

## 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

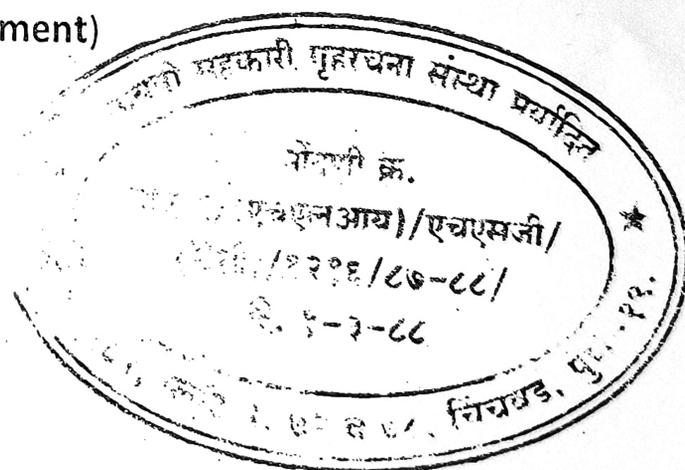
#### Name of Developer: SWAMI DEVELOPERS

Swami Developers is owned by Arun Vilas Deokar has its Registered office at Ganesh Nagar S.No.17/3. Shiv Colony, Thergoan, Pune.

Source – (Financial Statement)

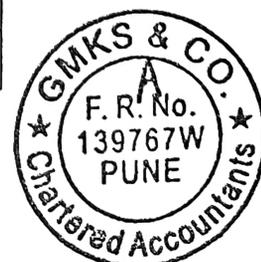
### 3. Management

- a. Mr. Amit Vilas Deokar



### 4. Ratio Analysis:

Particulars	2022-23	2021-22	2020-21
GP Ratio	36%	25%	33%
NP Ratio	8%	12%	13%
Stock-in-Trade/Turnover	0.07	0.13	0.59
Net Worth	2,67,25,457	2,34,04,715	3,02,47,536



5. Net worth

Swami Group	As at 31st March 2023	As at 31st March 2022	As at 31st March 2021
Swami Developers	2,67,25,457	2,34,04,715	3,02,47,536
Total	2,67,25,457	2,34,04,715	3,02,47,536

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	Key Woods	Pimpri-Chinchwad	Dec, 2022

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 Swami 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: 24600122BKCTOZ4085

