



Rsva & Co.
CHARTERED ACCOUNTANTS

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: Ranawat Group

Ranawat Group is a partnership firm established by Mr. Vilas Jain. It has Marked its beginning in the year 1985, a legacy was shaped. What started as a contracting business evolved into a full-fledged construction company that has now created a strong presence in the real estate business. Incepted by Mr. Vilas Jain 30 years ago, the company now drives forward with the young and modern outlook of Mr. Vishal Jain. Adding extra to the ordinary approach of real estate, Ranawat Group strives to bring innovative solutions that add value to people's lives. Inclusivity, sustainability and responsibility towards the ecosystem are reflected in every project that the company undertakes. With a customer centric approach, Ranawat Group aims to create happy experiences for everyone and hence quality, timeliness and transparency are at its core. Known for quality construction, the company holds strong technical expertise and is continuous creating benchmarks for quality in the real estate industry. The foundation of honest efforts and consistent creativity holds Ranawat Group high in its virtue.

(Source:- <https://www.ranawatgroup.in/>)

*Authentic
Received*

3. Management

- a. Vishal Vilas Jain
- b. Sushil Vilas Jain
- c. Vilaskumar Premchand Jain
- d. Surekha Vilas Jain

4. Ratio Analysis

Particulars	2021-22	2022-23	2023-24
GP Ratio	23.22 %	19.92 %	18.58%
NP Ratio	4.35 %	4.99 %	10.20 %
Stock-in-Trade/Turnover Ratio	0.83 times	0.75 times	0.87 times
Net Worth	60,52,778	5,38,90,994	6,88,73,764

5. Project Details

1. Completed Projects

1. Kings Way
2. The Greater Good
3. Golden East

2. Present ongoing Project

1. Suyog Srivasta
2. AHQ
3. Aura Waters
4. River Dale Residency
5. Shankeshwar Darshan
6. RG Apex
7. Apex Business Court (ABC)
8. Apex Trade Zone (ATZ)



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 Ranavat Group 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: 24106810BKAVRX4196

