CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company



Consultants (I) Pvt. Ltd.

Think.Innovate.Create

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.
- 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.
- 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 STOR E

:  $\stackrel{4}{\sim}$  1° Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

Thone 9 Nanded P Delhi NCR P Nashik

Rojkot

♥ Mumbai P Aurangabad P Pune www.yastukala.org

9 Indore Q Raipur Ahmedabad 9 Jaipur

Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA TeleFax: +91 22 28371325/24 mumbai@vastukala.org

Regd. Office: B1-001, U/B Floor, Boomerang,