

DUE DILIGENCE REPORT

To,
The Members
Gayatri Co-operative Housing Society Limited
Chinchwad, Pune.

1. Objective

Gayatri Co-operative Housing Society Limited is proposing for redevelopment of society. For the purpose of redevelopment, the society has identified various developers.

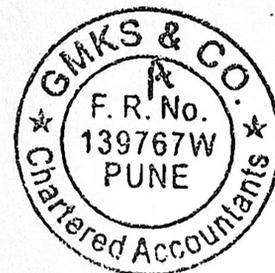
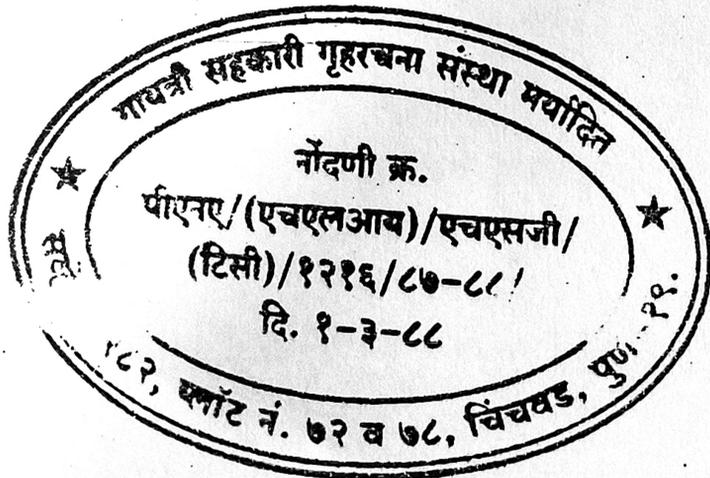
The main object of due diligence is to identify the developer who has technical skill and ability for redevelopment of housing projects.

2. Background of Developer

Name of Developer: Prapti Homes / Sahara Construction

3. Management

- a. Nitin Suryavanshi
- b. Jitin Suryavanshi
- c. Sachin Sampatrao Kakade
- d. Sambhaji Sampatrao Kakade
- e. Pragat Ramchandra Mungase
- f. Yogesh Ramchandra Mungase
- g. Shivam Nagalia
- h. Jeelaf Nagalia



4. Ratio Analysis: Prapti Homes

Particulars	2022-23	2021-22	2020-21
GP Ratio	37%	27%	-
NP Ratio	29%	23%	-
Stock-in-Trade/Turnover	0.10	0.63	-
Net Worth	5,49,24,020	14,53,07,415	14,29,00,811

Ratio Analysis: Sahara Construction

Particulars	2022-23	2021-22	2020-21
GP Ratio	-	-	-
NP Ratio	-	-	-
Stock-in-Trade/Turnover	-	-	-
Net Worth	-	-	-

5. Net worth

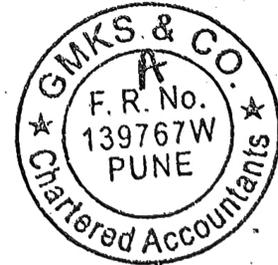
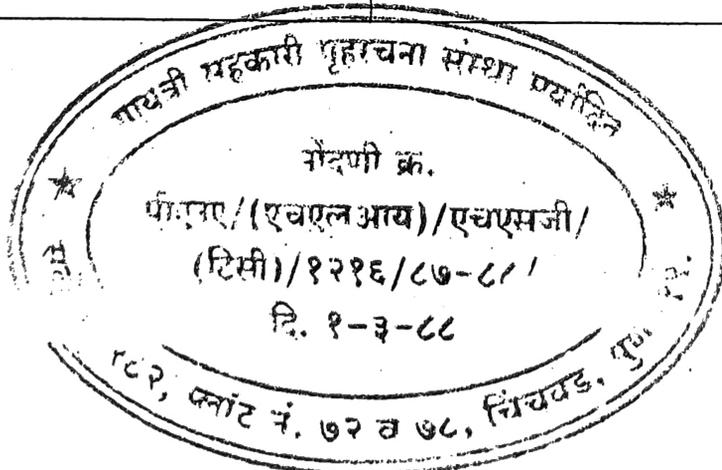
Particulars	As at 31st March 2023	As at 31st March 2022	As at 31st March 2021
Prapti Homes	5,49,24,020	14,53,07,415	14,29,00,811
Sahara Construction	-	-	-
Total	5,49,24,020	14,53,07,415	14,29,00,811

6. Contingent liability

As per Financial data provided to us, we are unable to provide information with regards to contingent liability of co. as relevant data is not provided to us.

7. Residential Projects (Completed)

Sr No	Name of Project	Location	Year of completion
1.	ESTELLA	Wakad	June, 2023



8. Conclusion:

Based on our analysis and financial position of the company we are of the opinion that the company is having sufficient experience and capability to undertake the re-development contract of the society. So, we conclude that society can consider Prapti Homes for the re-development work.

For GMKS & Co.
Chartered Accountant
F.R.N.: 139767W

Ajinkya

Ajinkya Doshi

Partner

M.No.: 600122

Place: Pune

Date: 07-06-2024

UDIN: 24600122BKCTOX8533

