

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: BHAKTI BUILDERS

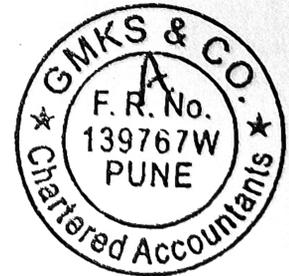
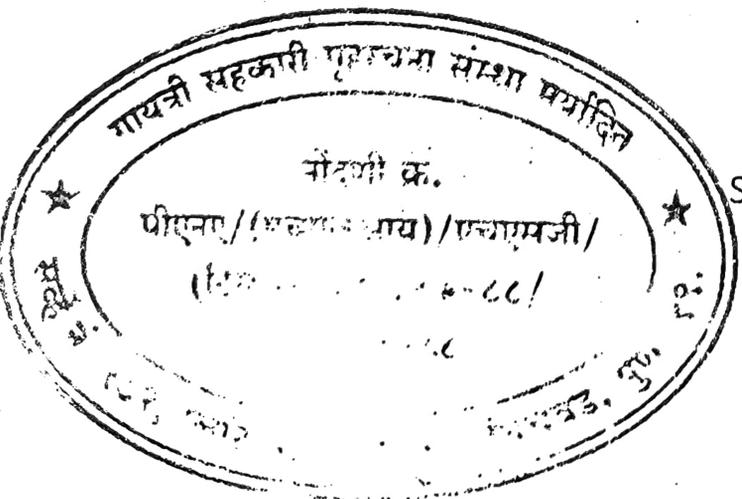
We Bhakti Group have been emerging as a leading name in the construction & real estate industries with a strong presence in name of bhakti builders.

Bhakti Rachana Multicon LLP, Samruddhi Developers & Samruddhi Associates across the residential & Commercial spectrum of PCMC.

We endeavour to be the benchmark brand in quality real estate development. This means constantly innovating listening and acting upon customer insights, introducing latest technologies, adopting new construction processes and practices, and global benchmarking.

The group's success can be traced to their willingness to innovate and evolve; allowing us to present property buyers with solutions that answers their specific needs in terms of amenities as well as budgets.

Source – (www.bhaktigroup.co.in)



3. Management

- Mr. Kishor Firodiya
- Mr. Yash Firodiya
- Mr. Sangeeta Firodiya

4. Ratio Analysis:

Particulars	2022-23	2021-22	2020-21
GP Ratio	14%	20%	19%
NP Ratio	6%	5%	6%
Stock-in-Trade/Turnover	1.25	0.60	0.06
Net Worth	2,67,37,501	1,98,36,342	1,15,29,423

5. Net worth

Particulars	As at 31st March 2023	As at 31st March 2022	As at 31st March 2021
Bhakti Builders	2,67,37,501	1,98,36,342	1,15,29,423
Total	2,67,37,501	1,98,36,342	1,15,29,423

6. Contingent liability

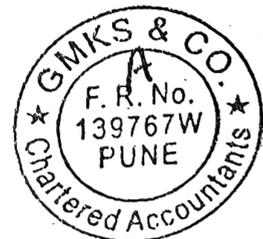
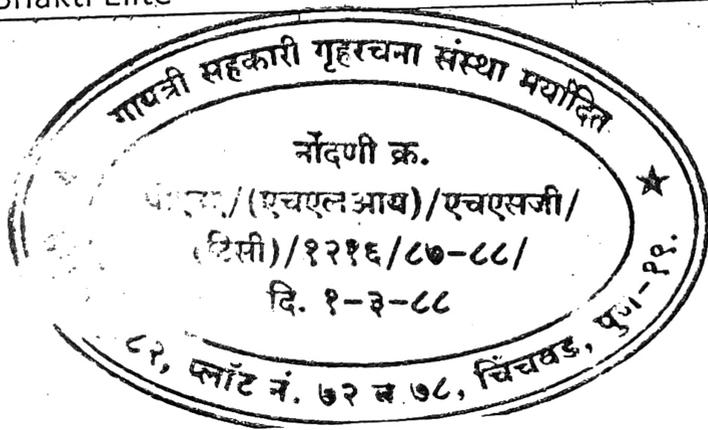
As per Financial data provided to us, we are unable to provide information with regards to contingent liability of co. as relevant data is not provided to us.

7. Residential Projects (Completed)

Sr No	Name of Project	Location	Year of completion
1.	Alok Heritage	Pimpri	July, 2018
2.	Pushpakunj Homes	Pimpri	Dec, 2023

8. Residential Projects (Ongoing)

Sr No	Name of Project	Name of Entity
1.	Elysia Towers	Bhakti Builders
2.	28 Pearls	Bhakti Builders
3.	Bhakti Shrinidhi	Bhakti Builders
4.	Bhakti Rudved	Bhakti Builders
5.	Bhakti Elite	Bhakti Builders

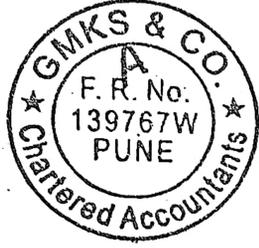


9. Conclusion:

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 Bhakti Builders 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: 24600122BKCTOV1563

