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Vastukala Consultants (I) Pvt. Ltd.

WORK PROGRESS REPORT



Details of the property under consideration:

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

**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 – 422 009, Maharashtra, India**

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

Intended User for:

M/s. Gillani Hospitality Pvt. Ltd.

Nashik: 4, 1st Floor, Madhusa 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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Vastukala Consultants (I) Pvt. Ltd.

Work Progress Report Prepared for: M/s. Gillani Hospitality Pvt. Ltd. (13716/2310009)

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Vastu/UBI/Nashik/01/2025/13617/2310009

10/11-128-PY

Date: - 10.01.2024

WORK PROGRESS REPORT OF

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

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 – 422 009, Maharashtra, 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 the client we have duly visited, inspected, surveyed & assessed the above said property on **03rd January 2025** for work progress report.

1. Location Details:

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 – 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 – 400 010, Maharashtra, 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 | Service Road & Mumbai – Agra National Highway |
| 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. | % of work completed | Work Completion as on 03.01.2025 |
|--------------|--------------------------------|-----------------------------|--------------------------|---------------------|---|
| 1 | Excavation & Shore Piling | | | | |
| 2 | Basement – 2 Floor | 1,614.60 | 1,614.60 | 100% | Slab Work, Block work, Plaster work, Fire Fighting, Water proofing, Electrical, Plumbing, Flooring, toilet dado, sanitary fitting & painting work staircase flooring & grilling works, final finishing is completed Door & windows are installed. |
| 3 | Basement – 1 Floor | 1,657.54 | 1,657.54 | | |
| 4 | Lower Ground Floor | 1,588.16 | 1,588.16 | | |
| 5 | Ground Floor | 959.48 | 959.48 | | |
| 6 | 1st Floor | 664.42 | 664.42 | | |
| 7 | 2nd Floor | 892.55 | 892.55 | | |
| 8 | 3rd Floor | 900.01 | 900.01 | | |
| 9 | 4th Floor | 776.60 | 776.60 | | |
| 10 | 5th Floor | 776.60 | 776.60 | | |
| 11 | 6th Floor | 768.32 | 768.32 | | |
| 12 | 7th Floor | 768.32 | 768.32 | | |
| 13 | 8th Floor | 768.32 | 768.32 | | |
| 14 | 9th Floor | 776.60 | 776.60 | | |
| 15 | 10th Floor | 781.48 | 781.48 | | |
| 16 | 11th Floor | 1,018.22 | 1,018.22 | | |
| 17 | 12th Floor | 1,428.56 | 1,428.56 | | |
| 18 | 13th Floor | 756.79 | 756.79 | | |
| 19 | Terrace Floor & OHT & LMR Area | 756.79 | 756.79 | | |
| Total | | 17,653.36 | 17,653.36 | | |

1.2. Plant and Machinery

| Particulars | Work Completion as on 03.01.2025 |
|--|--|
| Air – Conditioning | Installation is completed & working has started. |
| Lifts | All the 5 lifts are installed & started operating. |
| Kitchen & Refrigeration Equipments | Installation completed and functioning started. |
| Gym Equipment's | Installation completed and functioning started |
| Fire Fighting Equipment's, Sprinkler & Smoke Detector Systems | Installation completed and functioning started |
| DG Set | Installation completed and functioning started |
| Sewage Treatment Plant | Installation completed and functioning started |
| ELV Systems | Installation completed and functioning started |
| IT Equipment & Software | Installation completed and functioning started |
| Crockery, Cutlery & Glassware | Installation completed and functioning started |
| Housekeeping Supplies, Linens & Uniform | Installation completed and functioning started |

1.3. Furniture and Fixture

| Particulars | Work Completion as on 03.01.2025 |
|--------------------------|--|
| FF for 125 rooms | Work for 80 rooms is completed. Balance room's material received on site and interior work is in progress. |
| FF for Restaurant | Installation completed and functioning started |
| FF for Banquet | Installation completed and functioning started |
| FF for Reception | Installation completed and functioning started |
| FF for Meeting Rooms | Installation completed and functioning started |
| FF for Roof Top Bar | Order is placed & some material received on site and work is in progress. |
| FF for Other Public Area | Installation completed and functioning started |
| FF for BOH | Installation completed and functioning started |

1.4. Cost of Construction as on 03rd January 2025:

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 | 100% | 42,108,768.00 |
| Basement - 1 | 1,657.54 | 1,657.54 | 26,080.00 | 43,228,643.20 | 100% | 43,228,643.20 |
| Lower Ground Floor | 1,588.16 | 1,588.16 | 26,080.00 | 41,419,212.80 | 100% | 41,419,212.80 |
| Ground Floor | 959.48 | 959.48 | 26,080.00 | 25,023,238.40 | 100% | 25,023,238.40 |
| 1st Floor | 664.42 | 664.42 | 26,080.00 | 17,328,073.60 | 100% | 17,328,073.60 |
| 2nd Floor | 892.55 | 892.55 | 26,080.00 | 23,277,704.00 | 100% | 23,277,704.00 |
| 3rd Floor | 900.01 | 900.01 | 26,080.00 | 23,472,260.80 | 100% | 23,472,260.80 |
| 4th Floor | 776.60 | 776.60 | 26,080.00 | 20,253,728.00 | 100% | 20,253,728.00 |
| 5th Floor | 776.60 | 776.60 | 26,080.00 | 20,253,728.00 | 100% | 20,253,728.00 |
| 6th Floor | 768.32 | 768.32 | 26,080.00 | 20,037,785.60 | 100% | 20,037,785.60 |
| 7th Floor | 768.32 | 768.32 | 26,080.00 | 20,037,785.60 | 100% | 20,037,785.60 |
| 8th Floor | 768.32 | 768.32 | 26,080.00 | 20,037,785.60 | 100% | 20,037,785.60 |
| 9th Floor | 776.60 | 776.60 | 26,080.00 | 20,253,728.00 | 100% | 20,253,728.00 |
| 10th Floor | 781.48 | 781.48 | 26,080.00 | 20,380,998.40 | 100% | 20,380,998.40 |
| 11th Floor | 1,018.22 | 1,018.22 | 26,080.00 | 26,555,177.60 | 100% | 26,555,177.60 |
| 12th Floor | 1,428.56 | 1,428.56 | 26,080.00 | 37,256,844.80 | 100% | 37,256,844.80 |
| 13th Floor | 756.79 | 756.79 | 26,080.00 | 19,737,083.20 | 100% | 19,737,083.20 |
| Terrace & OHT | 756.79 | 756.79 | 26,080.00 | 19,737,083.20 | 100% | 19,737,083.20 |
| TOTAL | 17,653.36 | 17,653.36 | | 46,03,99,628.80 | 100% | 46,03,99,628.80 |

1.4.2. Plant and Machinery:

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

1.4.3. Furniture & Fixture:

| Particulars | Percentage of work completed |
|--------------------------|------------------------------|
| FF for 80 Hotel Rooms | 100% |
| FF for 45 Hotel Rooms | 40% |
| FF for Restaurant | 100% |
| FF for Banquet | 100% |
| FF for Reception | 100% |
| FF for Meeting Rooms | 100% |
| 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 03.01.2025.

2. Mandatory Approval Status:

| Sr. No. | Particulars | Name of Department | Status | Order Details |
|---------|--|--|----------|---|
| 1 | IOD of Building | Nashik Municipal Corporation | Obtained | P-6954/2021/(669)/K/E Ward/Andheri dated 11.01.2022 |
| 1A | 1 st Amended | Nashik Municipal Corporation | Obtained | P-6954/2021/(669)/K/E Ward/Andheri dated 13.04.2022 |
| 2A | First C.C. | Nashik Municipal Corporation | Obtained | P – 6954 / 2021 / (669) / K / E Ward / Andheri / FCC / New dated 21.10.2022 valid till 22.10.2023. This CC is endorsed for the work upto Ground for Parking + 1st to 10th Upper Floor of Wing A & B |
| 2B | Second C.C. | Nashik Municipal Corporation | Obtained | P – 6954 / 2021 / (669) / K / E Ward / Andheri / FCC / 1 / Amend dated 09.11.2022 valid till 08.11.2023. This CC is endorsed for the work upto Ground for Parking + 1st to 10th Upper Floor of Wing A & B |
| 3 | Occupancy | Nashik Municipal Corporation | Obtained | NMCB/FO/2024/APL/07483 dated 06.11.2024. This Full Occupancy is obtained for the Basement 2 + Basement 1 + Lower Ground Floor + Upper Ground Floor + 1 st to 12 th Floors + 12 th Mezzanine (Part) + 13 th Floor. |
| 4 | Fire NOC | Nashik Municipal Corporation, Fire Department | Obtained | Dated 19.11.2024. This endorsed for Hotel and Lodging. |
| 5 | FSSAI Certificate | Government of Maharashtra, Food and Drug Administration, Food Safety and Standards Authority of India. | Obtained | License Number: 11524072000464 dated 13.11.2024 valid upto 12.11.2029. It is used for Food Services – Hotel kind of business. |
| 6 | Shop Act License for Hotel, Restaurant and Coffee Shop | The Maharashtra Shops and Establishment (Regulation of Employment and Condition of Service) Act, 2017, Office of the Deputy Commissioner of Labour, Nashik | Obtained | License Number: 2420600319479501 issued dated 05.12.2024. It is endorsed for Hotel, Restaurant and Coffee Shop purpose. |
| 7 | Shop Act License for Lodging and Boarding | The Maharashtra Shops and Establishment (Regulation of Employment and Condition of Service) Act, 2017, Office of the Deputy Commissioner of Labour, Nashik | Obtained | License Number: 2420600319480238 issued dated 05.12.2024. It is endorsed for Lodging and Boarding purpose. |

3. Observations & Conclusion:

- Overall Physical progress of the project site as on 03/01/2025 is 100% of construction work is completed. This consists of Basement 1 + Basement 2 + Lower Ground Floor + Upper Ground Floor + 1st to 12th Floor + 12th Mezzanine Floor + 13th Floor & Terrace Floor.
- Project has received Full Occupancy Certificate No. NMCB/FO/2024/APL/07483 dated 06.11.2024 issued by Nashik Municipal Corporation. It is obtained for Basement 2 + Basement 1 + Lower Ground Floor + Upper Ground Floor + 1st to 12th Floors + 12th Mezzanine (Part) + 13th Floor.
- Project has received Fire NOC Certificate dated 19.11.2024 issued by Nashik Municipal Corporation, Fire Department. This is endorsed for Hotel and Lodging Purpose.
- Client has received FSSAI certificate, Shop Act License for Hotel, Restaurant & Coffee Shop and Lodging & Boarding purpose.
- From the above approval status, the property can used for the Hotel and Lodging purpose.
- As per the site inspection, property has started functioning for Hotel & Restaurant purpose. The client is using the property from Basement 1 + Basement 2 + Lower Ground Floor + Upper Ground Floor + 1st & 2nd Floor + 7th to 12th Floor + 12th Mezzanine Floor + 13th Floor & Terrace Floor.
- During site inspection, 3rd to 6th floor interior work is in progress and it is expected to be completed and come in operation by March 2025.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.10 16:47:49 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366



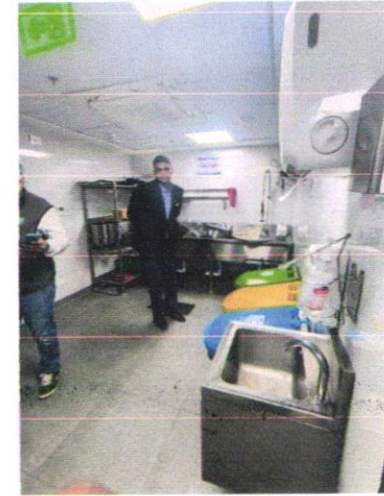
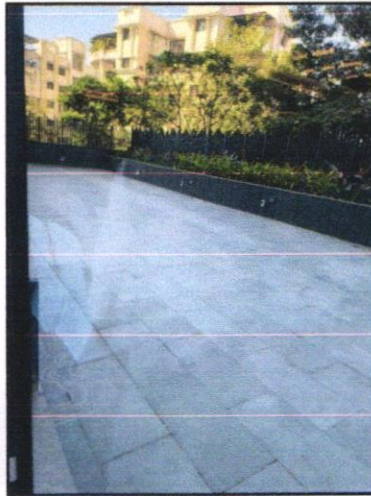
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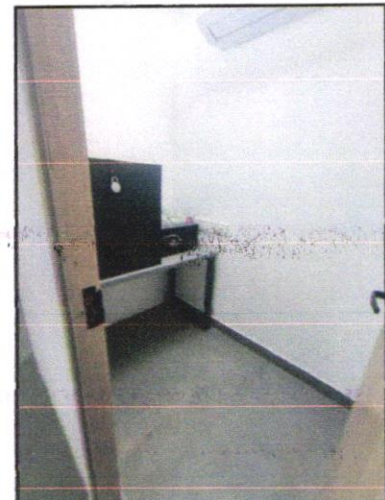
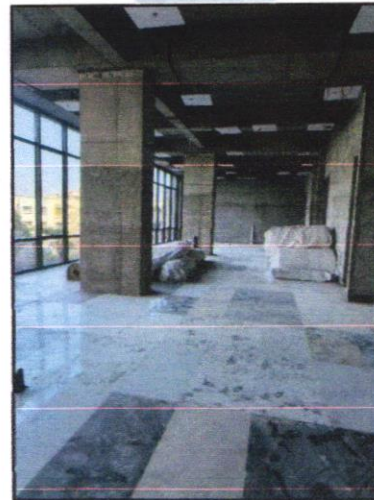
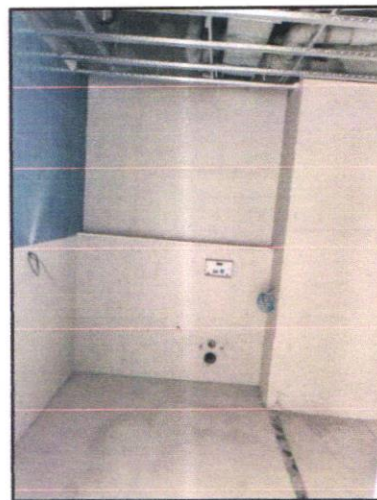
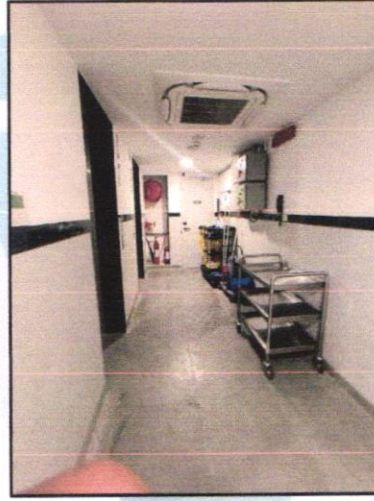
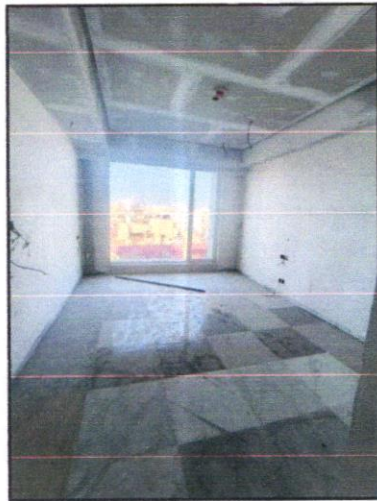
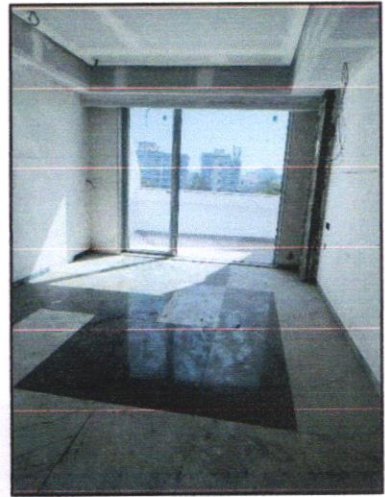
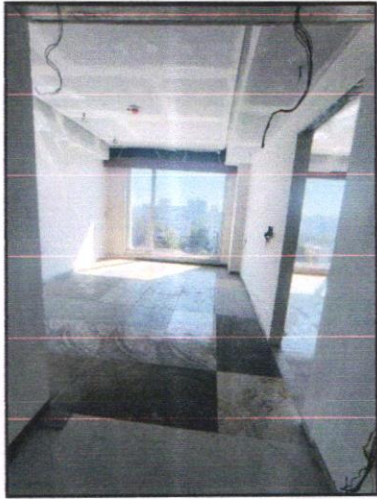
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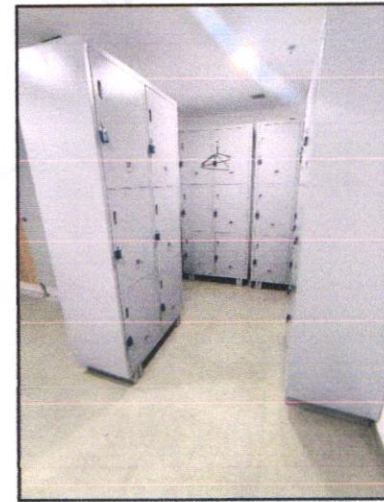
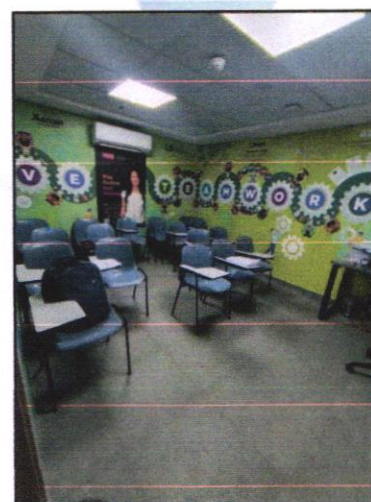
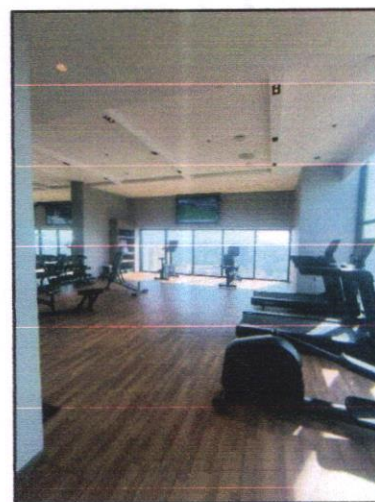
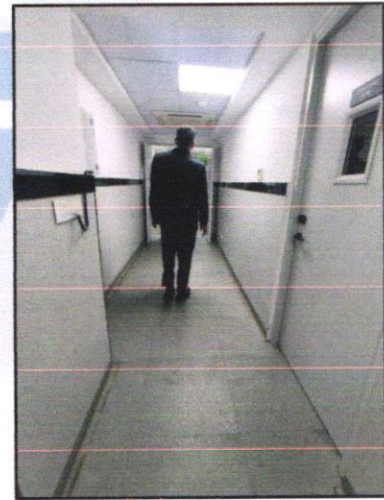
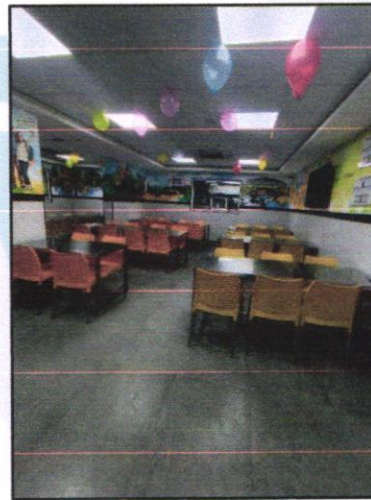
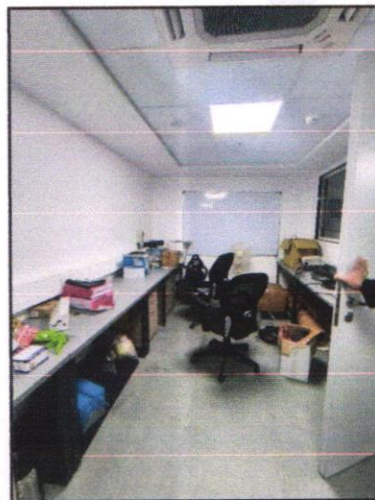
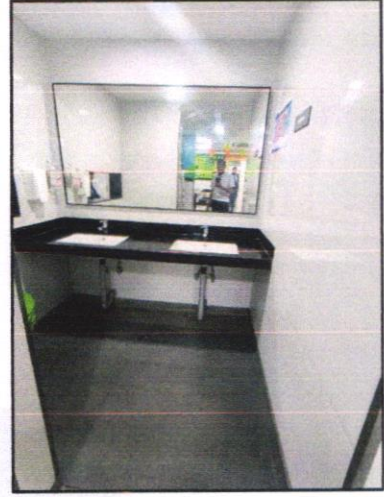
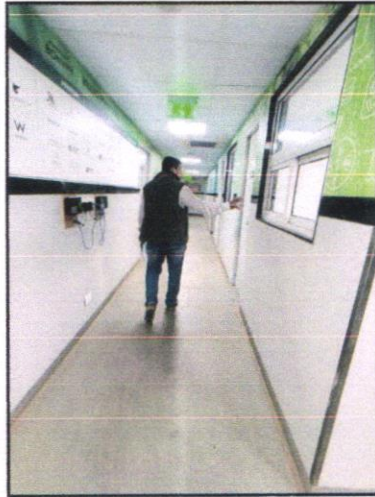
Actual Site Photographs as on 03.01.2025



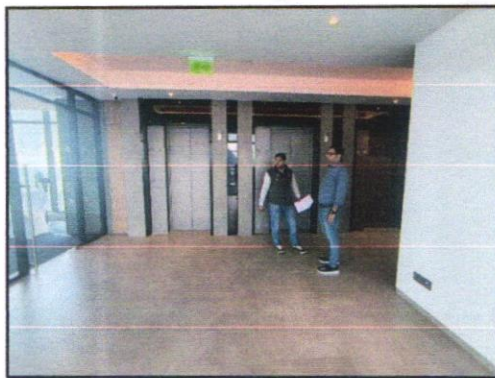
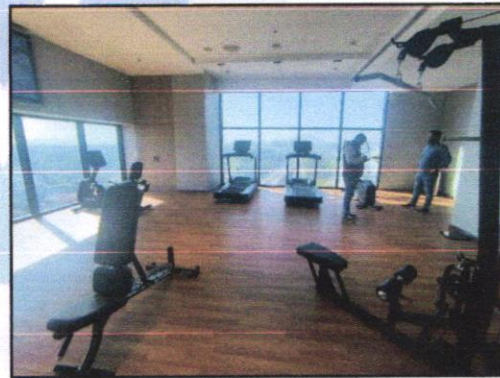
Actual Site Photographs as on 03.01.2025



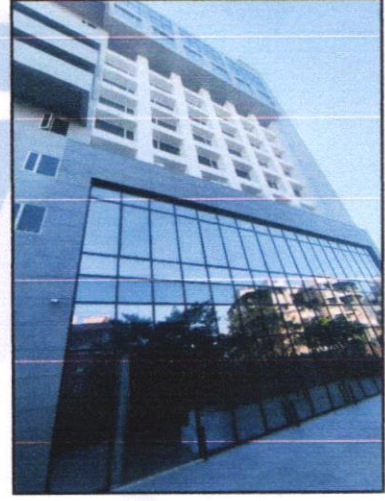
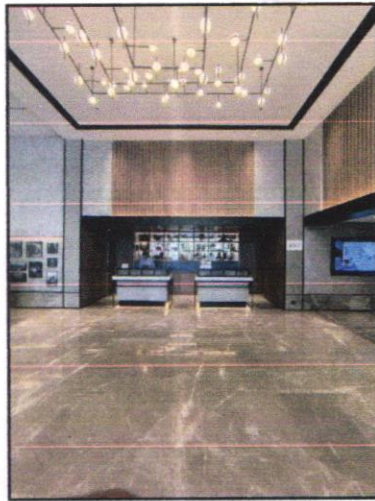
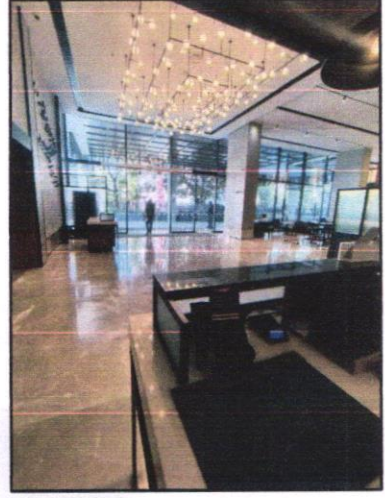
Actual Site Photographs as on 03.01.2025



Actual Site Photographs as on 03.01.2025



Actual Site Photographs as on 03.01.2025



Route Map of the property

Site u/r



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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