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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

WORK PROGRESS REPORT



Details of the property under consideration:

Name of Owner: M/s. Gillani Hospitality Pvt. Ltd.

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

Latitude Longitude: 19°58'55.8"N 73°46'53.4"E

Intended User for:

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.**

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

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Work Progress Report Prepared for: UBI/ Govind Nagar Branch / M/s. Gillani Hospitality Pvt. Ltd. (11472/2308658) Page 2 of 13

Vastu/UBI/Nashik/10/2024/11472/2308658

17/07-198-PY

Date: - 17.10.2024

WORK PROGRESS REPORT OF

"M/s. Gillani Hospitality Pvt. Ltd."

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

Latitude Longitude: 19°58'55.8"N 73°46'53.4"E

NAME OF DEVELOPER: M/s. Gillani Hospitality Pvt. Ltd.

Pursuant to instructions from Union Bank of India, Govind Nagar Branch, Nashik we have duly visited, inspected, surveyed & assessed the above said property on 25th September 2024 for work progress report.

1. Location Details:

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. It is about 8.80 Km. travelling distance from Nashik Road Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of Developer	M/s. Gillani Hospitality Pvt. Ltd.
Project Rera Registration Number	N. A.
Registered office address	46, Aminabad Building, 7 th Floor, Aga Hall, Nesbit Road, Mazgaon, Mumbai, Pin Code – 400 010, State – Maharashtra, Country – India
Contact details	Contact Person: Mr. Zaheer Jamal Mobile No. +91 9892216700

E – mail ID and website

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Yashika Plaza
On or towards South	Open Plot
On or towards East	Mumbai – Agra Road
On or towards West	Internal Road



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1. LEVEL OF COMPLETION:

1.1. Construction of Building

Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Percentage of work completed	Work Completion as on 25.09.2024
1	Excavation & Shore Piling			100%	Work is Completed
2	Basement – 2 Floor	1,614.60	1,614.60	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
3	Basement – 1 Floor	1,657.54	1,657.54	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
4	Lower Ground Floor	1,588.16	1,588.16	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
5	Ground Floor	959.48	959.48	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
6	1st Floor	664.42	664.42	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
7	2nd Floor	892.55	892.55	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
8	3rd Floor	900.01	900.01	85.00%	Slab Work, Block work, Plaster work, Door Frame & Window Frame,



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Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Percentage of work completed	Work Completion as on 25.09.2024
					Gypsum work, Plumbing, Water proofing, flooring, toilet dado, firefighting work, external painting work, staircase flooring & grilling work is completed
9	4th Floor	776.60	776.60	85.00%	Slab Work, Block work, Plaster work, Door Frame & Window Frame, Gypsum work, Plumbing, Water proofing, flooring, toilet dado, firefighting work, external painting work, staircase flooring & grilling work is completed
10	5th Floor	776.60	776.60	85.00%	Slab Work, Block work, Plaster work, Door Frame & Window Frame, Gypsum work, Plumbing, Water proofing, flooring, toilet dado, firefighting work, external painting work, staircase flooring & grilling work is completed
11	6th Floor	768.32	768.32	85.00%	Slab Work, Block work, Plaster work, Door Frame & Window Frame, Gypsum work, Plumbing, Water proofing, flooring, toilet dado, firefighting work, external painting work, staircase flooring & grilling work is completed
12	7th Floor	768.32	768.32	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
13	8th Floor	768.32	768.32	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
14	9th Floor	776.60	776.60	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
15	10th Floor	781.48	781.48	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is



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Sr. No	Floor No.	Construction Area in Sq. M.	Completed Area in Sq. M.	Percentage of work completed	Work Completion as on 25.09.2024
					completed Door are installed. Final Finishing work is in progress
16	11th Floor	1,018.22	1,018.22	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
17	12th Floor	1,428.56	1,428.56	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
18	13th Floor	756.79	756.79	95.00%	Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works is completed Door are installed. Final Finishing work is in progress
19	Terrace Floor & OHT & LMR Area	756.79	756.79	85.00%	Terrace slab work, OHT, LMR Area, parapet wall, plaster work, partly flooring work is completed. Staircase flooring & grilling & external painting work is completed. Partly flooring work is in progress & final finishing work is in progress
Total		17,653.36	17,653.36	80.00%	

1.2. Plant and Machinery

Particulars	Work Completion as on 07.04.2024
Air – Conditioning	100% work is completed & checking is also done.
Lifts	All the 5 lifts order is placed, 4 Lifts are installed & in working status. 5 th Lift installation work is in progress.
Kitchen & Refrigeration Equipment's	100% material received on site & installed is done and final checking in pending.
Gym Equipment's	Order is placed.
Fire Fighting Equipment's, Sprinkler & Smoke Detector Systems	100% work is completed & NOC is received
DG Set	100% work is completed & installation is done.
Sewage Treatment Plant	100% work is completed & installation is done.
ELV Systems	Installation is done & final checking is in progress.
IT Equipment & Software	Order is placed.
Crockery, Cutlery & Glassware	Order is placed.
Housekeeping Supplies, Linens & Uniform	Order is placed.

1.3. Furniture and Fixture

Particulars	Work Completion as on 07.04.2024
FF for 125 keys	80 rooms work are completed, other rooms material received on site and interior work is in progress.
FF for Restaurant	Materials has received on site and fixation is done only, final finishing is pending.
FF for Banquet	Materials has received on site and fixation is done only, final finishing is pending.
FF for Reception	Materials has received on site and fixation is done only, final finishing is pending.
FF for Meeting Rooms	Order is placed & some material received on site and work is in progress.
FF for Roof Top Bar	Order is placed & some material received on site and work is in progress.
FF for Other Public Area	Materials has received on site and fixation is done only, final finishing is pending.
FF for BOH	Materials has received on site and fixation is done only, final finishing is pending.

1.4. Cost of Construction as on 25th September 2024:

1.4.1. Construction Cost of Building:

Floors	Total Construction Area in Sq. M.	Completed Area in Sq. M.	Revised Rate / Sq. M.	Full Value after completion	Percentage of work completed	Actual Expenditure till date in ₹
Basement - 2	1,614.60	1,614.60	26,080.00	42,108,768.00	95.00%	4,00,03,329.60
Basement - 1	1,657.54	1,657.54	26,080.00	43,228,643.20	95.00%	4,10,67,211.04
Lower Ground Floor	1,588.16	1,588.16	26,080.00	41,419,212.80	95.00%	3,93,48,252.16
Ground Floor	959.48	959.48	26,080.00	25,023,238.40	95.00%	2,37,72,076.48
1st Floor	664.42	664.42	26,080.00	17,328,073.60	95.00%	1,64,61,669.92
2nd Floor	892.55	892.55	26,080.00	23,277,704.00	95.00%	2,21,13,818.80
3rd Floor	900.01	900.01	26,080.00	23,472,260.80	85.00%	1,99,51,421.68
4th Floor	776.60	776.60	26,080.00	20,253,728.00	85.00%	1,72,15,668.80
5th Floor	776.60	776.60	26,080.00	20,253,728.00	85.00%	1,72,15,668.80
6th Floor	768.32	768.32	26,080.00	20,037,785.60	85.00%	1,70,32,117.76
7th Floor	768.32	768.32	26,080.00	20,037,785.60	95.00%	1,90,35,896.32
8th Floor	768.32	768.32	26,080.00	20,037,785.60	95.00%	1,90,35,896.32
9th Floor	776.60	776.60	26,080.00	20,253,728.00	95.00%	1,92,41,041.60
10th Floor	781.48	781.48	26,080.00	20,380,998.40	95.00%	1,93,61,948.48
11th Floor	1,018.22	1,018.22	26,080.00	26,555,177.60	95.00%	2,52,27,418.72
12th Floor	1,428.56	1,428.56	26,080.00	37,256,844.80	95.00%	3,53,94,002.56
13th Floor	756.79	756.79	26,080.00	19,737,083.20	95.00%	1,87,50,229.04
Terrace & OHT	756.79	756.79	26,080.00	19,737,083.20	85.00%	1,67,76,520.72
TOTAL	17,653.36	17,653.36		46,03,99,628.80	92.75%	42,70,04,188.80

1.4.2. Plant and Machinery:

Particulars	Percentage of work completed
Air – Conditioning	100%
Lifts	85%
Kitchen & Refrigeration Equipment's	100%
Gym Equipment's	0%
Fire Fighting Equipment's, Sprinkler & Smoke Detector Systems	100%
DG Set	100%
Sewage Treatment Plant	100%
ELV Systems	100%
IT Equipment & Software	0%
Crockery, Cutlery & Glassware	0%
Housekeeping Supplies, Linens & Uniform	0%

1.4.3. Furniture & Fixture:

Particulars	Percentage of work completed
FF for 125 Rooms keys	70%
FF for Restaurant	100%
FF for Banquet	100%
FF for Reception	100%
FF for Meeting Rooms	0%
FF for Roof Top Bar	0%
FF for Other Public Area	100%
FF for BOH	100%

Note: Details of work completed is as per site visit dated 25.09.2024.

2. Timeline for Completion of Project:

- As per the discussion with the client the project completion will be done in two portion such as
- Basement 1 + Basement 2 + Lower Ground Floor + Ground Floor + 1st & 2nd Floor + 7th to 13th Floor & Terrace Floor final finishing and checking by Marriott group will be done till 31st October 2024. Operation of the hotel will start in 4th Quarter of year 2024.
 - 3rd to 6th Floor work will be completed in 1st Quarter of year 2025 and final finishing & operation will be start by Marriott group in 1st Quarter of year 2025.
 - We opinion that the project will be completed as per schedule or timeline proposed by the client.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.10.17 12:34:07 +05'30'



Auth. Sign.

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



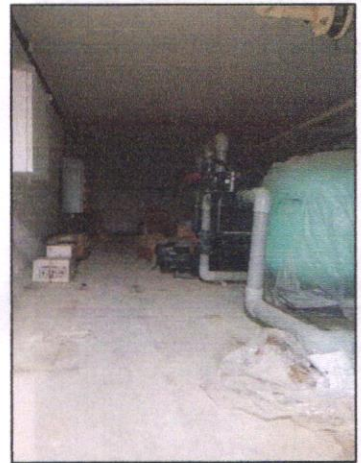
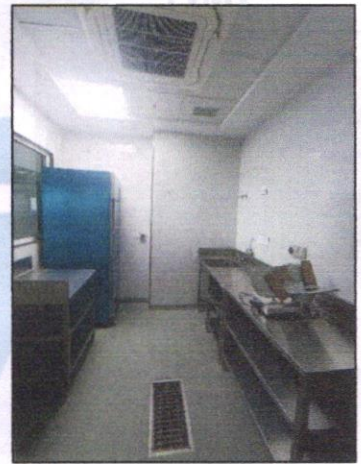
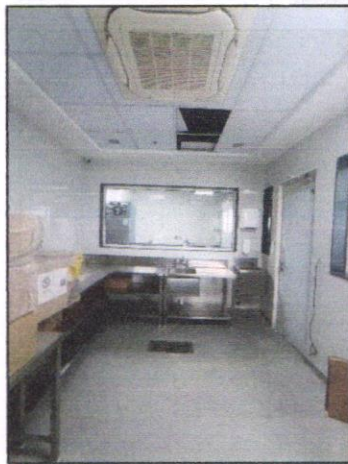
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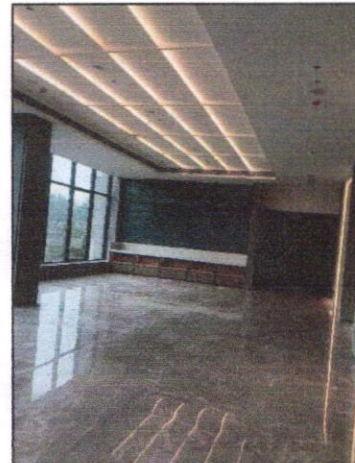
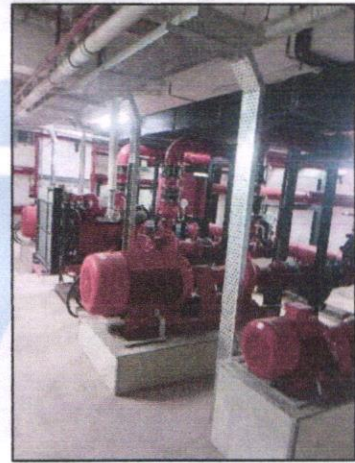
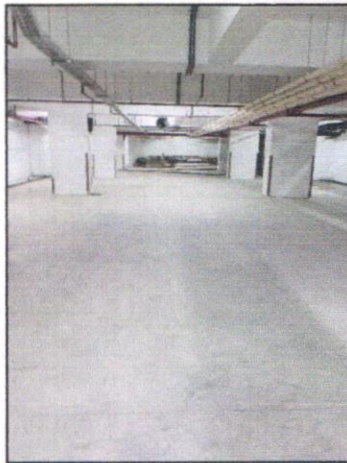
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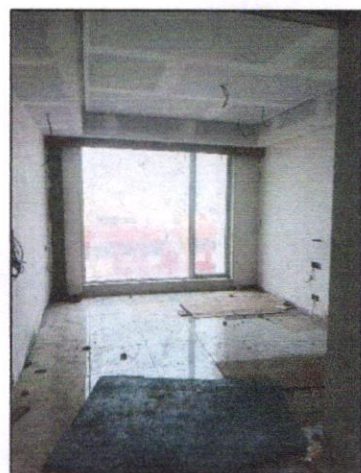
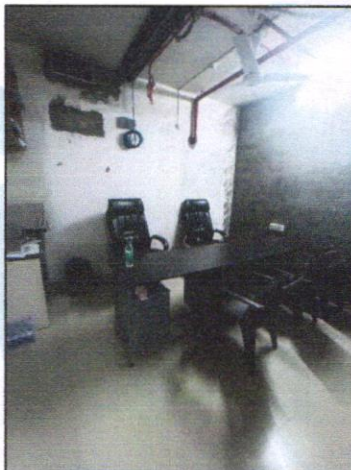
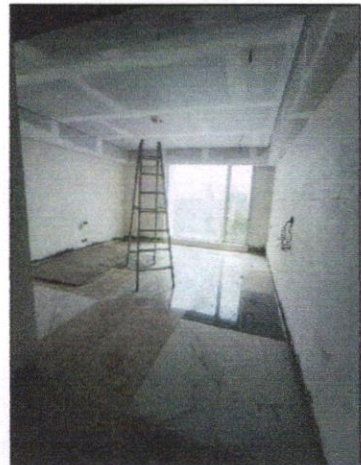
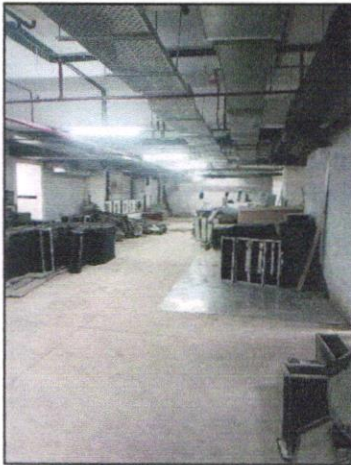
Actual Site Photographs as on 25.09.2024



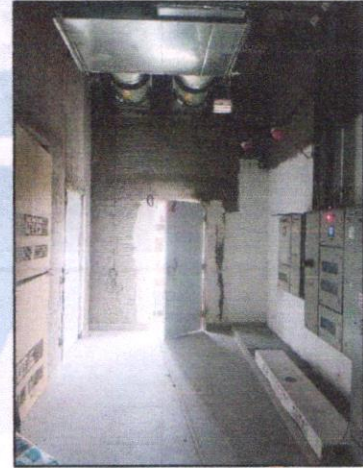
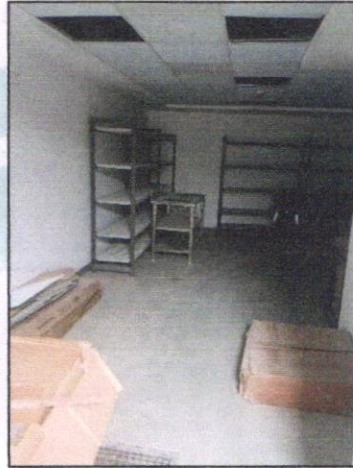
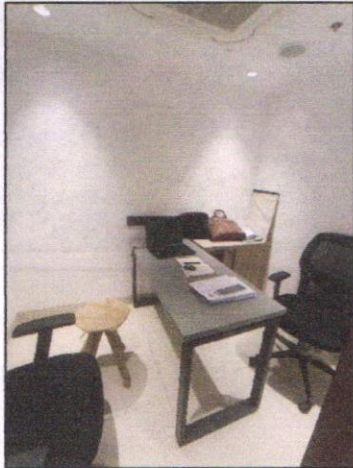
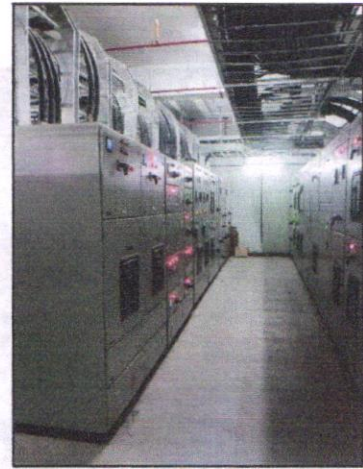
Actual Site Photographs as on 25.09.2024



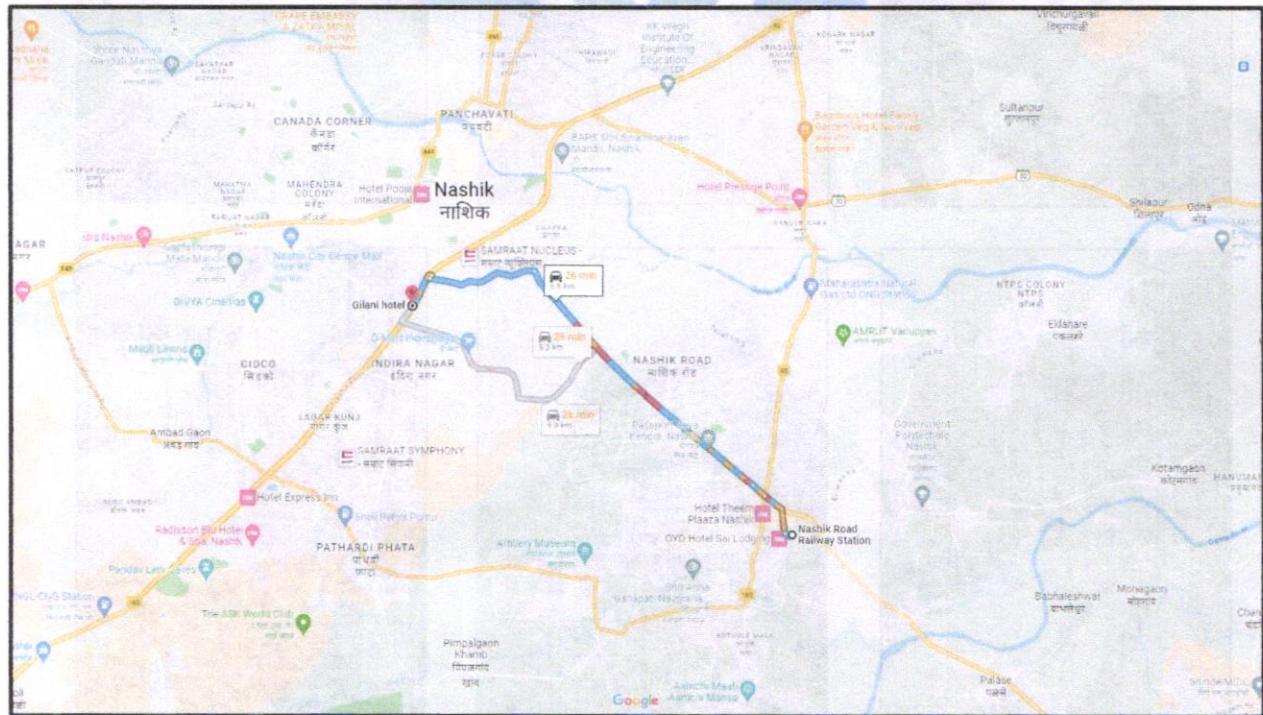
Actual Site Photographs as on 25.09.2024



Actual Site Photographs as on 25.09.2024



Route Map of the property



Latitude Longitude: 19°58'55.8"N 73°46'53.4"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 8.80 Km.)



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