

DUE DILIGENCE REPORT

To,
The Members
Shalimar Co-operative Housing Society Limited,
Mahatma Phule Peth, Pune.

1. Objective

Shalimar 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: Highspot Properties LLP

The Highspot Properties LLP is group company of Pristine Properties. We are deeply rooted in Pune, with 38 years of history in this vibrant city. Our commitment is to foster the growth of Pune and its infrastructure hand in hand with its people.

As Pune-kars, our foundation is paramount, reflected in our philosophy: CLEAR- Commitment, Leadership, Excellence, Authenticity, Responsibility. Trustism isn't just a concept; it's a way of life for Pristine Properties, shaping their promise to deliver quality, integrity, and exceed expectations.

Pristine Properties has gained the unwavering faith of more than 10,000 delighted families, making it a symbol of reliability and excellence in the real estate sector, synonymous with innovation and customer-centricity. With a fusion of tradition and modernity, Pristine Properties continues to redefine industry standards, ensuring every project embodies the essence of trust and quality.

"People are sceptical of builders, and that is exactly what we wish to change. Our belief in Trustism has helped us win the unwavering faith of over 7,200 happy families."

Source – (www.pristinepune.com)



3. Management

- a. Mr. Ishwarchand Kishorilal Goyal (Founder and Chairman)
- b. Mr. Pritam Ishwarchand Goyal (Managing Director)

4. Ratio Analysis: Highspot Properties LLP

Particulars	2022-23	2021-22	2020-21
GP Ratio	41%	75%	0%
NP Ratio	95%	64%	0%
Stock-in-Trade/Turnover	0.11	1.29	0
Net Worth	90,80,861	41,08,86,881	20,24,57,077

5. Net Worth

Pristine Group	As at 31st March 2023	As at 31st March 2022	As at 31st March 2021
Highspot Properties LLP	90,80,861	41,08,86,881	20,24,57,077
Total	90,80,861	41,08,86,881	20,24,57,077

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	Mont Vert - Pristine	Aundh	Mar, 2007
2	Pristine Constellation	Aundh	Apr, 2008
3	Pristine Fontana	Bavdhan	Mar, 2010
4	Pristine Grandeur	Wakad	Mar, 2010
5	Pristine Prolife	Wakad	Feb, 2015
6	Pristine Privilege	Aundh	Sept, 2015
7	Pristine Prolife 2	Wakad	Apr, 2016
8	Pristine Meadows	Wagholi	May, 2017
9	Pristine square	Wakad	Jun, 2017
10	Pristine Pacific Phase 1	Ambegaon	Apr, 2018
11	Pristine Pacific Phase 2	Ambegaon	Dec, 2019
12	Pristine Pacific Phase 3	Ambegaon	Jul, 2016
13	Pristine Akanksha	Bakori	Dec, 2018



14	Pristine City	Bakori	Sept, 2019
15	Viva	Mohammad wadi	Mar, 2019
16	Palms	Bakori	Aug, 2017
17	Neo City	Wagholi	Jun, 2018
18	Pristine Equilife	Mahalunge	Jun, 2019
19	Pristine Greens	Moshi	2018-2021
20	AP 81	Koregaon Park	Dec, 2021
21	Pristine Pronext	Wakad	Dec, 2021

8. Residential Projects (Ongoing)

Sr No	Name of Project	Name of Entity
1	Neo City Phase III	Mahalaxmi shelters
2	Pristine Prosperia	Pristine Properties
3	Pristine Greens III	Pristine Properties
4	ILife	Goodwill Venture LLP
5	Pristine Allure	Mahalaxmi shelters
6	APIT	Amar Pristine Landmark LLP

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 Pristine Group for the re-development work.

10. Remarks

As the Financials For Some Entities have not been Provided By The Client For FY 2023-24

For GMKS & Co.
Chartered Accountant
F.R.N.: 139767W


Ajinkya Doshi
Partner

M.No.: 600122

Place: Pune

Date: 20-08-2024

UDIN: 24600122BKCTQK9127

