



File No : CC-10051

Date 24/07/2026 08:06 PM

To,

DEVIKA GOLD HOMZ PVT LTD

SHOP NO -13-14,GOVINDPURI, KALKAJI, NEW DELHI

Sir / Madam

With reference to your application no. **CC-10051** dated **24-Jul-2026** for grant of **PART** Occupancy Certificate for erection/re erection/alteration/demolition of building on Plot No **GH-06C** in **Sector-01 (FAR-55719.83 SQM) (15 % SERVICE FAR 9644.31 SQM), COMPLETION OF TOWER T1- 90 UNITS, TOWER T2- 132 UNITS, TOWER T3- 132 UNITS, TOWER T4- 132 UNITS TOWER T5- 86 UNITS, (TOTAL UNITS-572) & COMMERCIAL BLOCK FAR-1048.06 SQM (NO OF SHOP-40)** completed under the supervision of Technical Person or Name **Mr. PANKAJ NATH ANDLEY Architect ID:GN00525** and **COA** no -**CA/1999/24866** and building has been inspected by the Assistant Manager of the Planning Department and found that the building conform in all respects to the requirements of the regulations in respect of occupancy certificate . Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel. Hence, it to inform you that **PART** Occupancy Certificate is being granted by the Authority with the following conditions:-

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organisations.
5. Gate/s shall open on to the service road only, direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.
8. The promoter/applicant shall keep the fire net at site as per fire norms.
9. The promoter/ applicant shall keep the provision of solid waste management at site as per norms.
10. This occupancy Certificate is being issued with following conditions based on the report of the Legal department of GNIDA and facts stated in the affidavit given by the promoter/developer :-
 - i. That the affidavit submitted by the promoter/developer declaring that no barricade or other physical separation exists between the different portions of the project and that

the project is being maintained as a single integrated development.

ii. The project shall continue to remain as one integrated project as approved by the Competent Authority. No barricade, boundary wall, fencing, gate, or any other physical or functional segregation shall be erected or maintained so as to divide the project into separate or independent projects.

iii. In the event that any declaration made in the aforesaid affidavit is found to be false, misleading or contrary to the actual facts on site, or if any violation of the above condition is detected at any stage, this Occupancy Certificate shall be deemed to be cancelled, without prejudice to any other action that may be taken under the applicable laws, rules, regulations, and the terms and conditions of the lease deed.

iv. It is further clarified that Civil Suit number 1056/2023, writ petition no 14560/2020,1400/2026 and RERA Appeal 16/2021, RERA Appeal 2/2023 pertaining to the subject project is presently pending adjudication before the Hon'ble Courts. Accordingly, this Occupancy Certificate is being issued subject to the final judgment, order, or directions that may be passed by the Hon'ble Courts. The rights of the parties shall remain subject to such judgment, and in the event of any inconsistency, the judgment and directions of the Hon'ble Courts shall prevail and shall be binding upon the promoter/developer and all concerned.

v. Any further legal issue arising out of this matter, the orders of the Hon'ble courts shall prevail over the above mentioned conditions.

Yours faithfully,

InchargeGM(Planning)

Encl :- Copy of one Set drawings(01)

Copy to :- Admin. (Project) for information and N.A.