



RSVA & Co.
CHARTERED ACCOUNTANTS

(2)
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DUE DILIGENCE REPORT

To,
The Members
Saraswati co-operative society,
Bhavani Peth Pune

1. Objective

Saraswati co-operative Society 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

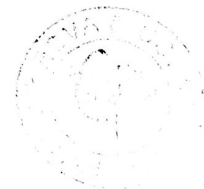
Name of Developer: Mainland Builders

Mainland Group of Companies has created several landmarks in residential & commercial projects in the eastern corridor of Pune, since 1980. The group has been a witness to the modernization phase of Pune and has been instrumental in developing several Residential and Commercial landmarks. Mainland Group of Companies strives to achieve maximum quality in the Infrastructure and Construction projects that they undertake. Mainland Builders is the construction division whereas KEPU is the infrastructure division of the Mainland Group. They are a team of visionaries, problem solvers and builders with more than 3 decades of combined experience. They are working on changing the industry with high quality, affordable, design-driven development. They take pride in their attention to detail and high level of customer service. Their goal is to make the construction process as seamless and stress free as possible for their clients.

(Source:- <http://mainlandpune.com/>)

3. Management

- Mr. Ashok Tarachand Samant
- Mr. Kedar Virendra Sherlekar
- Mr. Vijay Tarachand Samant
- Mr. Dhanesh Tarachand Samant



4. Ratio Analysis

Particulars	2021-22	2022-23	2023-24
GP Ratio	14.17%	0.99%	13.11%
NP Ratio	2.88%	0.27%	5.09%
Stock-in-Trade/Turnover Ratio	16.97 times	2.61 times	1.02 times
Net Worth	4,43,03,331.00	11,48,84,707.00	6,52,71,330.00

5. Project Details

1. Completed Projects

1. Valencia
2. Myra
3. Camelot
4. Jivom
5. Ashok Chakra 2
6. Indraprastha
7. Ashok Chakra
8. Krishna Chambers
9. Belmont

2. Present ongoing Project

1. Mainland Business Hub

6. 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 Saraswati co-operative society can consider Main land Builders for the re-development work.

For RSVA & Co.
Chartered Accountant
F.R.N.: 110504W

Nimit Gujarathi

Nimit Gujarathi

Partner

M.No.: 106810

Place: Pune

Date: 12-01-2024

UDIN : 24106810BKAVRZ4089

