

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

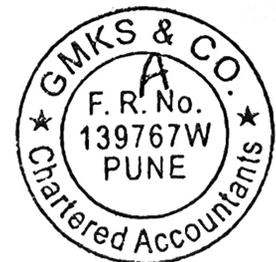
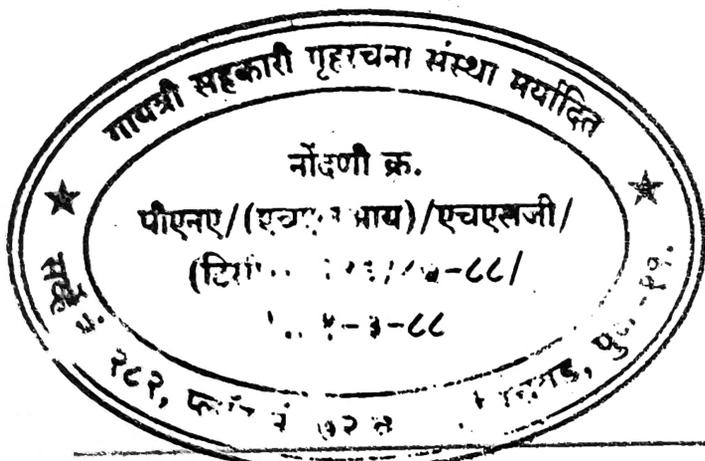
Name of Developer: M/S MORAYA ASSOCIATES

A home is an emotion for all of us! It is a place of utmost peace and solace, cementing an everlasting bond that bears priceless moments of loved ones and family, blossoming our lives into a beautiful journey! In this city of dreams and opportunities, a home of our own, is a wish, rather an aspiration for every individual, that drives the thought of a true living paradise.

We, at Moraya Associates, comprehend the needs of today's enriching lifestyles that define our perception for designing City Homes & Holiday Homes. We emphasize on building homes that yield an ideal composition with the fine charm of natural beauty, elevating your living experience to the next level, making it our forte.

We always believe that a 'home' is where it all starts from, inspiring us to go that extra mile and work towards the smallest of things that provide you with the entire gamut of happiness and joy towards fulfilling your wishes to the core, bringing that much desired smile on your faces.

Source – (www.google.in)



3. Management

- a. Dattatray Chinchwade
- b. Pranjal Ingavle
- c. Suresh Patil
- d. Rajkiran Thakur

4. Ratio Analysis:

Particulars	2022-23	2021-22	2020-21
GP Ratio	59%	Financials Not Provided	60%
NP Ratio	4%		-20%
Stock-in-Trade/Turnover	0.22		0.39
Net Worth	2,37,87,083		80,96,028

5. Net worth

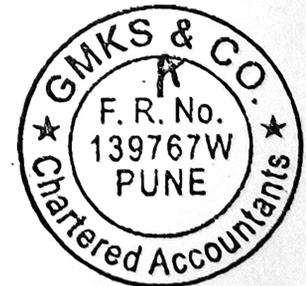
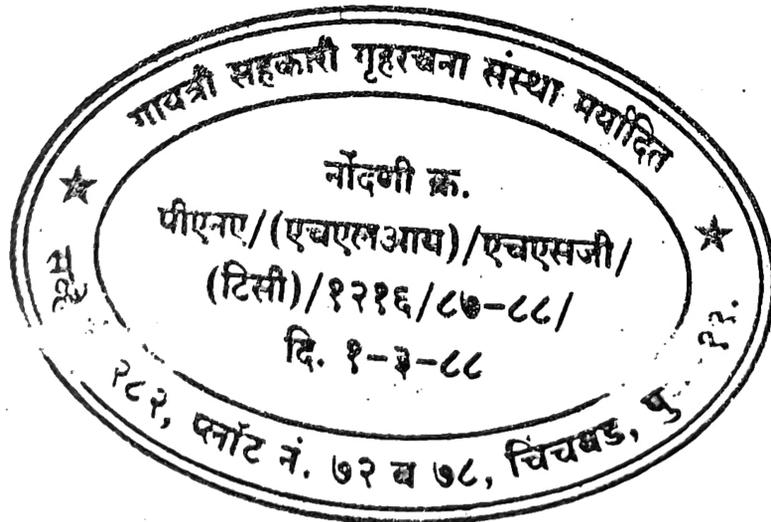
Moraya Group	As at 31st March 2023	As at 31st March 2022	As at 31st March 2021
Moraya Associates	2,37,87,083		80,96,028
Total	2,37,87,083		80,96,028

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	Garden View	Pimpri Chinchwad	DEC, 2023



8. Residential Projects (Ongoing)

Sr No	Name of Project	Year of completion (Estimated)
1.	Galaxy	May, 2025
2.	Narmada	July, 2027
3.	RADHEY PREMLOK CO OPERATIVE HOUSING SOCIETY LTD.	Dec, 2026
4.	ABHISHEK SAHAKARI GRUHRACHANA SANSTHA MARYADIT	Dec, 2026

9. 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 Moraya Group for the re-development work.

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

Ajinkya Doshi

Ajinkya Doshi

Partner

M.No.: 600122

Place: Pune

Date: 07-06-2024

UDIN: 24600122BKCTOW8244

