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

H. No. 137/0, Opp. Darul Falah Masjid,

Millat Nagar, Nashik Road,

Vanjarpatti Naka,

Bhiwandi - 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 01/04/2026 to 30/06/2026 i.e. Quarter 1 of F.Y. 2026-2027)

Sir,

I, **Mr. Waheed Ahmad Hameed Ahmad Ansari** of **M/s. H.K. Design & Consultants**, 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 activity of the entire phase is detailed in Table B.

TABLE A

Building – UNITY TOWERS

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)	N.A.
4.	Plinth	100%
5.	Stilt Floor	NA.
6.	Slabs of Super Structure	10.71%
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	10.71%
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%

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	–	–

Yours Faithfully,

For M/s H.K. Design & Consultant

Name: Mr. Waheed Ahmad Ansari

(License No. STATE/R/2025/APL/16598)

Date: 30/06/2026

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

Agreed and Accepted by the Promoter:

For M/s. QUBA TRADELINKS LLP

QUBA TRADELINKS LLP
Bhiwandi

Signature of Promoter

Name: Shahnawaz Farooque Ahmed Momin

Date: 30/06/2026