

LIE Report Prepared for: UBI/ Govind Nagar Branch / M/s. Gillani Hospitality Pvt. Ltd. (4844/2303333) Page 2 of 27

Vastu/UBI/Nashik/11/2023/4844/2303333

02/09-19-PYU

Date: - 30.04.2023

LENDERS INDEPENDENT ENGINEER REPORT

To,

Union Bank of India

Govind Nagar Branch

1,2,3,4 Thakkar Enclave,

B/H/ Karmayogi Nagar,

Govind Nagar, Nashik - 422 008,

State – Maharashtra, Country – India.

Subject: Construction of Proposed Commercial Cum Residential (3 Star Hotel) building on plot bearing Survey No. 804 / A / 9 / 1 & 2, Plot No. 1 & 2, Mumbai – Agra Road, Govind Nagar, Village – Nashik, Taluka & District – Nashik, Pin Code – 422 009, State – Maharashtra, Country – India

Ref: You're Request for Lenders Independent Engineer Report of under Construction Building.

Dear Sir,

- As per your instruction, we have inspected the under construction 3 Star Hotel Building project situated on plot bearing Survey No. 804 / A / 9 / 1 & 2, Plot No. 1 & 2, Mumbai – Agra Road, Govind Nagar, Village – Nashik, Taluka & District – Nashik, Pin Code – 422 009, State – Maharashtra, Country – India which is being developed by M/s. Gillani Hospitality Pvt. Ltd. in order to give the physical progress at site and to certify cost incurred towards project as on 31/03/2023.
- While Certifying cost incurred toward project as on 31/03/2023, various important factors such as type & Quality of proposed construction, Specification of building material to be used, grade of the building, height, lead & lift condition, current market price of similar type etc. were given due consideration.
- As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 31/03/2023 is ₹ 41.13 Cr. for the 2 Basement + Lower Ground Floor + Ground Floor + 1st to 13th Upper Floor however, developer / client estimated cost of project will go on higher side due to revised FSI as per amended plan.
- Hence, considering current status & progress at site, the total cost incurred as on 31/03/2023 towards the project is fair & reasonable up to ₹ 39.19 Cr. for the 2 Basement + Lower Ground Floor + Ground Floor + 1st to 13th Upper Floor which is including land & site development, cost of building construction, cost of miscellaneous fixed

Vastukala (I) Pvt. Ltd., 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
Nashik Branch Email : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Union Bank of India Presence at :

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|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Bhane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax : +91 22 28371325/24

mumbai@vastukala.org