

ACORE ARCHITECTURAL SERVICES PVT. LTD.

INTERIORS, LANDSCAPING, BUILDING CONSTRUCTION & VALUATION.

935/D, Matri Anchal, Gorakhnath Railway Crossing, Gorakhpur (U.P.).

Mob. No.: +91 94153 21836 Land Line- 0551-3539695

E-mail: acorearchitecturalservices@gmail.com

Web:- www.acore.co.in

E-mail: info@acore.co.in

Form-REG-1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 03-06-2026

Information as on 03-06-2026

Subject: Certificate of Percentage of work done for the LOTUS TOWER situated on Khasra/Plot no 677, 688, demarcated by its boundaries (latitude 26.789294 and longitude 83.385528) to the North, to the South, to the East to the West of Village Basharatpur, Tehsil: Sadar, Competent Authority: Gorakhpur Development Authority, District: Gorakhpur, admeasuring 2173.2sq. mtr. area, being developed by HPGK Infra Pvt Ltd (Formerly Known as Aisshpra Developers Pvt Ltd) having RERA Registration No. UPRERAPRJ539762

I/We A-Core Architectural Services Pvt. Ltd. have undertaken assignment as Architect for certifying Percentage of work done for the project LOTUS TOWER UPRERAPRJ539762 situate on the Khasra No/ Plot no 677, 688 of village Basharatpur tehsil Sadar competent/ development authority Gorakhpur Development Authority District Gorakhpur PIN 273001 admeasuring 2173.2 sq.mts (23,392.13 sq.ft.) area being developed by HPGK Infra Pvt Ltd (Formerly Aisshpra Developers Pvt Ltd)

1. Following technical professionals are appointed by Promoter: -

- (i) M/s A-Core Architectural Services Pvt. Ltd. as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt _____ as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ as Site Supervisor

2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A

Building/Wing/ Block /Tower Number or Name		LOTUS TOWER			
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%		
2	Total Number of Basement and Plinth		100%		



ACORE ARCHITECTURAL SERVICES PVT. LTD.

INTERIORS, LANDSCAPING, BUILDING CONSTRUCTION & VALUATION.

935/D, Matri Anchal, Gorakhnath Railway Crossing, Gorakhpur (U.P.).

Mob. No.: +91 94153 21836 Land Line- 0551-3539695

E-mail: acorearchitecturalservices@gmail.com

Web:- www.acore.co.in

E-mail: info@acore.co.in

3	Total Number of Podiums		100%		
4	Stilt Floor		100%		
5	Total Number of Slabs of Super Structure		100%		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		100%		
7	Sanitary Fittings within the Flat/Premises,		100%		
8	Electrical Fitting within the Flat/Premises		100%		
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		100%		
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		100%		
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		100%		
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		100%		

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B				
Internal and external development works (common facilities) in respect of the entire registered project				
S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	100%		
2	Water Supply/Drinking Water Facilities	100%		
3	Sewerage (chamber, lines, Septic Tank, STP)	100%		
4	Storm Water Drain	100%		



ACORE ARCHITECTURAL SERVICES PVT. LTD.

INTERIORS, LANDSCAPING, BUILDING CONSTRUCTION & VALUATION.

935/D, Matri Anchal, Gorakhnath Railway Crossing, Gorakhpur (U.P.).

Mob. No.: +91 94153 21836 Land Line- 0551-3539695

E-mail: acorearchitecturalservices@gmail.com

Web:- www.acore.co.in

E-mail: info@acore.co.in

5	Landscaping & Tree Planting	100%		
6	Street Lighting	100%		
7	Community Buildings	100%		
8	Treatment & Disposal of Sewage and Sullage water /STP	100%		
9	Solid Waste Management & Disposal	100%		
10	Water Conservation, Rainwater Harvesting	100%		
11	Energy Management/Use of Renewable Energy	100%		
12	Fire Protection and Fire Safety Requirements	100%		
13	Electrical Sub Station, Control Panel & Meter Room	100%		
14	Receiving Station	100%		
15	Plan of Development Works	100%		
16	Emergency Evacuation Services	100%		
17	Common Facilities in Basement	100%		
18	Others, if any (please specify)	100%		

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect
A-CORE ARCHITECTURAL SERVICES PVT. LTD.

(COA Reg. No. CA/97/21613)

Mobile No.

Email ID

ASHISH SRIVASTAVA
B. ARCH, A.I.I.A.
ARCHITECT
C.O.A. Reg No. CA/97/21613

CORE