



Rsva & Co.  
CHARTERED ACCOUNTANTS

(3)  
Pune Branch : # 30, Prestige Point, 1st Floor,  
283 Shukarwar Peth, Pune - 411002  
Tel : 020 24487800 / 900  
E-mail : adminpune@rsva.co.in

## 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: Prime Priorities and Bhairav Promoter

PRIME GROUP has established a powerful and successful empire driven by passion, compassion, ethics and honesty. With 30+ years of experience in the retail industry with Prime Furnishings, their commitment to delivering quality and placing customers at the center of their operations is evident across all our verticals of business. They prioritize respecting time and resources at every level, making sure not to compromise on quality. Fueled by passion, compassion, ethics and honesty, PRIME GROUP has built an empire that resonates with preeminence and excellence. Across verticals which are all customer centric, the driving force remains that of delivering quality while paying uncompromising respect to time and resources at every level. At Prime, they truly believe that with growth comes responsibility. That of maintaining integrity and transparency, with every stakeholder. And hence, as they have grown, so have the people associated with them. While traditions play an important role in their aesthetic of work, they have also embraced technology and innovation fearlessly, striking a balance to craft products and services that appeal to all. Compassion and empathy have led them to also reflect on the effects development has on the environment and enabled them to channel their findings into ideating environment friendly deliverables across verticals. They firmly believe that their every action must aim at giving back to Mother Earth, thus instigating them to apply their entire intellect in finding ways of doing so through their work. **MISSION:** Their Goal then & now is to deliver immaculate quality, while laying the foundation of everything they have built or will build in the future, on supremacy, their core tool is honesty. Delivering what they have promised and promising only what they can deliver.

*Praveen*  
*Praveen*

**VISION:** To contribute towards enhancing the skyline of the city by delivering superlative quality of flats and commercial spaces that exude luxury. To taste success in the field of construction through goodwill and deliverance of projects. To aim at ultimate customer satisfaction, happiness and to fulfil every requisite to achieve the same.

### 3. Management

- a. Sagar Promod Pungaliya
- b. Rohan Dudhedia
- c. Pomod Amarchand Pungaliya
- d. Harshvardhan Pungaliya

### 4. Ratio Analysis

Particulars	2018-19	2019-20	2020-21	2021-22
GP Ratio	68%	59%	9%	25%
NP Ratio	1%	11%	2%	6%
Stock-in-Trade/Turnover Ratio	8.96 times	9.20 times	1.45 times	0.49 times
Net Worth	7,61,50,217.00	11,22,62,784.26	4,12,27,201.74	10,48,01,168.60

### 5. Project Details

#### 1. Completed Projects

1. Prime Tejasy
2. Prime Avirat
3. Siddhi Nakoda
4. Siddhi Nignet
5. DNV Arcelia
6. DNV Elvira

#### 2. Present ongoing Project

1. Siddhi Vijay
2. Uday
3. ICON Tower
4. Siddhi Siddhachal
5. Siddhi Business Bay
6. Maavi Ashirawad Society
7. Suyog Corner Society
8. Deeprekha Society



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 Societys can consider Prime Priorities and Bhairav Promoters for the re-development work.

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

*Nimit Gujarathi*

Nimit Gujarathi  
Partner

M.No.: 106810

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