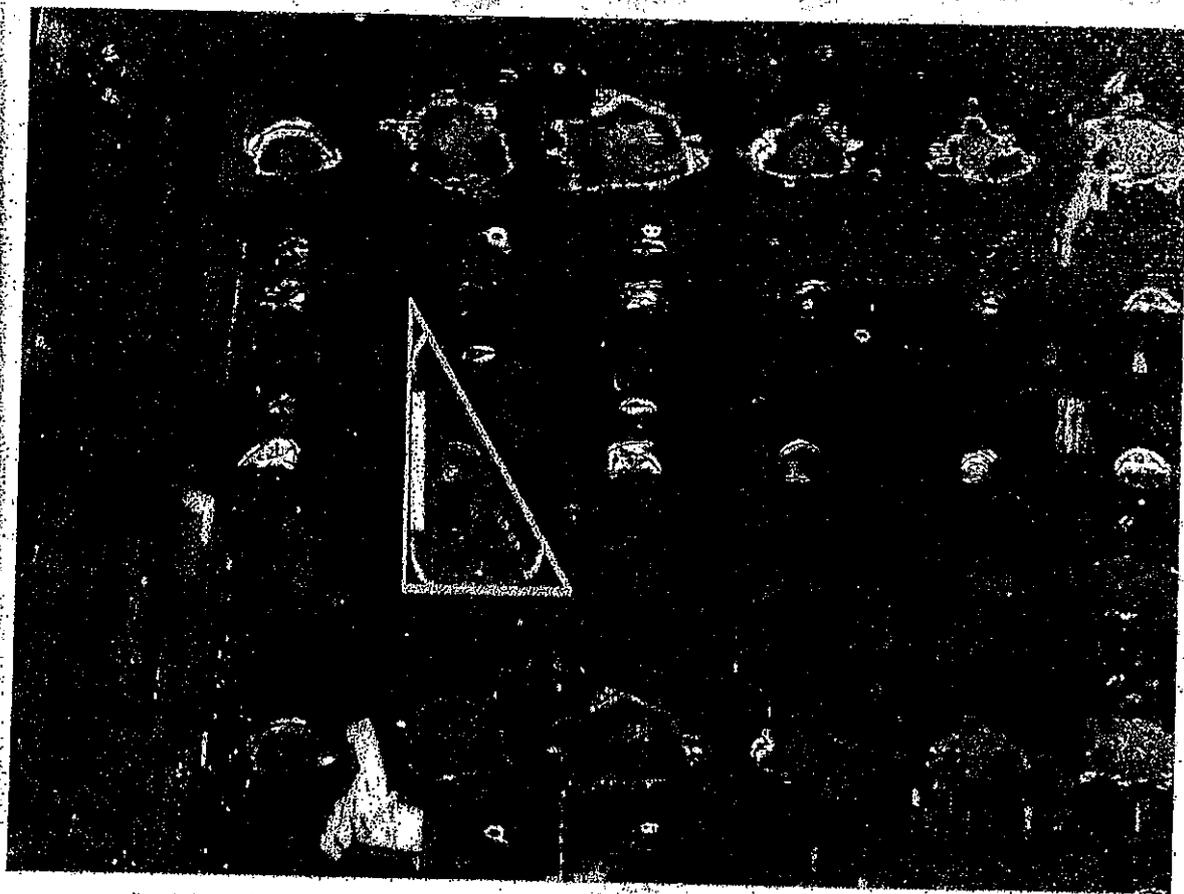
S.No	Hotel Name	Location
1	Yak & Vah	Kathmandu
2	Hyatt Regency Kathmandu	Kathmandu
3	The Grand	New Delhi
4	Hyatt Regency	Kolkata
5	Grand Hyatt	Mumbai
6	Hyatt	Raipur
7	Hyatt Place	Bangalore
8	Hyatt Regency	Ahmedabad



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58

HOTEL INFO	
Hotel Name	Hyatt Regency
Address	365, Anna Salai, Teynampet, Chennai 600018, Tami Nadu, India
R. Survey Numbers	No 1400, of Mylapore village, Collector certificate no. 732
Co-ordinates	13.042829, 80.248280
Structure Specs	Double Basement + Ground + 15 Floors
Facilities	Swimming Pool and Kids Pool, Spa, Fitness center, Valet Parking, Airport transfers, Foreign Exchange, Travel Desk services, restaurants, Business Centre, Meeting spaces, Bar Etc.,
Age of the Building	10 Yrs (As reported)
Estimated balance life	50 Yrs
Tenanted or Self Occupied	Self Occupied
Tenure of land	Freehold



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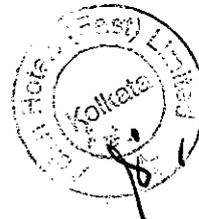


7

Property Description	
Boundaries	As per Site
North	Buildings and Land
South	Road
East	Buildings and Land
West	Road
Shape	Irregular
Entrance Road	Anna Salai (Western Boundary)
Owner Name	M/s. Robust Hotels Private Limited.,
Infrastructure Sources	
Water	Corporation water
Power/Electricity	Tamil Nadu Electricity board
Sewerage	CMWSSB

LAND DETAILS :

As per the deed of transfer vide document no 752/2007 dtd 5th Jul 2007 ("Title document"), subject property land is owned by M/s. Robust Hotels Pvt Ltd ("Owners"). The land extent of the subject property is conveyed as Un divided share to the extent of 1,35,294 Sq.ft out of 1,79,483 Sq.ft.



Property Location and Proximity



Distance from Major Connectivity Points	
Chennai International Airport	15 Kms
Chennai Central Railway Station	9 Kms
Koyambedu CMBT Bus Terminus	9 Kms

Location Importance:

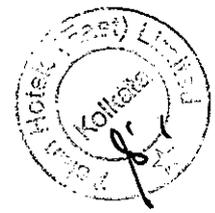
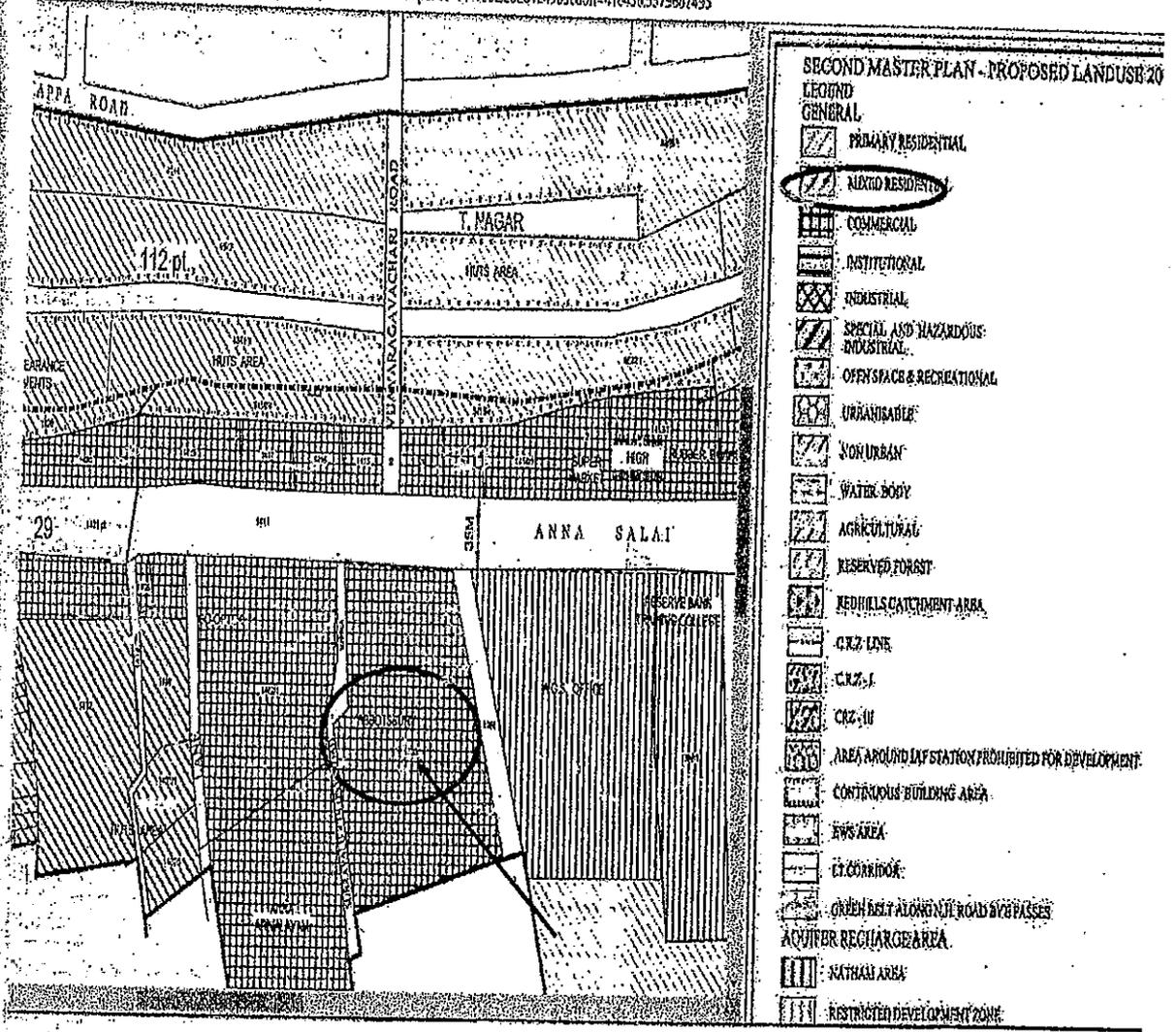
Subject property is gains access from Anna salai which is heart line road of Chennai. Subject property is having access in 2 sides (Western side and Southern side). As per the site visit observations, main entrance for the subject property is from Anna salai). Civic, transport and social infrastructure are good with reputed schools, colleges, religious places and entertainment malls are within the closed proximity. Located in well developed locality.

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Proposed Land use map of CMDA

www.cmdamaps.in/nicinfo/atlanticcombine.php?map=CHN386569.map&det=1441502.2628124983&lon=418436.6379567495



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62

Building Approval Details as per the completion Certificate

Planning Permit Issued by	Member Secretary, MMDA
Permit No	C/PP/MSB/30A to N/95
Completion Certificate Issued by	Member Secretary, CMDA
Completion Certificate No	C.C.No.EC/South/105/2011
Completion Certificate issued date	25/08/2011

Built up Area Statement As per the Deed of Transfer

Floor	Built up Area
Basement II	53028.25
basement I	51581.15
Ground	72252.14
First	38993.63
Second	16594.38
Third	1103.08
Fourth	78453.98
Fifth	33013
Sixth	34063
Seventh to Fifteenth	240078.78
Service Cores 1 and 2	4113.32
Head Room	8226.63
	631501



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Opinion on property value

Under Land and Building Method

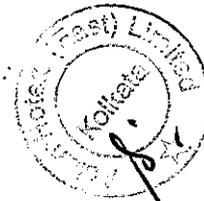
Derived Value of Land as per Published/Quoted prices for land (Rs.)			32371,83,208
Extent of the Building as per the Deed of Transfer (Sq.ft)	631502		
Estimated Cost of new construction (Rs.)	3500		2210256545
Depreciation % @ 1.5% per Yr for 10 yrs	15%		331538482
Building cost after Depreciation (Rs.)	2975		
Estimated value of the Building (Rs.)			18787,18,063
Assumed Interiors decoration cost of 45% on Depreciated Construction Value (Rs.)	1339		845423128.5
Estimated Value of the Land and Building (Rs.)			59613,24,400

Even though the land is conveyed as UDS, the above valuation is arrived under Land and Building method since the nature of the structure is Individual. Also the 3/4 th of land is owned by the client. The valuation is done based on the realistic market value. The above valuation excludes the artworks that are present in the hotel premises.

For SREENIDHI VALUATION CONSULTANCY SERVICES

S. Deegan

Authorised Signatory



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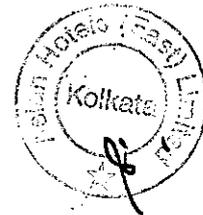
The conclusion on report

Physical site inspection and Physical survey

- The road access to the subject project exists on two side boundaries.
- The shape of land is irregular.
- Main Entrance for the subject property is through Anna Safai (Western Boundary).

List of approvals, Copy of approvals and Area statement

- Completion certificate for the building is produced for the subject property.
- The land falls under Commercial Zone.
- Subject project does not require NOC from CRZ.
- Total Built up area of the building as per the deed of transfer is 631501.87 Sq.ft.



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66

Completion Certificate details as per CMDA website

www.cmda.tamilnadu.gov.in/CCIssuedList/2011.html

Completion Certificate Issued List - 2011

Show 10 entries

Sl. No.	Applicant Name	Site Address	Approval Details	Completion Certificate / Partial Completion Certificate Issued for:	CMDA Cr. No. & Dt.	Completion Certificate No.
105	M/s. Robust Hotels Private Limited & M/s. Rajapal Hotels Limited	Plot No. 1109, Old Door No. 207, New Door No. 367, Anna Salai, Tambaram, Chennai-600 046	Planning Permission Issued vide G.P.P.M.S.B.10/A in 11/1985 dated No.19710 in Letter No.161/2544/11/1985 dated 10.12.1985	Double Basement Floor, Ground Floor & 12 Floors including Garages, Flats, MSB Commercial Building	ES/13309/10	EC/5006/105/2011 dated 25-08-2011

Showing 1 to 1 entries (Filtered from 146 total entries)

Govt. Guideline rates as per Tnreginet.net

www.tnreginet.net/guidelinevalue_2012/greportstreet.asp

REGISTRATION DEPARTMENT

Zone : CHENNAI, SPA : CHENNAI CENTRAL JC - 71 Vidya: TEYNAMPET Revenue District Name: CHENNAI Taluk Name: ANNAPURETRIFICANNE

ABCDEF GHIJKL MNOPQRST UVWXYZ
1 2 3 4 5 6 7 8 9

List All Streets

1 entries match with the string 'anna salai'

STREET NAME	GUIDELINE VALUE	GUIDELINE VALUE (IN RUPEES)	CLASSIFICATION
Anna Salai (Nandanam to Jentiri Memalam)	19000/Sqft	204520/Sq.Mt	Commercial Special Type - I

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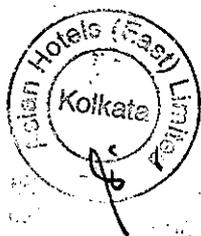
67

Machinery Value

S.NO	DESCRIPTION	AGE in YRS	R.LIFE in YRS	PURCHASE VALUE in Rs.	ESTIMATED. VALUE in Rs.
1	AV & Tel	4	6	343,07,008	205,84,205
2	Boiler	4	11	356,99,936	261,79,953
3	Building Automation	4	6	458,36,087	275,01,652
4	computers(H)	4	1	171,23,479	34,24,656
5	Electricals	4	6	3184,78,139	1910,86,883
6	Elevators	4	6	851,30,513	510,78,308
7	Fire fighting equipment	4	11	276,42,995	202,71,530
8	Generators	4	11	143,48,891	105,22,520
9	HVAC	4	11	2267,68,201	1662,96,681
10	Kitchen Equipments	4	11	1229,66,765	901,75,628
11	Laundry Equipment	4	11	48,53,924	35,59,544
12	Less than Rs.5000/=	4	11	403,67,727	296,03,000
13	Sanitary & Plumbing	4	11	1377,92,080	1010,47,525
14	SPA	4	11	89,30,337	65,54,775
	Total			11202,53,875	7478,86,860

The above valuation excludes the Vehicles and intangible assets of the company.

For SREENIDHI VALUATION CONSULTANCY SERVICES



S. Debnath
Authorised Signatory

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Site Pictures



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