

ModiSpaces®

Four Generations For Generations

Since 1971



“ GHAR KE BADLE BADHIYA GHAR LIJIYE
PARIVAAR KO KHUSHIYA DIJIYE ”



Since its inception in 1971, Modispaces has created spaces that have taken care of the smallest needs of our clients. Backed by a strong legacy that spans over four decades, Modispaces is now managed by fourth generation entrepreneurs who have carved a niche for themselves in the world of real estate.

Combining the concepts of excellence, quality and self-financing, fused with our fresh new perspective of environmentally conscious spatial design, makes for a highly effective combination which enables us to successfully deliver one of the best real estate services in the country.

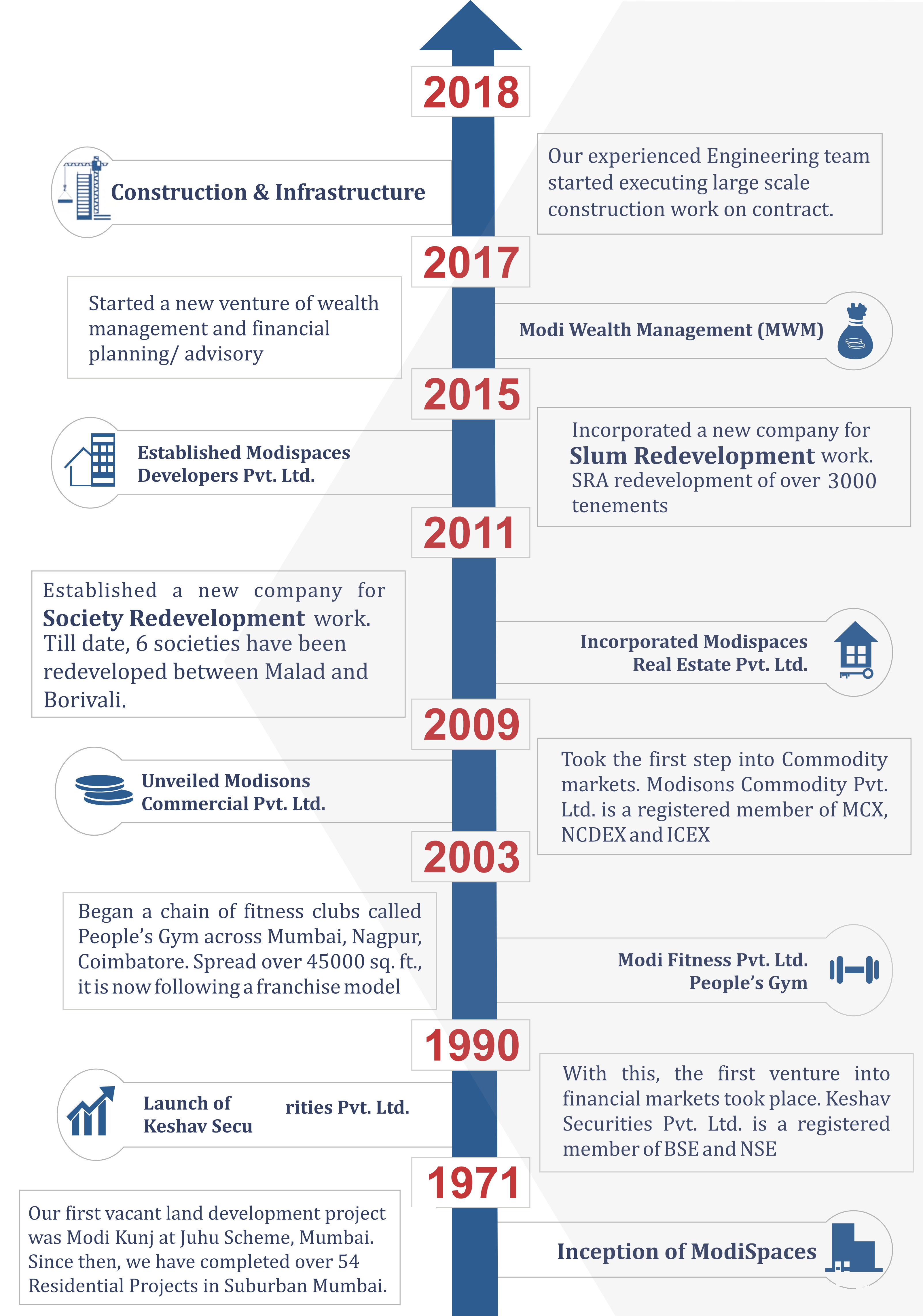
Modispaces has already delivered over 54 residential & commercial projects. The company is currently developing over 2 Lakh Sq.ft. of prime real estate with another 10 Lakh Sq.ft. in the works.

ABOUT US

WHY US

- Over 4 decades of trust shown by clients & associates
- Self-Finance and debt free company
- On-Time Delivery, every time! No history of delay!
- Personalized service by a family member for every project
- No litigation - stalled projects

54 + PROJECTS DELIVERED ON TIME | 1000+ HAPPY FAMILIES
47 + YEARS OF EXPERIENCE | 8+ SRA PROJECTS IN PIPELINE
17+ REDEVELOPMENT PROJECTS IN PIPELINE



Business Development, Legal, Planning and Liasoning



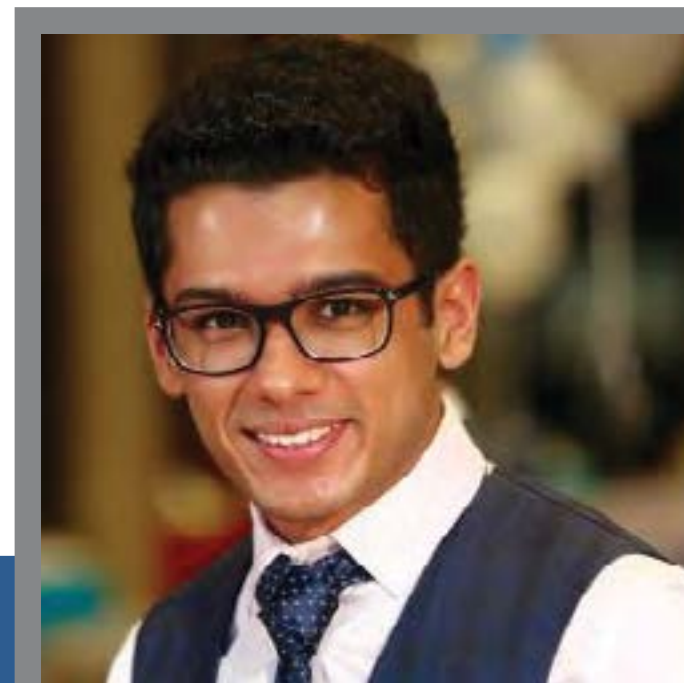
SHYAMSUNDER
MODI

CHAIRMAN : Laid the foundation of Modi Group in 1971. Actively monitoring all activities at Modispaces he personally sees to it that the ideals of the company are always adhered to without compromising on the promise of delivering the best. His eye for detail and in-depth understanding of the business has been integral to our success and continued growth.



ANAND MODI

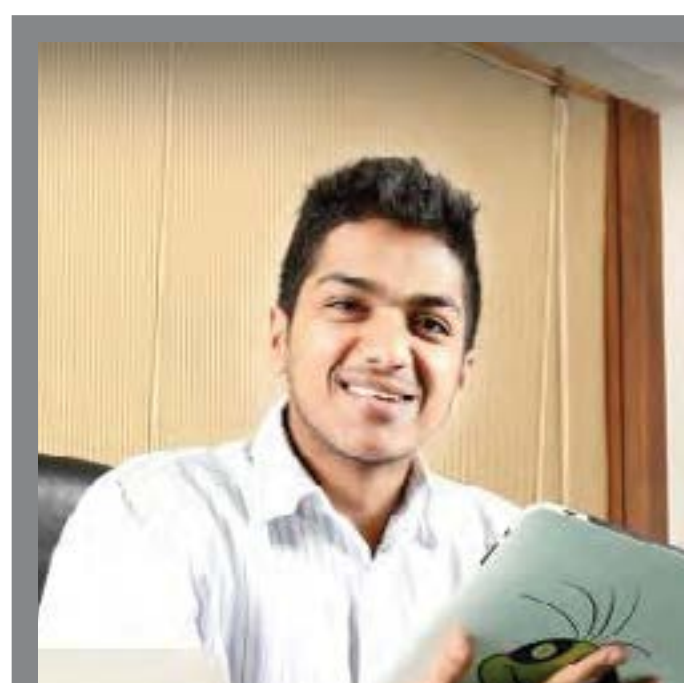
Director.
Joined in 2003 as Business Development Head in Legal, Planning and Liasoning. Directly involved in the day-to-day legalities of the business and ensures that best practices are followed at every turn.



VARUN MODI

BSC Banking and Insurance Management.
Trainee-Joined in 2017.
Administers all Legal and day to day Operations of Our SRA Redevelopment projects

OUR MANAGEMENT TEAM



RAHUL MODI

Joined Modi Groups in 2012.
Well-versed in Sales and Marketing, he's actively involved in day-to-day transactional activities of the company, and personally handles the process of creating revenues and cost models for our various projects.



Director.
Joined the group in 2011.
Heads the sales arm of the company and is a number-cruncher and a marketing whiz kid to the boot

Business Development : Sales, Marketing & PR

Construction and Project Management



PREMKUMAR
MODI

Joined in 1987.
Heading the construction department for almost three decades, he is a formidable presence and an essential part of all our projects. His extensive knowledge of oft-used practices and new trends in the industry helps in immensely in creating spaces that our customers love.



VINIT MODI

Director and Head of Project Management.
Joined in 2003.
His planning and team management skills ensure that we are always on track with our ventures and achieve goals and objectives with aplomb.



SUNIL MODI

Joined the group in 1979.
One of the senior most members of the team, his industry awareness and business acumen is something we all bow down to. The insights he brings to the table make our ventures more creatively fulfilling.

Modispaces is a family run Enterprise. Here, we have 10 direct family members handling the top chain of command. Every vertical within the company is headed by an experienced senior family member and is assisted by two next generation members, thus making it possible for us to handle diverse projects efficiently.



GHANSHYAM
MODI

Director and Head of Accounts.
Joined in 1987.
His meticulous nature, diligence and conscientious manner of working are an invaluable addition to our business.



GAUTAM MODI

Head of Procurement and Stock Management.
Joined the group in 2012
He brings aboard his unique vision, management practices and innovative approach to his department and Modispaces as a whole.

Financial Planning & Accounts

OUR SRA TEAM

At Modispaces, our SRA team is always **directly available on site**. We are happy to answer all the queries and doubts of every individual directly. Because of our direct availability, we understand the requirements of slum dwellers well and all communication happens face to face **without any middlemen/broker** thereby ensuring trust and avoiding rumors.



ANAND MODI



AFZAL MUZAWAR



VISHAL MISHRA



KIRAN SATHE



MANISHA KULABKAR



NARENDRA AVADHUTA



OUR PRESENCE

 LAND DEVELOPMENT

 SOCIETY REDEVELOPMENT


 SRA REDEVELOPMENT

 18

 03

VILE PARLE

 01

 01

GOREGAON

 01

 14

MALAD

 01

 05

KANDIVALI

 07

BORIVALI

- Modispaces Sadan
- Modispaces Vaishnav Devi
- Modispaces Kavita
- Modispaces Modi Kunj
- Modispaces Sagar Sukhruti
- Modispaces Patel House
- Modispaces Sonu Bungalow
- Modispaces Mangaliyam
- Modispaces White House
- Modispaces Anil Kapoor Bungalow
- Modispaces Bhageshri's Bungalow
- Modispaces Dil Raj
- Modispaces Bhanu Villa
- Modispaces Kanak
- Modispaces Agarwal House
- Modispaces A V Mohan's House
- Modispaces Anuradha
- Modispaces Nandalay

- Modispaces 10th Avenue
- Modispaces Pitru Chaya
- Modispaces Premsagar

- Modispaces Rishabh Mansion
- Modispaces Shreeji Darshan

- Modispaces Keshav Mansion
- Modispaces Ankur
- Modispaces Montreal
- Modispaces Oyster
- Modispaces Doyle
- Modispaces Valeram Palace
- Modispaces Akash
- Modispaces Cardinal Gracious
- Modispaces New Life
- Modispaces Le Petite Fleur
- Modispaces Shalimar
- Modispaces Sharon Rose
- Modispaces Sunset View
- Modispaces Villa Maria Rose
- Modispaces Bijal

- Modispaces Pearly Shell
- Modispaces Gandhi Nagar
 - Shree Siddhivinayak CHSL
 - New Shanti Seva CHSL
 - Shanti Seva CHSL
 - New Ekta Seva Samiti Maharashtra
- Modispaces Lalji Pada
 - Kandivali Panchasheel CHSL

- Modispaces Indus
- Modispaces Tashkent
- Modispaces Amazon
- Modispaces Nile
- Modispaces Shiv Shakti
- Modispaces Valley View
- Modispaces Volga

OUR LEGACY

MODISPACES TASHKENT
(BORIVALI W)
RERA NO : P51800003762

MODISPACES AMAZON
(BORIVALI W)
RERA NO : P51800004328

MODISPACES ANKUR
(MALAD W)

MODISPACES OYSTER
(MALAD W)
RERA NO : P51800008356

MODISPACES PEARLY SHELL
(KANDIVALI W)

MODISPACES INDUS
(BORIVALI W)

MODISPACES MONTREAL
(MALAD W)

MODISPACES DOYLE
(MALAD W)
RERA NO : P51800006618

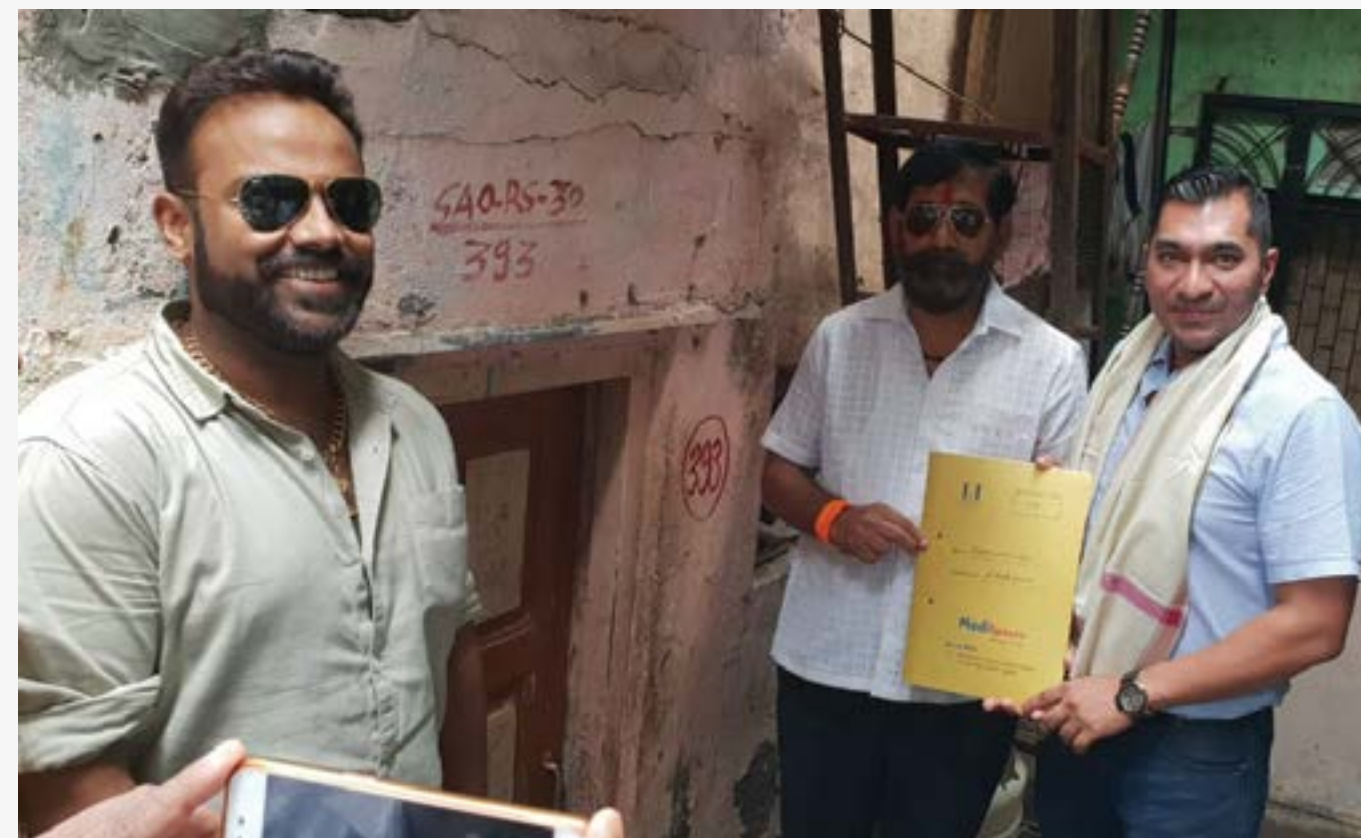
MODISPACES VOLGA
(BORIVALI W)



NEED FOR SRA REDEVELOPMENT

- Lack of Proper Livable Conditions in Slums
- Unhygienic environment / No Toilets, Drainage in Slums
- Lack of Privacy & basic amenities
- Get your Own Address – Every Slum Dwellers dream to welcome Home friends and Family

Our SRA team working directly with members.



WHY MODISPACES?

In SRA development, there are many legal steps necessary prior to Commencement of Construction work. There are many hurdles like –

- Existence of Old Non-performing Developer / Landlord
- Lack of proper Documents with Members & Society
- Misunderstanding & Confusion created during the Legal Process
- Fear of Loosing their Homes amongst members

All these issues have to be dealt with systematically, which is work of a **Professional Developer** with **Resources, Dedication & Experienced Team**.

We at **Modispaces**, having **completed over 54 Projects**, have a **Full Time Dedicated SRA Team** to do ground work, always **Directly Available** on site to answer individual members query & solve their problems. Our team, together with **Members support** is determined to achieve our PM's goal of providing housing to all.

SRA REDEVELOPMENT

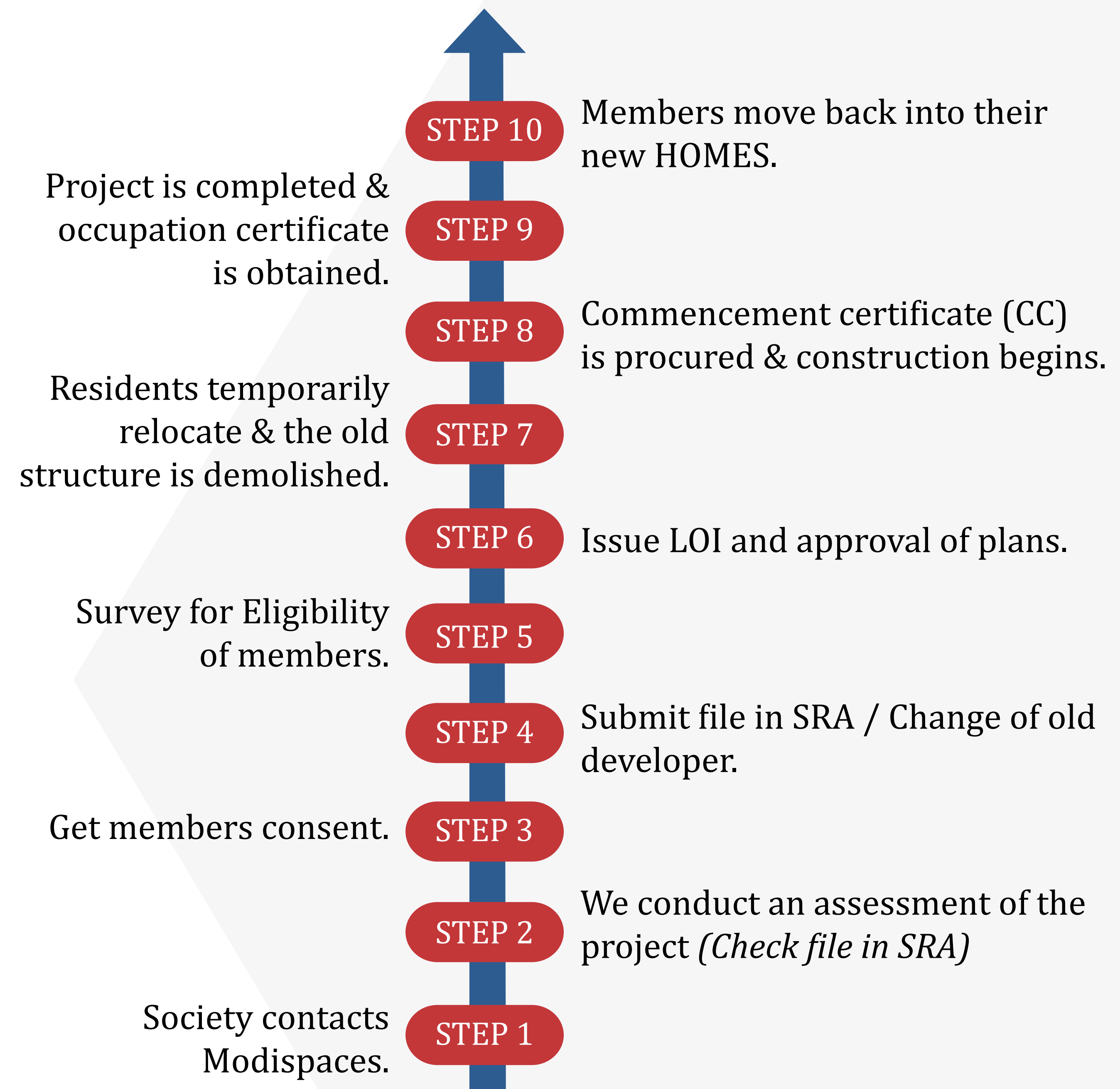
SRA Development is a new construction on a site that is pre occupied by Slum Dwellers. Slums are demolished and the clear land is used to construct new buildings to accommodate Slum Dwellers back and also new homes are made for sale.

Slum development helps Transform Slum Dwellers lives by giving them new homes with modern amenities. It also helps in beautifying the city upgrade its society.

Our SRA team working on ground



SRA REDEVELOPMENT PROCESS





CONSTRUCTION TIMES BUILDERS AWARD 2016

FOR BEST REDEVELOPMENT PROJECT OF THE YEAR AWARDED BY MR. NIRANJAN HIRANANDANI



CHAIRMAN OF MODISPACES MR. SHYAM SUNDAR MODI AWARDED BY AREA GROUP 2016

(ASSOCIATION OF REAL ESTATE AGENTS, BORIVALI)



AWARDS & RECOGNITIONS

AWARD OF HONOUR

FOR COMPLETING PROJECT ON TIME FOR MODISPACES MONTREAL



EXHIBITION PARTICIPATION AWARDS

IN KUWAIT AND MUSCAT, 2015

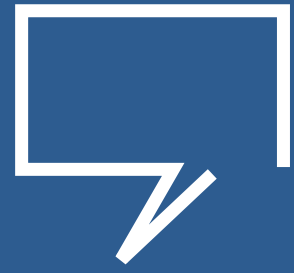
OUR BOLLYWOOD HOMES



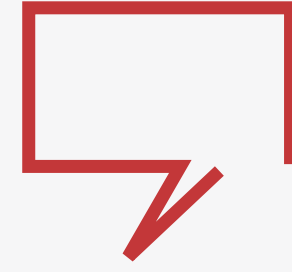
HRITHIK ROSHAN'S BUNGLOW



ANIL KAPOOR'S BUNGLOW



FLAT SALES



SAMEER BHATNAGAR, MODISPACES TASHKENT, BORIVALI

When we heard about Modispaces, obviously, we wanted to investigate first. It was a curiosity. And then when we met Mr Keshav Modi, we got so much confidence in Modispaces. We said OK, I think this is the right investment to make. So we just went ahead.

SHUBHA RAUL, EX_MAYOR OF MUMBAI AT THE LAUNCH OF MODISPACES TASHKENT, BORIVALI

Looking upon their past projects, it is assumed that they will do a better project over here also. They will give better facilities to tenants. I hope they will follow BMC rules and regulations. We have made BMC rules and regulations more strict, to make projects more eco friendly like ring well, rain water harvesting, vermiculture projects. I have noticed that the garden, which is provided on the top, is very good for cooling effects. They should provide a very good space in their parking. That's it. What else people expect.

TESTIMONIALS

DENNIS FERNANDES, MODISPACES PEARLY SHELL, MALAD

Investing with Modispaces is value for money. The experience with the associates is fantastic. The warm welcome from Keshav Modi makes you feel at home. The flat has very good ventilation and very good ceiling height. Modispaces lives up to their tag line. "Badhiya ghar Lijiye Parivaar Ko Khushiya Dijiyee."

DR. ARNAB ROY, MODISPACES ANKUR, MALAD

In one word: FANTASTIC. The Modi brothers changed my perception about the real estate business people. I found them approachable, transparent and articulate. They helped us with all the documents that were needed by a nationalized home loan provider bank, addressed our concerns with great involvement and handed over the flat keys bang on time.

PRASHANT KHARKAR, TREASURER MODISPACES AMAZON - BORIVALI

We invited tenders for redevelopment for our society. One of the tender was of Modi Spaces. We enquired about all the builders and scrutinized them. After doing site visits of builders past projects, Modi Spaces quality of construction was liked by us. Doing further enquiry on Modi Spaces on their financial status and holdings, which turned out to be sound. Their company being fully family owned and operated makes the reliability on them much better and also their communication with us has been fruitful and accommodating.

REDEVELOPMENT PROJECTS

DAVID LOBO, SECRETARY MODISPACES MONTREAL MALAD

Mr. AnandModi of Modi Spaces is truly a Gentleman blessed with Passion,commitment, dedication and his easy Accessibility makes him a Reliable friend Truly therefore I say Reliability Thy name is Modispaces. Their dealing with us is like a family. We have had all ears and the best of response for everything!



STEVEN D'SOUZA, SYNERGY CORPORATE ACES OF MODISPACES

Dealing with Modispaces is very clean, transparent and hassle free experience. They are very clear about their permissions from all authorities, they deliver the project within the time frame or before, we wish them the very best for their future endeavors.

ABDUL NASIR, CLASSIC LINK REALTORS ACES OF MODISPACES

Working with Modispaces was Marvelous, Incredible and Surprising. One good thing about dealing with them is the transparency and they are always approachable.



ModiSpaces
Developers Pvt. Ltd



HEAD OFFICE

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Lalji Pada, Link Road,
Kandivali (West), Mumbai – 400 067

CONTACT US



www.modispaces.com



MODISPACES DEVELOPERS PVT. LTD. CIN No : U70100MH2014PTC258022

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