



“ BADHIYA GHAR LIJIYE
PARIVAR KO KHUSHIYAN DIJIYE ”



Founder & Director

Anand Modi is the Founder of realty powerhouse Modispaces, one of the best real estate services in India. After transforming and guiding his company to stellar heights, he adopted the moniker Anand Modi Inspirzz, to use his story and experiences as a means to positively better the lives of those around the world.

He marches on to inspire others through his work, and helps them discover the positives in their lives. AMI is primarily invested in creating a culture of accomplishment with purpose.

Anand Modi INSPIRZZ, Always!

AMI came into being simply because of the brilliance of Anand Modi's thoughts, business ideas and concern for the people he engages with, be it at work or on the personal front. At AMI, people hold the prime of place, and their needs are treated as its own. As an entrepreneur, one has to often shoulder the tremendous responsibility of contributing towards the betterment of others and society at large. Anand is not only aware of this responsibility but is also a living, breathing, example of having successfully embraced it. AMI is committed to positively instil and



maintain a sense of hope in people's lives by guiding everyone through an attitude of Unshakeable-Confidence.

The AMI Vision

To live each day with compassion, courage and curiosity that will help me grow and achieve my goals. To be a better version of myself each day and inspiring others in my path to do the same.

"What you send out comes back. What you give you get."

The AMI Mission

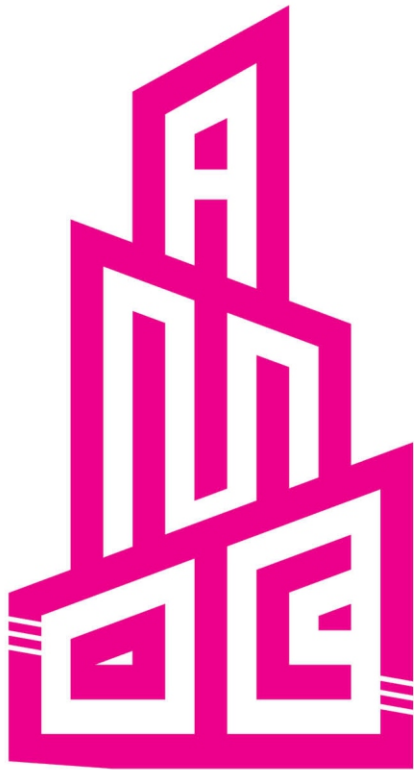
To live each day with **compassion, courage and curiosity**. The **3 C's** that have continually helped Anand to grow and achieve his goals.

He works on being a better version of himself each day and has vowed to inspire others to do the same.

To use my story and experience positively to better the lives of those around the world and inspire others through my work so they may find the positive in their own life. My main focus is in helping others and create a culture of accomplishment with purpose Anand Modi Inspires, Always!

The AMI Purpose

Inspiration, Mentorship and guidance for individuals and organisations through personal life experiences. Imparting the art of never giving up, one lesson at a time.



The AMI Icon signifies the three building blocks of AMI

Founder & Director

Understand:

No matter what the problem, the route to the solution always involves an understanding of it.

You cannot shut your eyes to the problem or turn away from it. Knowledge about what has gone wrong is the foundation towards understanding it. When Anand Modi was diagnosed with a life threatening blood clot in the brain, everyone around him was shocked and sceptical about the recovery journey. But soon after the surgery, he himself started understanding what's happening to him and could guide those around him to help him learn every task, all over again. Inspiration is so much more relatable when the person giving you tips has lived through some of the most difficult times in his life. This understanding is your strength, it will hold you, no matter how tall you grow, or how far you reach in life.

Learn:

After you've understood what's troubling you, you learn to overcome it. Equip yourself with the required skills and people who will help you out of your problem. Never be afraid to learn, there's never a better time to learn than now. Just like water turns stagnant when it does not flow and is in the same place, so does your mind. Respect the powers of your mind, put it to work, and I guarantee you will be on the road to recovery and wins.

Do & Grow Bigger:

Supported ably by a wise understanding and versatile learning, you are now ready to put all this to use, and do big. For you, the sky's the limit. There's nothing to stop you when your foundation is strong. With your head up in the sky you think better, do better, and grow exponentially. Most holy scriptures suggest submission, and faith in addition to a go-getter attitude when you're reaching new heights. As Anand lay in bed at home, unable to move or think like he used to, his eyes had a flame of determination. As he continues to grow his businesses it's interesting to learn his story and idea of helping people reach new heights in life.

AMI brings the 3 pivotal building blocks to any organisation or group, he guides. While this is only an overview, the interesting experience of soaking in the intense benefits of this seemingly simple symbol is not to be missed



About Us

Since its inception, Modispaces has addressed the smallest needs of its clients by offering quality housing solutions. Backed by a strong legacy that spans over five decades, Modispaces is now managed by fourth generation entrepreneurs who have carved a niche for themselves in the world of real estate.

Attributes of excellence, quality and self-financing - with a fresh new perspective of environmentally conscious spatial design – have enabled Modispaces to successfully deliver one of the best real estate services in the country.

The company has delivered over 56 residential & commercial projects till date. And is currently developing over 2 Lakh Sq.ft. of prime real estate with another 10 Lakh Sq.ft. in the works.

The man behind the stellar rise of Modispaces is none other than its founder – Anand Modi. This modern-day visionary has shouldered the responsibility of empowering and changing people's lives through his redevelopment work.

Basing his actions on his motto – Unshakeable Confidence – Anand Modi has immensely contributed towards the betterment of people and society at large.

Why Us



Modispaces take pride in delivering results while building relationships that last a lifetime with their residential properties of high architectural quality built with modern amenities that add real value and enhance the quality of life.



2020

Read Better Technologies LLP



2018

Our experienced Engineering team started executing large scale construction work on contract.

Construction & Infrastructure



2015

Incorporated a new company for Slum Redevelopment work. SRA redevelopment of over 3000 tenements.

Established Modispaces Developers Pvt. Ltd.



2011

Established a new company for Society Redevelopment work. Till date, 8 societies have been redeveloped between Malad and Borivali.

Incorporated Modispaces Real Estate Pvt. Ltd.

2003

Began a chain of fitness club called People's Gym across Mumbai, Nagpur, Coimbatore. Spread over 45.000 sq.ft., it is now following a franchise model.

Modi Fitness Pvt. Ltd.
People's Gym



1971

Our First vacant land development project was Modi Kunj at Juhu Scheme, Mumbai. Since then, we have completed over 54 Residential Projects in Suburban Mumbai.

Inception of Modi Group



AFFORDABLE, LUXURIOUS AND A TOTAL VALUE FOR MONEY



FOUR GENERATIONS FOR GENERATION



Management

Modispaces is a family run company, an integral factor differentiating us from any other firm. At Modispaces, the chain of command is handled direct family members, ensuring consistency and integrity at every level. Each vertical within the company is headed by an experienced senior family member, who is assisted by next generation members, thus making it possible for us to handle diverse projects efficiently. Also, the direct supervision by self-motivated family members allows us to stringently control work quality, resulting in less reliance on employees and contractors. All in all, at Modispaces we have an excellent mix of the old and the new – the twin advantage of next generation speed and modern ideation backed by seasoned knowledge and wisdom of our experienced seniors.



Mr. Vinit Modi,
Chairman of Modi Group



Mr. Anand Modi
Founder- Modispaces, People's Gym

Business Development, Legal, Planning and Liasoning



Mr. Anand Modi

Heads Business Development, Legal, Planning and Liasoning

A versatile member of Modi Group and Director of Modispaces, Mr Anand Modi joined us in 2003 as Business development Head in Legal, Planning and Liasoning after completing his Master's in Business Administration from S.P. Jain Institute of Management and Research, Mumbai and Executive Education from Harvard Business School Boston, USA. He is directly involved in the day-to-day legalities of the business and ensures that best practices are followed at every turn.



Mr. Varun Modi

Administers all Legal and day to day Operations of Our SRA Redevelopment projects

Mr. Varun Modi the newest member who joined the Modi Group in the year 2017 after successfully completing Bsc in Banking and Insurance Management from Mithibai College. He administers all Legal and day to day operations of Our SRA Redevelopment project.

Finance & Procuring



Mr. Ghanshyam Modi

Head of Accounts and Finance

An expert of Accounts and Finance at Modi Group, Mr. Ghanshyam Modi joined the company in 1987. He is a Director at Modispaces Real-Estate Pvt. Ltd. and Head of Accounts and Finance. He pursued his B.E. Mechanical from the prestigious University. His meticulous nature, diligence and conscientious manner of working is an invaluable addition to our business.

Construction And Project Management



Mr. Prem Kumar Modi
Head of Construction

Mr. Prem Kumar Modi has been the head of the construction department for Modispaces since 1987 and well-versed and respected in his field. With almost three decades of experience under his hard hat, 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 us immensely in creating spaces that our customers love.



Mr. Vinit Modi,
Head of Project Management

Mr. Vinit Modi is the head of Project Management and has been part of the group since 2003. He completed his M.Sc. in Computer Science from University of Southern California post completing his B.E. Electronics from D.J. Sanghvi (Mumbai University). His planning and team management skills ensure that we at Modispaces are always on track with our ventures and achieve goals and objectives with aplomb.

Sales, Marketing & PR



Mr. Rahul Modi,
Head of Sales and Marketing

Well-versed in Sales and Marketing, Rahul Modi joined the Modi Group in the year 2012. He has successfully completed his B.Sc. in Business Administration from the prestigious Kingston University, UK, and pursued Masters in Business Administration from S.P. Jain Institute of Management and Research, Mumbai. 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

ON TIME DELIVERY
EVERY TIME



Redevelopment Team

Mr. Anand Modi



Rajesh Bakshi
Legal- Liasioning Executive



Anis Parihar
Architect



Sandeep Kadam
BMC -Liasioning Executive



ASIF SHAIKH
Architect



Jessica Pathare
Sr. Admin Manager



Sultana Khan
Admin Executive



Dharmendra Tiwari
Accountant

- PAST PROJECTS
- FUTURE PROJECTCS
- READY PROJECT
- UNDER CONSTRUCTION

VILE-PARLE

- Modispaces Sadan
- Modispaces Vaishno Devi
- Modispaces Kavita
- Modispaces 10th Avenue
- Modispaces Pitru Chaya
- Modispaces Prem Sagar
- Modispaces Modi Kunj
- Modispaces Sagar Sukhruti
- Modispaces Patel House
- Modispaces Sonu Bungalow
- Modispaces Mangaliyam
- Modispaces White House
- Modispaces Anil Kapoor Bungalow
- Modispaces Bhageshri's House
- Modispaces Dil Raj
- Modispaces Bhanu Villa
- Modispaces Kanak
- Modispaces Agarwal House
- Modispaces A V Mohan's House
- Modispaces Anuradha
- Modispaces Nandalay

GOREGAON

- Modispaces Rishabh Mansion
- Modispaces Shreeji Darshan

MALAD

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

KANDIVALI

- 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

BORIVALI

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

**WHICHEVER PLACE YOU LEAD A LIFE
OUR SERVICES WILL BE BY YOUR SIDE**



PAST PROJECT



ModiSpaces®

Ankur



ANKUR

MODISPACES ANKUR- Sai Baba Park, Near Movie Time Cinema, Malad (W)

KEY FEATURES



FULLY EQUIPPED GYMNASIUM



SOCIETY OFFICE



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES



LUXURIOUS 2 BHK APARTMENT



KEY FEATURES



FULLY EQUIPPED GYMNASIUM



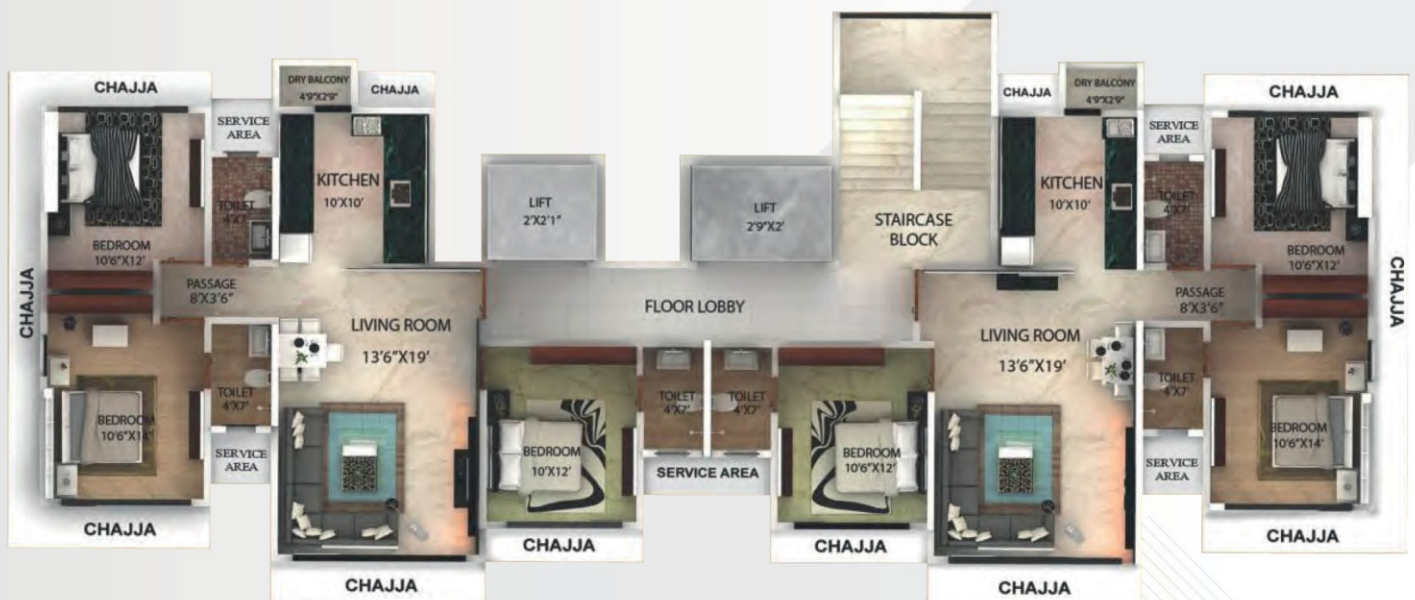
GRAND ENTRANCE LOBBY



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES



LUXURIOUS 3 BHK APARTMENT

PAST PROJECT



ModiSpaces®
Pearly Shell
— SPACIOUS LIVING —



MODISPACES PEARLY SHELL - Junction of Shankar Lane/ Tank Lane, Kandivali (W)

KEY FEATURES



FULLY EQUIPPED GYMNASIUM



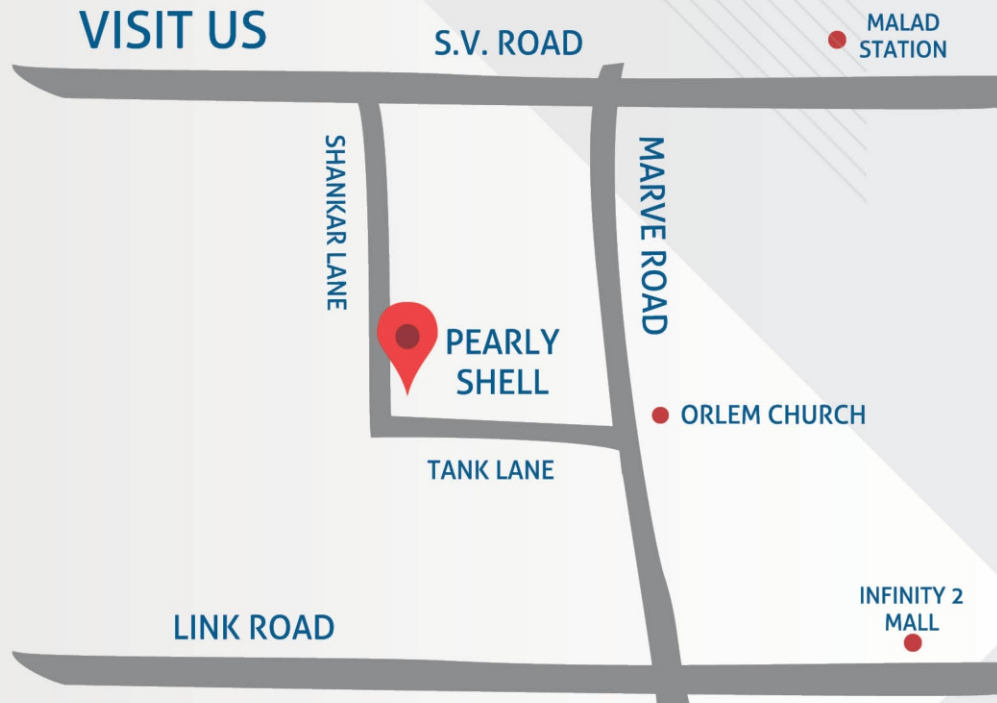
GRAND ENTRANCE LOBBY



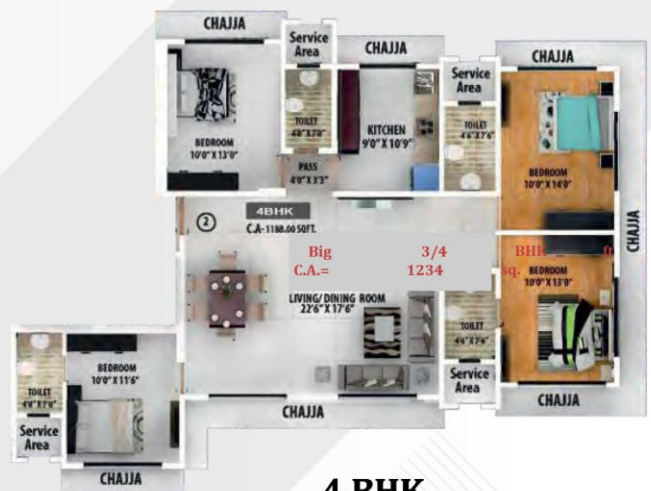
CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES



3 BHK



4 BHK



LUXURIOUS 3/4 BHK APARTMENT

PAST PROJECT



ModiSpaces®
indus
COMFORTABLE HOMES | GREAT LOCALITY



MODISPACES INDUS- MSCBE Yogesh CHSL, Kastur Park, Shimpoli Road, Borivali (W)

KEY FEATURES



FULLY EQUIPPED GYMNASIUM



SOCIETY OFFICE



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES



LUXURIOUS 3/2 BHK APARTMENT



KEY FEATURES



IN VICINITY OF ORLEM CHURCH



MECHANICAL PARKING SYSTEM



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES

VISIT US

S.V. ROAD

MALAD
STATION

SHANKAR LANE

TANK LANE

MARVE ROAD

ORLEM CHURCH

DOYLE

LOURDES
COLONY

INFINITY 2
MALL

LINK ROAD



LUXURIOUS 1/2 BHK APARTMENT

PAST PROJECT



MODISPACES OYSTER- New Amrut CHSL, Sai Baba Park, Evershine Nagar, Off Link Road, Malad (W)

KEY FEATURES



GRAND ENTRANCE LOBBY



SOCIETY OFFICE



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES



COMFORTABLE 3 BHK APARTMENT

PAST PROJECT



ModiSpaces®
Amazon
magnificence in the
heart of the city



MODISPACES AMAZON- Old Shimpoli, Opp. Sheetla Shankar Mandir, Borivali (W)

KEY FEATURES



GREENERY AROUND



MECHANICAL PARKING SYSTEM



CCTV CAMERAS AND INTERCOM



TWO WINGS



LUXURIOUS 1/1.5/2 BHK APARTMENT



KEY FEATURES



FULLY EQUIPPED GYMNASIUM



OVERHEAD ROOFTOP AMENITIES



CCTV CAMERAS AND INTERCOM



GRAND ENTRANCE LOBBY



VISIT US



LUXURIOUS 3 BHK APARTMENT

UNDER CONSTRUCTION



MODISPACES VOLGA- Opp. Bank of Baroda, Haridas Nagar, Near Bigboss Salon, Shimpoli Rd, Borivali (W)

KEY FEATURES



FULLY EQUIPPED GYMNASIUM



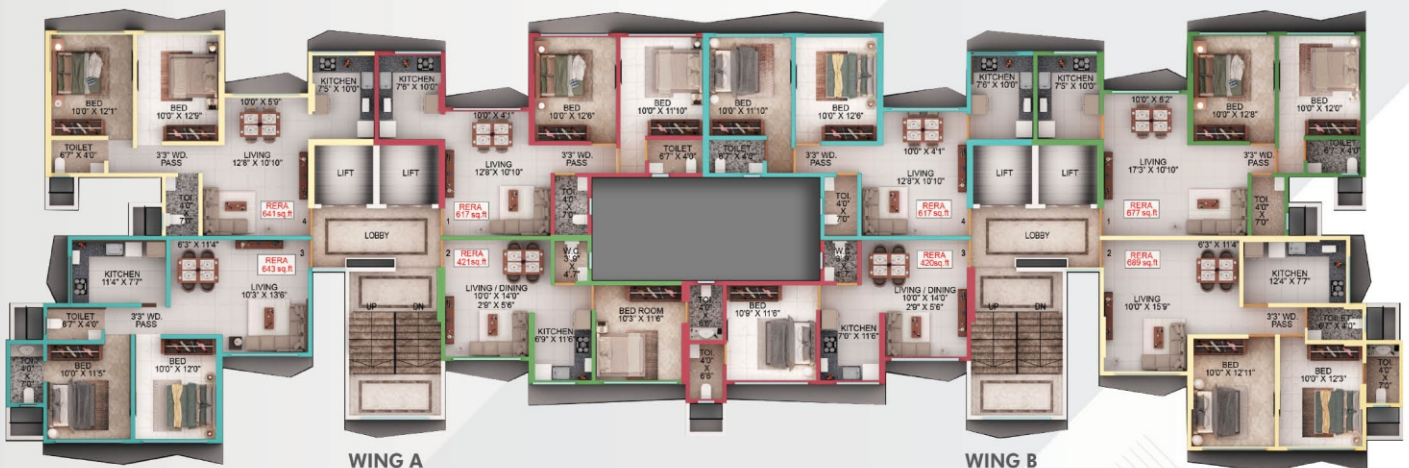
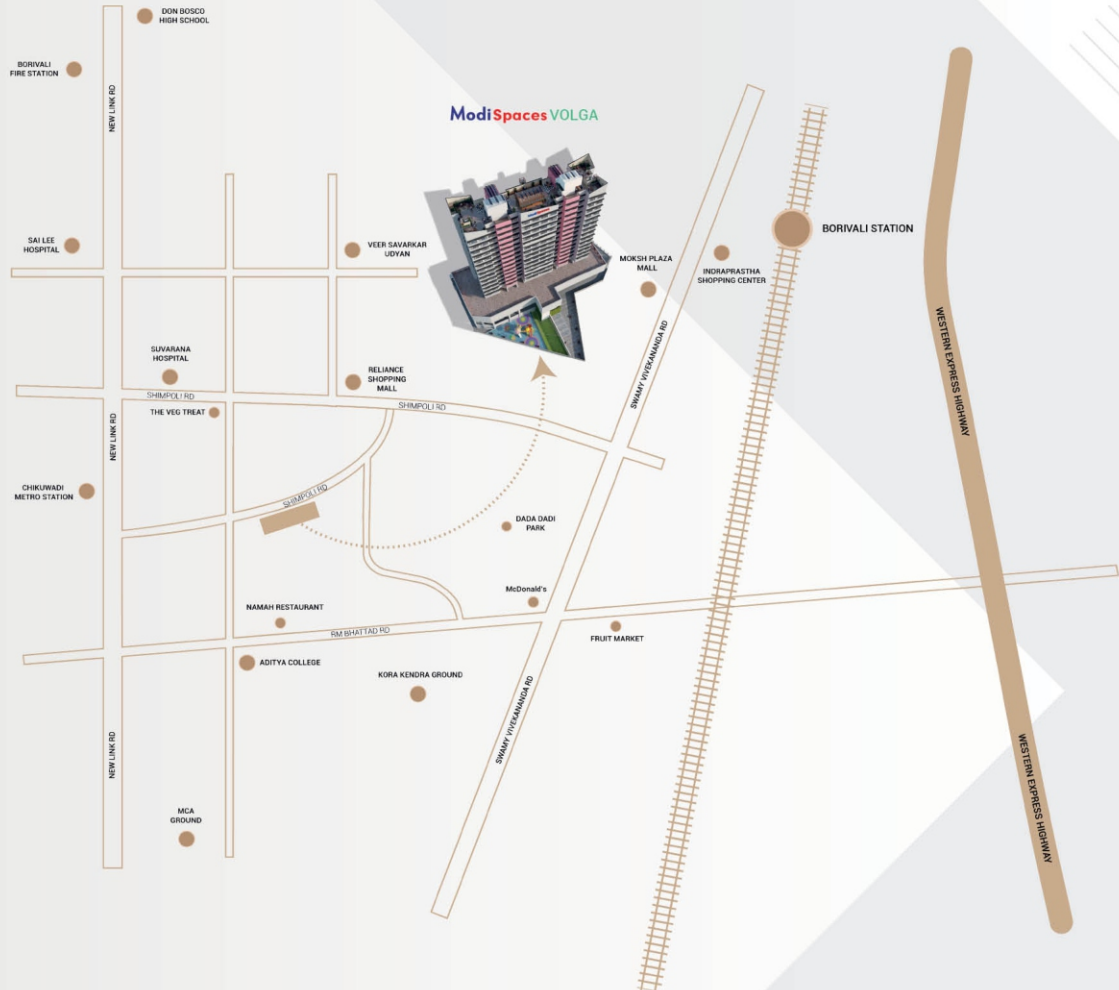
OVERHEAD ROOFTOP AMENITIES



CCTV CAMERAS AND INTERCOM



GRAND ENTRANCE LOBBY



LUXURIOUS 1/2 BHK APARTMENT

UNDER CONSTRUCTION



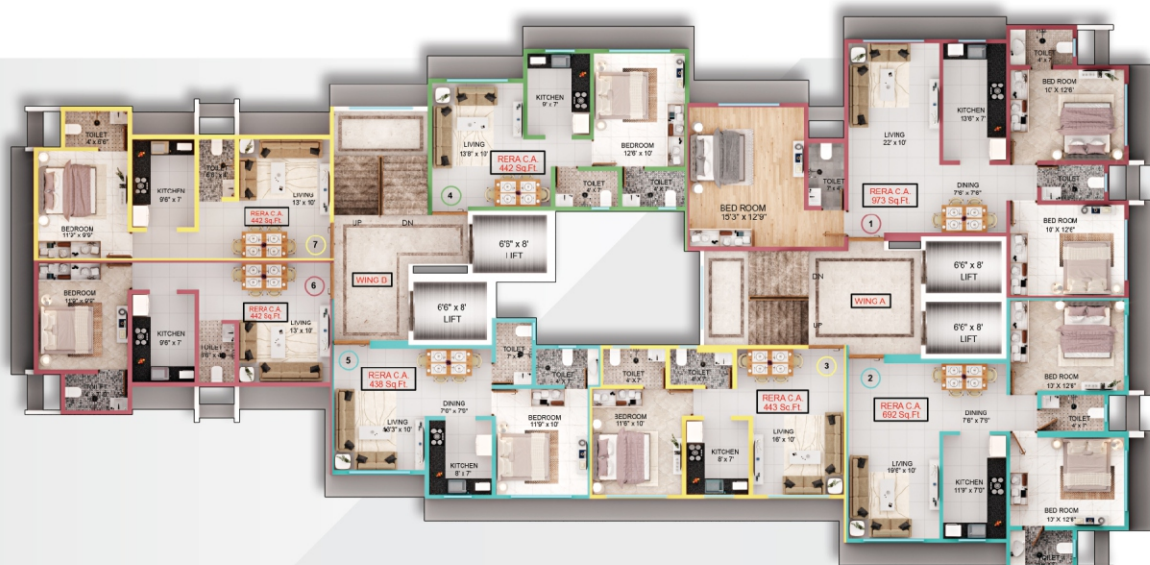
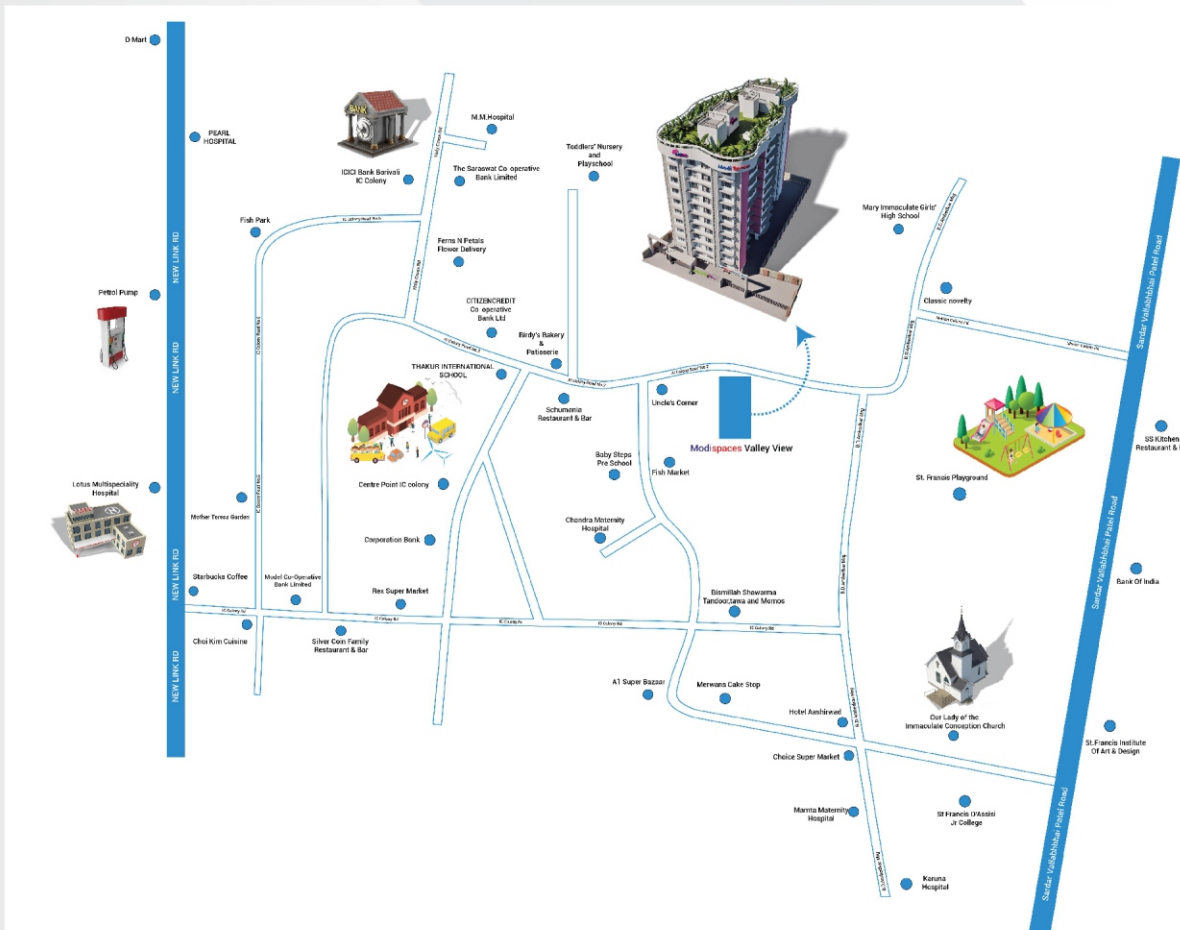
ModiSpaces
VALLEY VIEW
ELEGANT LIVING IN STYLE

MODISPACES VALLEY VIEW- I.C Colony Main Road, Borivali (W), Mumbai, Maharashtra 400103



GROTTO

ELECTRIC VEHICLE CHARGING POINT



WING A



LUXURIOUS 1/2/3 BHK APARTMENT

UNDER CONSTRUCTION



ModiSpaces
GANGES
SMART HOMES FOR ICONIC LIFESTYLES

MODISPACES GANGES - SVP Road, Borivali (W), Mumbai, Maharashtra 400103

KEY FEATURES



GRAND ENTRANCE LOBBY



FULLY EQUIPPED GYMNASIUM



VERSATILE TURF AREA



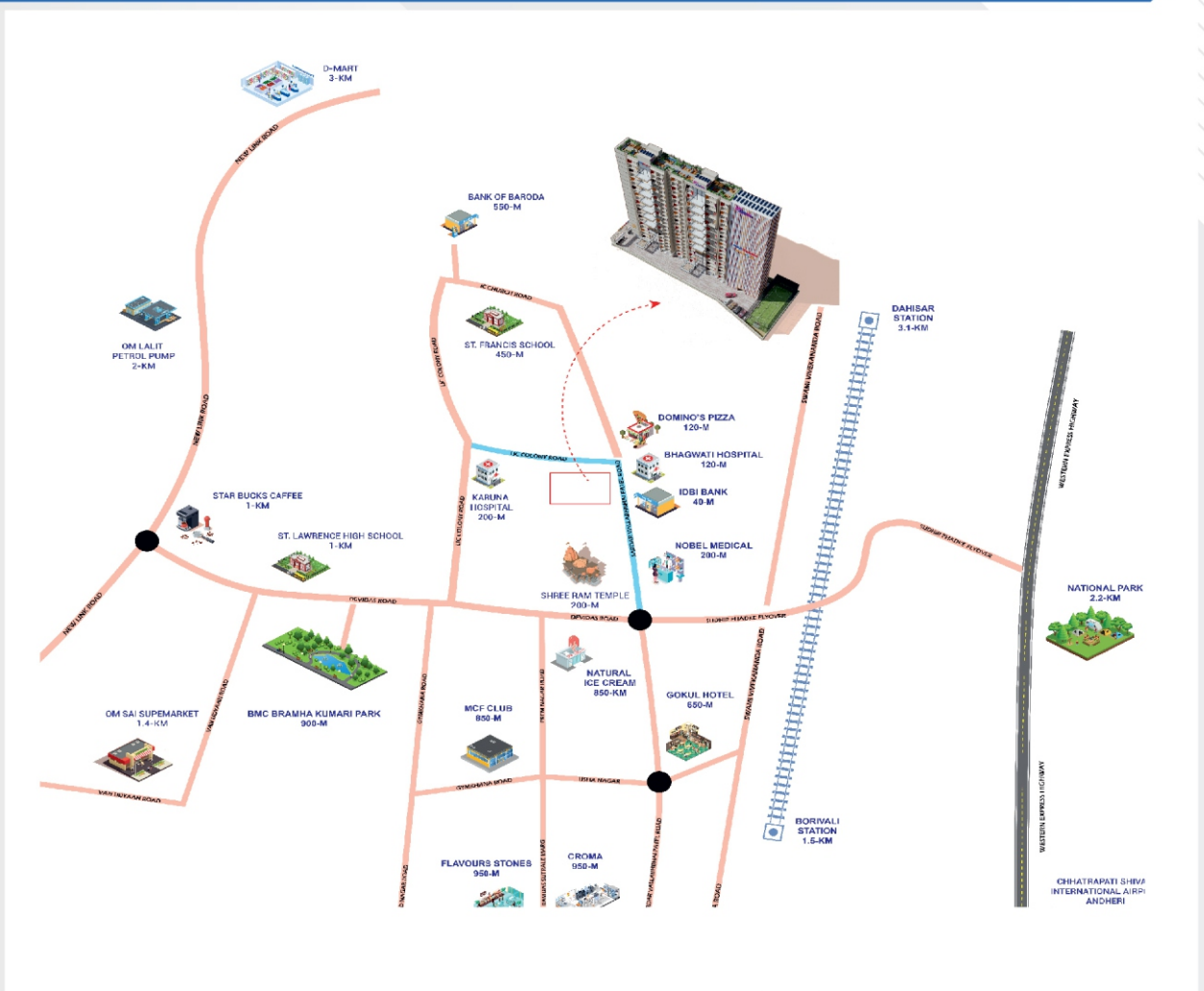
JOGGER'S TRACK



PARTY AREA



APP-BASED SMART PARKING



WING B



WING A



LUXURIOUS 1/2/3 BHK APARTMENT

OUR LEGACY

MODISPACES TASHKENT

(Borivali W)

RERA NO : P51800003762

MODISPACES AMAZON

(Borivali W)

RERA NO : P51800004328

MODISPACES INDUS

(Borivali W)

MODISPACES ANKUR

(MALAD W)

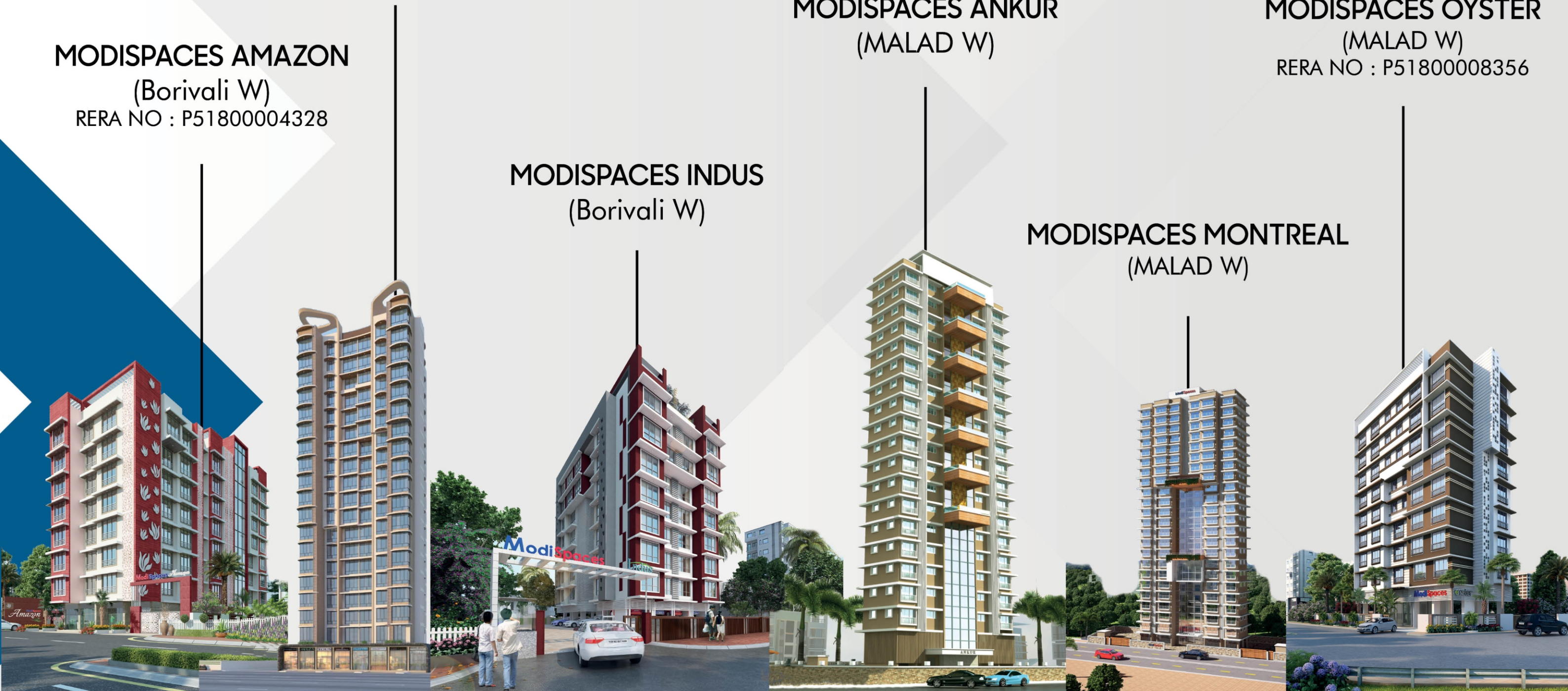
MODISPACES OYSTER

(MALAD W)

RERA NO : P51800008356

MODISPACES MONTREAL

(MALAD W)



OUR LEGACY

MODISPACES PEARLY SHELL
(KANDIVALI W)

MODISPACES DOYLE
(MALAD W)
RERA NO : P51800006618

MODISPACES VOLGA
(BORIVALI W)
RERA NO. P51800028532

MODISPACES VALLEY VIEW
(BORIVALI W)

MODISPACES GANGES
(BORIVALI W)



BADHIYA GHAR LIJIYE PARIVAR KO KHUSHIYA DIJIYE



AWARDS & RECOGNITIONS



CONSTRUCTION TIMES BUILDERS AWARD 2016

For best redevelopment project of the year awarded by Mr. Niranjan Hiranandani



AWARD OF HONOUR

For completing project on time for Modispaces Montreal

PARTICIPATION AWARDS

Exhibition Participation Awards in Kuwait and Muscat-2015



FELICITATION

Felicitation of Mr Anand Modi on the completion of ModiSpaces Volga's agreement registration.



INAUGURATION OF THE MODISPACES

Inauguration of the ModiSpaces office at Shri Madukar CHSL by Mr Anand Modi.



SHREE KRISHNA CHSL (SRA) WISHING MR ANAND MODI

Members of Shree Krishna CHSL (SRA) wishing Mr Anand Modi on his birthday.





MID-DAY REAL ESTATE ICONS AWARD 2018

For iconic developer – redevelopment (western mumbai) by Honourable CM Devendra Fadnavis.



SRA RE-DEVELOPMENT

Mr Anand Modi meeting Ex-CM Devendra Fadnavis for SRA re-development.

OUR ASSOCIATES

LAWYERS AND SOLICITORS

- Divya Shah and Associates
- Vora and Associates
- D N Nair

FINANCIAL CONSULTANT

- Swaroop Jain and Co.
- Kailash Chand Jain and Co.

RCC CONSULTANT

- Sura and Associates

LIASONING ARCHITECTS

- Hingoo Architects
- Chogle and Associates
- Mistry and Associate
- Vastu Shilp

DESIGN ARCHITECTS

- H M Jhaveri
- Dhimanth Bhatt
- Reza Kabul
- MNS Design



FLAT SALES

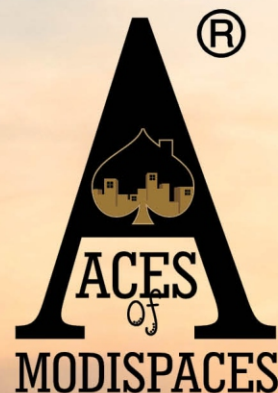
MR. SAMEER BHATNAGAR, MODISPACES TASHKENT, BORIVALI

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.

DR. 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.

TESTIMONIAL _____



MR. 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 Diljiye."

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.

REDEVELOPMENT PROJECTS

MR. PRASHANT KHARKAR,
TREASURER
MODISPACES AMAZON - BORIVALI

We invited tenders for redevelopment for our society. One of the tender was of Modispaces. We enquired about all the builders and scrutinized them. After doing site visits of builders past projects, Modispaces quality of construction was liked by us. Doing further enquiry on Modispaces 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.

MR. DAVID LOBO,
SECRETARY
MODISPACES MONTREAL MALAD

Mr. Anand Modi of Modispaces 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!

ACES OF MODISPACES

MR. STEVEN D'SOUZA,
SYNERGY CORPORATE

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

MR. ABDUL NASIR
CLASSIC LINK REALTORS

Mr. Anand Modi of Modispaces 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!



CORPORATE OFFICE:

Modispaces Prem Sagar,
57 Swastik CHSL, Road No.3,
Juhu Scheme, Vile Parle (W),
Mumbai - 400056

BRANCH OFFICE:

Modispaces Keshav Mansion,
Evershine Nagar,
Off Link Road, Malad (W),
Mumbai - 400064

SALES:

Mob: +91 80 80 80 9377
SMS: 'PROJECT NAME' to
+91 750 650 4400
sales@modispaces.com

CONTACT US :  www.modispaces.com       

MODISPACES REAL ESTATE PVT LTD. CIN: U45200MH2006PTC159318

August 2018 Edition: Disclaimer: "The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for reference only. It does not constitute part of or contract. All plans, drawings, facilities, etc., are subject to the approval of the respective authorities and would be changed, if necessary and the developers reserve the right to change plans, specification or feature without prior notice or obligations."