Annexure A
FORM 1
[See Regulation 3]
ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

To,
M/s. QUBA TRADELINKS LLP
Ground Floor, H. No. 137/0,
Alrazi Nursing Home,
Old Agra Road, Opp. Darul Falah Masjid,
Gulzar Nagar, Bhiwandi,
Thane, Maharashtra-421302

Subject: Certificate of Percentage of Completion of Construction Work of **"UNITY TOWERS"** having MahaRERA Registration Number **P51700076917** being developed by **M/s. QUBA TRADELINKS LLP.**
(For 01/10/2025 to 31/12/2025 i.e. Quarter 3 of F. Y. 2025-2026)

Sir,
I, **Waheed Ahmed Ansari** of **M/s H K Design Consultant**, have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of **"UNITY TOWERS"** having MahaRERA Registration Number **P51700076917** being developed by **M/s. QUBA TRADELINKS LLP.**

Based on Site inspection. With respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project. I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activities of the entire phase is detailed in Table B.

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TABLE A

Sr. No (1)	Tasks / Activity (2)	Percentage of Actual work done (As on date of the certificate) (3)
1.	Excavation	100%
2.	Basement (if any)	100%
3.	Podium (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	2nd Slab completed 33.3%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/Premises	0%
9.	Staircases. Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	33.3% (Only Staircase)
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing,	0%
11.	Installation of Lifts. Water pumps, Fire Fighting Fittings and Equipment as peer CFO NOC, Electrical fittings, Mechanical equipment, and compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	0%

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TABLE B

Common Areas (Internal and External Development Works) in respect of the Registered Phase.

Sr. No (1)	Common areas and facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	NO	—	—
2.	Water Supply	YES	0%	—
3.	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0%	—
4.	Storm Water Drains	YES	0%	—
5.	Landscaping & Tree Planting	NO	—	—
6.	Street Lighting	NO	—	—
7.	Community Buildings	NO	—	—
8.	Treatment and disposal of sewage and sullage water.	NO	—	—
9.	Solid Waste management & Disposal	NO	—	—
10.	Water conservation / Rain water harvesting	YES	0%	—
11.	Energy management	NO	—	—
12.	Fire protection and fire safety Requirements	YES	0%	—
13.	Electrical meter room, sub-station, receiving station	YES	0%	—
14.	Others (Option to Add more)	NO	—	—

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Yours Faithfully,
For H K Design Consultant

Licensed Surveyor
(License No. STATE/R/2025/APL/16598)
Date:- 31/12/2025

H.K. DESIGN CONSULTANT
STATE/R/2025/APL/16598
BHIWANDI

Agreed and Accepted by the Promoter:
For M/s QUBA TRADELINKS LLP

Authorized Signatory
Date:- 31/12/2025

QUBA TRADELINKS LLP
Bhiwandi

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