

LIE Report Prepared for: UBI/ Govind Nagar Branch / M/s. Gillani Hospitality Pvt. Ltd. (5236/2303799) Page 2 of 26

Vastu/UBI/Nashik/11/2023/5236/2303799

04/4-28-PYU

Date: - 04.12.2023

## 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,

1. 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 15/10/2023 as per amended approved plan having 125 Hotel Rooms for additional loan requested to UBI for completion of the project.
2. While Certifying cost incurred toward project as on 15/10/2023, 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.
3. As per cost incurred certificate issued by CA Certificate actual total expenditure occurred as on 15/10/2023 is ` 51.65 Cr. for the 2 Basement + Lower Ground Floor + Ground Floor + 1st to 13th Upper Floor having 125 hotel rooms.
4. Hence, considering current status & progress at site, the total cost incurred as on 15/10/2023 towards the project is fair & reasonable up to ` 57.28 Cr. for the 2 Basement + Lower Ground Floor + Ground Floor + 1st to 13th Upper



*Mr. Roshan Shire*

