




GREATER HYDERABAD MUNICIPAL CORPORATION
BUILDER / REAL ESTATE DEVELOPER / FIRM LICENCE

Reference No.	4004/TPS/HO/GHMC/13-18	
License No.	BL/1171/2008	
Renewed Renewed on	17/10/2018	
Valid up to	16/10/2023	
Name of the Builder / Real Estate Developer / Firm	M/s. MODI PROPERTIES AND INVESTMENTS PVT. LTD., Rep. by Sri Soham Modi	
Father's Name	Satish Modi	
Applicant's Address		
Door No. / Flat No.	.# 5-4-187/3&4, 2 nd Floor, Soham Mansion,	
Road / Street	M.G Road,	
Locality /Mandal	Secunderabad,	
City	Hyderabad.	
District	Hyderabad.	
PIN	500 003	
Phone No.	Office	
	Mobile	

The Licensee shall comply and adhere to the conditions, duties and responsibilities as prescribed in the "Regulations for Registration of Licenced Builder / Real Estate Developer / Firm of Greater Hyderabad Municipal Corporation, 2007".


Signature of Licensing Authority
DIRECTOR
(PLANNING)

Greater Hyderabad Municipal Corporation

Greater Hyderabad Municipal Corporation





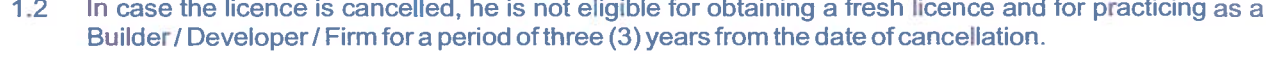


15/10/23



Regulations for Registration of Licensed Builder/Real Estate Developer/Firm


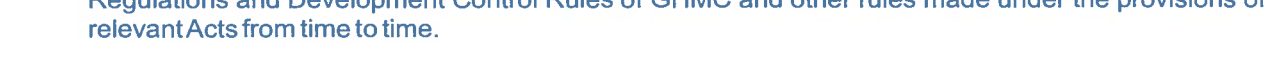



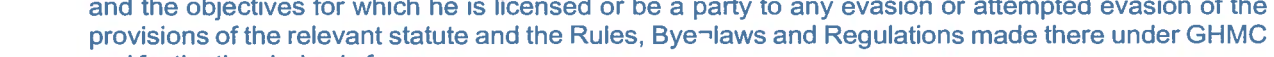

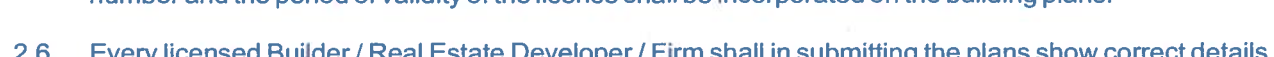



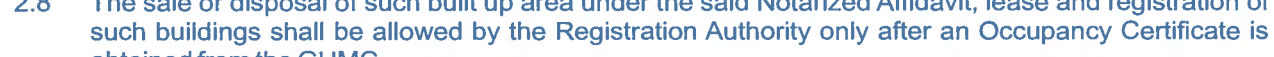





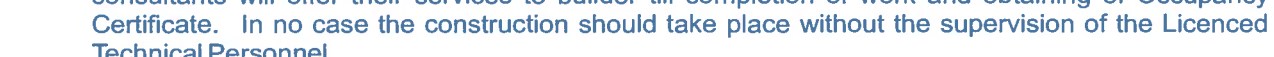


1. Conditions for issuing Licence

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- 1.1 The Authority has the right to cancel the licence for contravention of any of the provisions of the Act, Rules or Bye-laws framed there under or for contravention of any of the conditions of the licence or for failure in discharging the duties and responsibilities as prescribed in "Regulations for registration of Licenced Builder / Real Estate Developer / Firm of Greater Hyderabad Municipal Corporation, 2007".
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- 1.2 In case the licence is cancelled, he is not eligible for obtaining a fresh licence and for practicing as a Builder / Developer / Firm for a period of three (3) years from the date of cancellation.
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- 1.3 If for any reason the licence is cancelled, the licensed Builder / Real Estate Developer / Firm shall return the licence to the Authority within 24 hours of such cancellation.
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- 1.4 Every application for the renewal of licence, shall be submitted to the GHMC together with a renewal fee as prescribed from time to time and shall be accompanied by the present licence in respect of which the renewal is required.



2. Duties and Responsibilities of Builder / Real Estate Developer / Firm:

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- 2.1 It shall be incumbent on the Builder / Real Estate Developer / Firm to cooperate with and assist GHMC in carrying out and enforcing strictly the provisions of Master Plan / Zonal Development Plan, Zoning Regulations and Development Control Rules of GHMC and other rules made under the provisions of relevant Acts from time to time.
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- 2.2 Builder / Real Estate Developer / Firm is entitled to execute the types of projects as prescribed, if any and submit the Building Applications to GHMC for obtaining building permissions.
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- 2.3 A licenced Builder / Real Estate Developer / Firm shall not associate himself with any construction not authorized or licensed by the GHMC where such authorization or licence is required under the provisions of the Act or Rules or any Bye-laws framed there under.
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- 2.4 The licensed Builder / Real Estate Developer / Firm shall not do anything prejudicial to public interest and the objectives for which he is licensed or be a party to any evasion or attempted evasion of the provisions of the relevant statute and the Rules, Bye-laws and Regulations made there under GHMC and for the time being in force.
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- 2.5 Copy of the Certificate of Licence shall be submitted along with Building application. The licence number and the period of validity of the licence shall be incorporated on the building plans.
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- 2.6 Every licensed Builder / Real Estate Developer / Firm shall in submitting the plans show correct details and dimensions, levels and give correct information in respect of such plans or building or work for which he proposed execution.
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- 2.7 It shall be incumbent on the licensed Builder / Real Estate Developer / Firm to counter sign on Notarized Affidavit of the Owner of the property/GPA holder and submit along with the Building Application for handing over the prescribed floor area of the proposed construction to the Sanctioning Authority as prescribed in the Rules from time to time.
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- 2.8 The sale or disposal of such built up area under the said Notarized Affidavit, lease and registration of such buildings shall be allowed by the Registration Authority only after an Occupancy Certificate is obtained from the GHMC.
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- 2.9 In case of any violation of building constructions, it shall be removed by the Owner / Builder / Real Estate Developer / Firm within the stipulated time on receipt of the statutory Notice of GHMC.
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- 2.10 Upon failure to comply with the direction of the GHMC to remove violations, the violated portion of the building will be removed summarily and the handed over portion of the building will be disposed off in public auction by GHMC and further action on licensed Builder / Real Estate Developer / Firm shall be initiated, which includes cancellation of licence and debaring from the profession for a period of three (3) years.
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- 2.11 It is a prerequisite that every Builder / Real Estate Developer / Firm is required to submit copy of the agreement executed with Consulting Architect / Structural Engineer for execution of the project along with the building application wherein a condition of the agreement shall be incorporated that the consultants will offer their services to builder till completion of work and obtaining of Occupancy Certificate. In no case the construction should take place without the supervision of the Licenced Technical Personnel.
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