

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

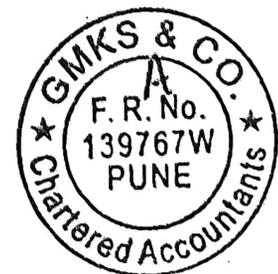
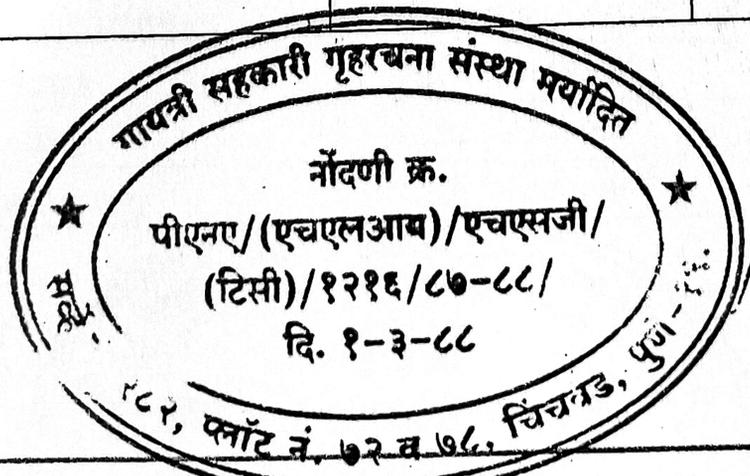
Name of Developer: VASUDHA CONSTRUCTION

3. Management

- Mr. Jayant Damodar Sole
- Mr. Shashank Damodar Sole

4. Ratio Analysis: Vasudha Construction

Particulars	2022-23	2021-22	2020-21
GP Ratio	Financials not Provided	25%	22%
NP Ratio		12%	15%
Stock-in-Trade/Turnover		0.07	0.15
Net Worth		2,24,67,301	2,03,74,662



Ratio Analysis: HPC Associates

Particulars	2022-23	2021-22	2020-21
GP Ratio	8%	8%	4.8%
NP Ratio	7%	7%	7.5%
Stock-in-Trade/Turnover	0.33	0.33	0.40
Net Worth	49,40,23,279	46,37,61,456	34,98,10,356

5. Net worth

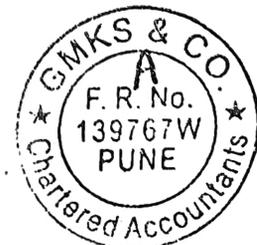
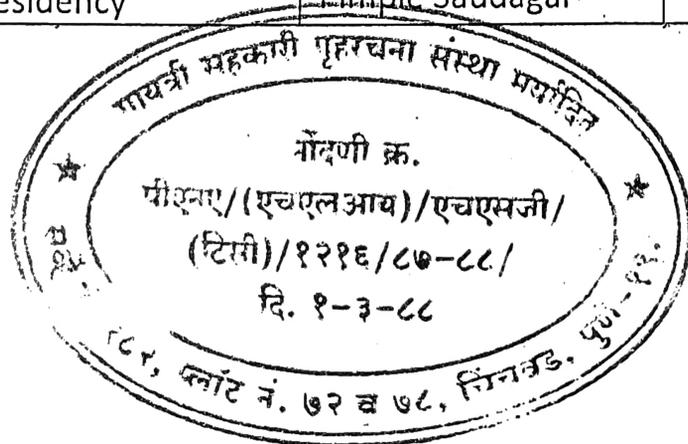
Vasudha Group	As at 31st March 2023	As at 31st March 2022	As at 31st March 2021
Vasudha Construction	-	2,24,67,301	2,03,74,662
HPC Associates	49,40,23,279	46,37,61,456	34,98,10,356
Total	49,40,23,279	48,62,28,757	37,01,85,018

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.	Ramtirth	Chinchwad	2022
2.	Durvankar	Bhosari	-
3.	Hari Prasad	Chinchwad	-
4.	Anand Nagar	Akurdi	-
5.	Shivtirth	Chinchwad	-
6.	Ram Raj Park	Chinchwad	-
7.	Sai Sundar Park	Chinchwad	-
8.	Raghunath Prasad	Chinchwad	-
9.	Manganga	Chinchwad	-
10.	Swami Apartment	Chinchwad	-
11.	Dyanesh Apartment	Chinchwad	-
12.	Sai Heritage	Pimple Saudagar	-
13.	Sai Paradise	Pimple Saudagar	-
14.	Flora Residency	Pimple Saudagar	-



8. Residential Projects (Ongoing)

Sr No	Name of Project	Name of Entity
1.	Moraya Tirth	Chinchwad
2.	Acorn Park	Wakad

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 Vasudha Group 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: 24600122BKCTPA4616

