

FORM 3
CHARTERED ACCOUNTANT'S CERTIFICATE
(for Registration of project and subsequent withdrawal of money)

The cost of Real Estate Project Cyber Square situated at Site No 1 & 2, Shopping Complex, Phase IX, Expansion Industrial Focal Point, Mohali, Punjab, RERA Registration No -: FOR REGISTRATION OF NEW PROJECT, being developed by M/s Cee Dee Developers Private Limited, CIN : U45100PB2002PTC060975 as on 26th March, 2025.

S.no.	Particulars	Amount (Rs.)	
		Estimated	Incurred (As per the books)
1	i) Land Cost:		
	a) Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost, TDS on Cost of Acquisition and Advance payment for land Acquisition, Interest on land purchase	77,99,31,066	29,55,40,109
	b) Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	-	-
	c) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc:	3,36,00,193	3,36,00,193
	Sub Total of Land Cost	81,35,31,259	32,91,40,302
	ii) Development Cost/ Cost of Construction:		
	a) i) Estimated Cost of Construction as certified by Chartered Engineer Mr. Narendra Bhatia, Membership No. AM0702075 as on 10.03.2025	1,50,19,25,000	-
	ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	-
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
	iii) On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	14,77,26,000	1,50,98,566
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	-	-
	b) Payment of taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	2,00,00,000	1,06,38,323



- c) Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;

NOTE - It includes interest paid/payable on loans taken from bank, financial institutions, partners and others.

Sub Total of Development Cost		1,66,96,51,000	2,57,36,889
2	Total Estimated Cost of the Real Estate Project {1(i) + 1(ii)} of Estimated Column	2,48,31,82,259.00	
3	Total Cost Incurred of the Real Estate Project {1(i) + 1(ii)} of Incurred Column	35,48,77,191.00	
4	Percentage (%) completion of Construction Work	NA	
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (3/2%)	14.29%	
6	Amount which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Serial no.2 * Serial no.5)	35,48,77,191.00	
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement from designated bank account under RERA A/c	0.00	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	35,48,77,191.00	

This certificate is being issued for RERA compliance for **M/s CEE DEE DEVELOPERS PRIVATE LIMITED** and is based on the records & documents produced before us and explanations provided to us by the management of the company.

Designated bank account under this Certificate :

Account Name : Cee Dee Developers Private Limited RERA Account 70%
Account Number : 152505002084
IFSC : ICIC0001525
Bank Name : ICICI Bank Limited
Bank Address : Phase X, Mohali, Punjab

For KHURANA VINEET & ASSOCIATES

Chartered Accountant
FRN: 011964N



CA Vineet Khurana
(Partner)
M.No.: 090968
UDIN: 25090968BMINFG8945

For CEE DEE DEVELOPERS PRIVATE LIMITED

Gursimran Singh Sidhu
(Authorised Signatory)

Date: 26.03.2025

Place: Chandigarh