



**FORM B**  
**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of the promoter **M/s Cee Dee Developers Pvt. Ltd.**, a Private Limited Company, having its registered office at SCO 159-160, 1st Floor, Sector 117, TDI City Airport Road, S.A.S. Nagar (Mohali)-140307, Punjab, through its director cum authorised signatory **Mr. Gursiman Singh Sidhu**.

I, **Gursiman Singh Sidhu**, director cum authorised signatory of **M/s Cee Dee Developers Pvt. Ltd.**, the promoter of the proposed Project namely "**Cyber Square**" situated at Commercial Site No 1 & 2, Phase 9, Focal Point, SAS Nagar, Mohali do hereby solemnly affirm, declare and state as under-

1. That as on this date the promoter has a legal title to the land on which the development of the real estate project "**Cyber Square**" is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project will be completed by the promoter is on or before **22.03.2030**.
4. That seventy per cent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time, will be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction/development and the land cost and will be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, will be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account will be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the Promoter will get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and will produce a statement of accounts duly certified and signed by such chartered accountant and it will be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter/ authorised signatory will take all the pending approvals on time, from the competent authorities.
9. That the Promoter/authorised signatory has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter will not discriminate against any allottee at the time of allotment of any plot or building, as the case may be, on any grounds.



G. S. Sidhu  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kham on 20th day of March 2025.

G. S. Sidhu  
Deponent

Read Over & Admitted to be Correct

Deponent before me  
ATTESTED  
20/3/25  
YADWINDER SINGH  
NOTARY  
Distt SAS Nagar (Mohali)