

# ModiSpaces®

Four Generations For Generations



“ BADHIYA GHAR LIJIYE  
PARIVAR KO KHUSHIYAN DIJIYE ”



## 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.

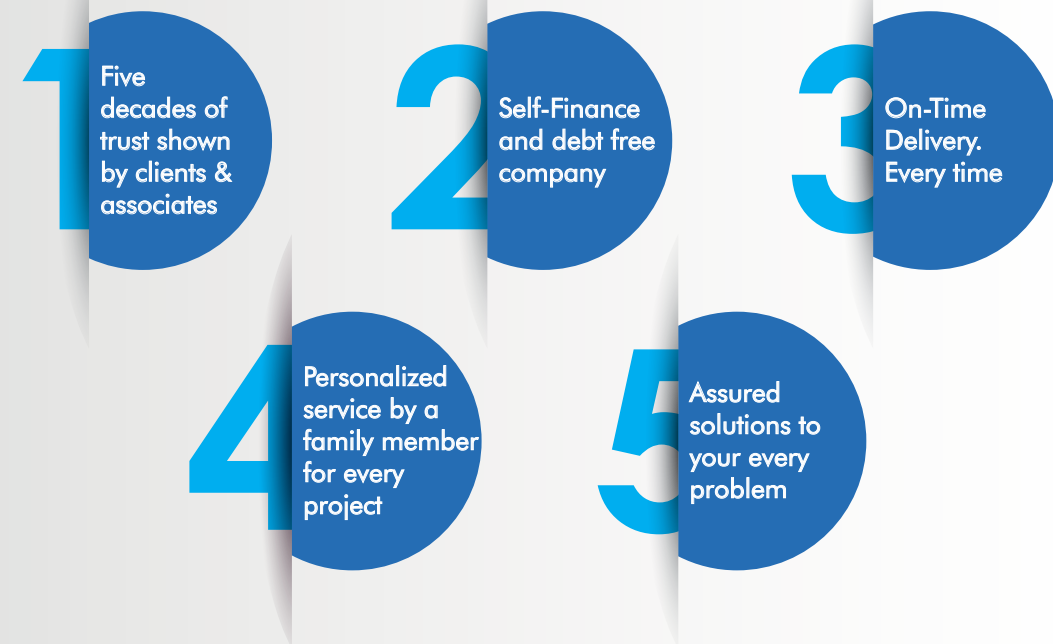
Attributes of excellence, quality and self-financing - with a fresh new perspective of environmentally conscious spatial design – have enabled ModiSpaces to successfully deliver one of the best real estate services in the country.

The company has delivered over 65 residential & commercial projects till date. And is currently developing over 5 Lakh Sq.ft. of prime real estate with another 10 Lakh Sq.ft. in the works.

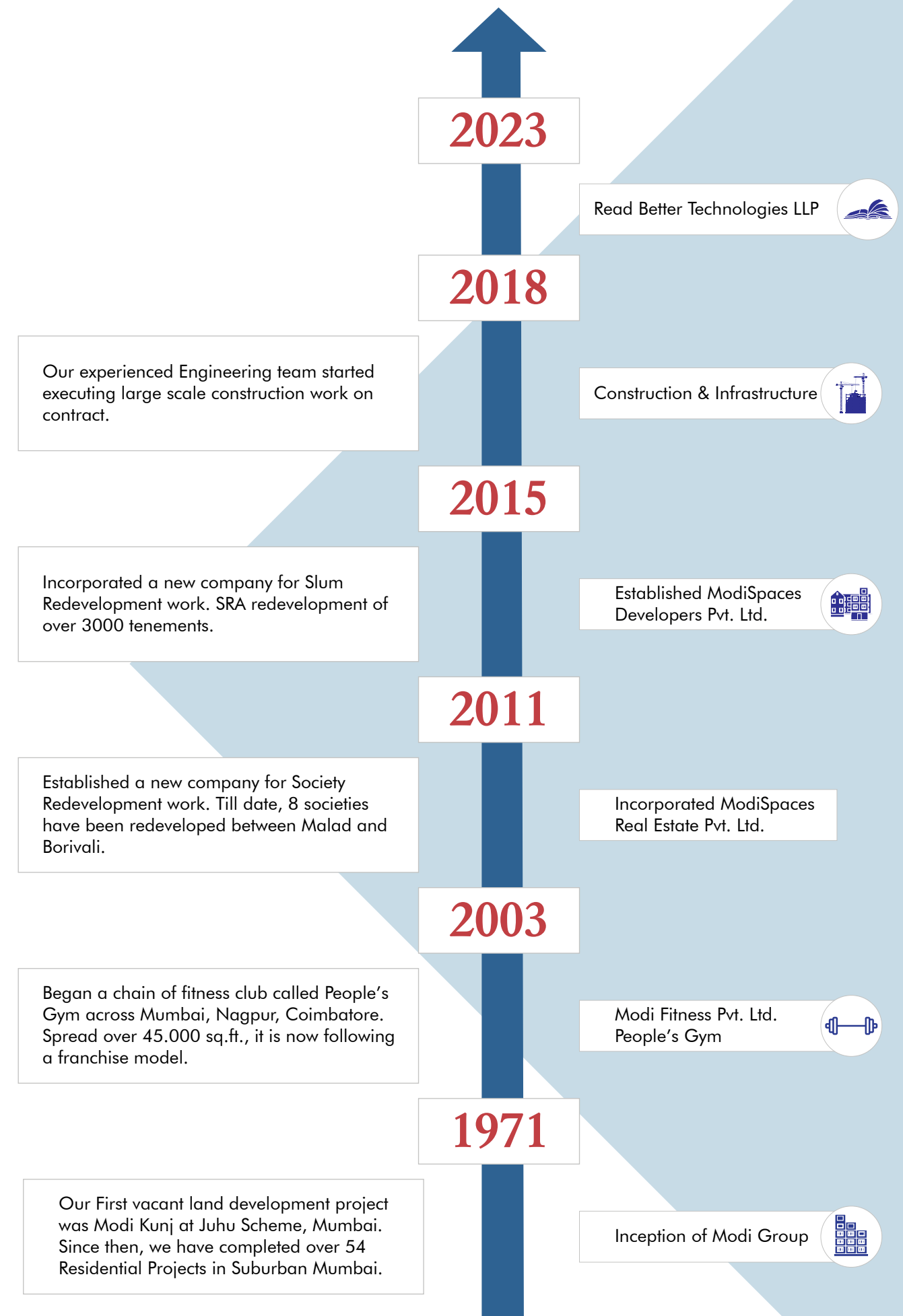
The man behind the stellar rise of ModiSpaces is none other than its founder – Anand Modi and Chairman Vinit Modi. This modern-day visionary has shouldered the responsibility of empowering and changing people's lives through his redevelopment work.

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

## Why Us



lifetime with their residential properties of high architectural quality built with modern amenities that add real value and enhance the quality of life.



# 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 directly by 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



**Mr. Ghanshyam Modi,**  
Director of Modi Group





**Mr. Anand Modi**  
**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. Vinit Modi,**  
**Business Development, Project Management & Finance**

Mr. Vinit Modi is the head of Business Development, Project Management, Finance 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.



**Mr. Ghanshyam Modi**  
**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.



**Mr. Prem Kumar Modi**  
**Project Management**

Mr. Prem Kumar Modi has been the head of the Project Management 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. Rahul Modi,**  
**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



**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.



# BE A PART OF OUR LEGACY

MODISPACES TASHKENT  
(BORIVALI W)

MODISPACES ANKUR  
(MALAD W)

MODISPACES OYSTER  
(MALAD W)

MODISPACES PEARLY SHELL  
(KANDIVALI W)

MODISPACES VALLEY VIEW  
(BORIVALI W)

MODISPACES AMIZARNA  
(MALAD W)

MODISPACES AMAZON  
(BORIVALI W)

MODISPACES INDUS  
(BORIVALI W)





MODISPACES MONTREAL  
(MALAD W)

MODISPACES DOYLE  
(MALAD W)


MODISPACES VOLGA  
(BORIVALI W)

MODISPACES GANGES  
(BORIVALI W)





-  **COMPLETED PROJECTS**
-  **FUTURE PROJECTS**
-  **READY PROJECTS**
-  **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**





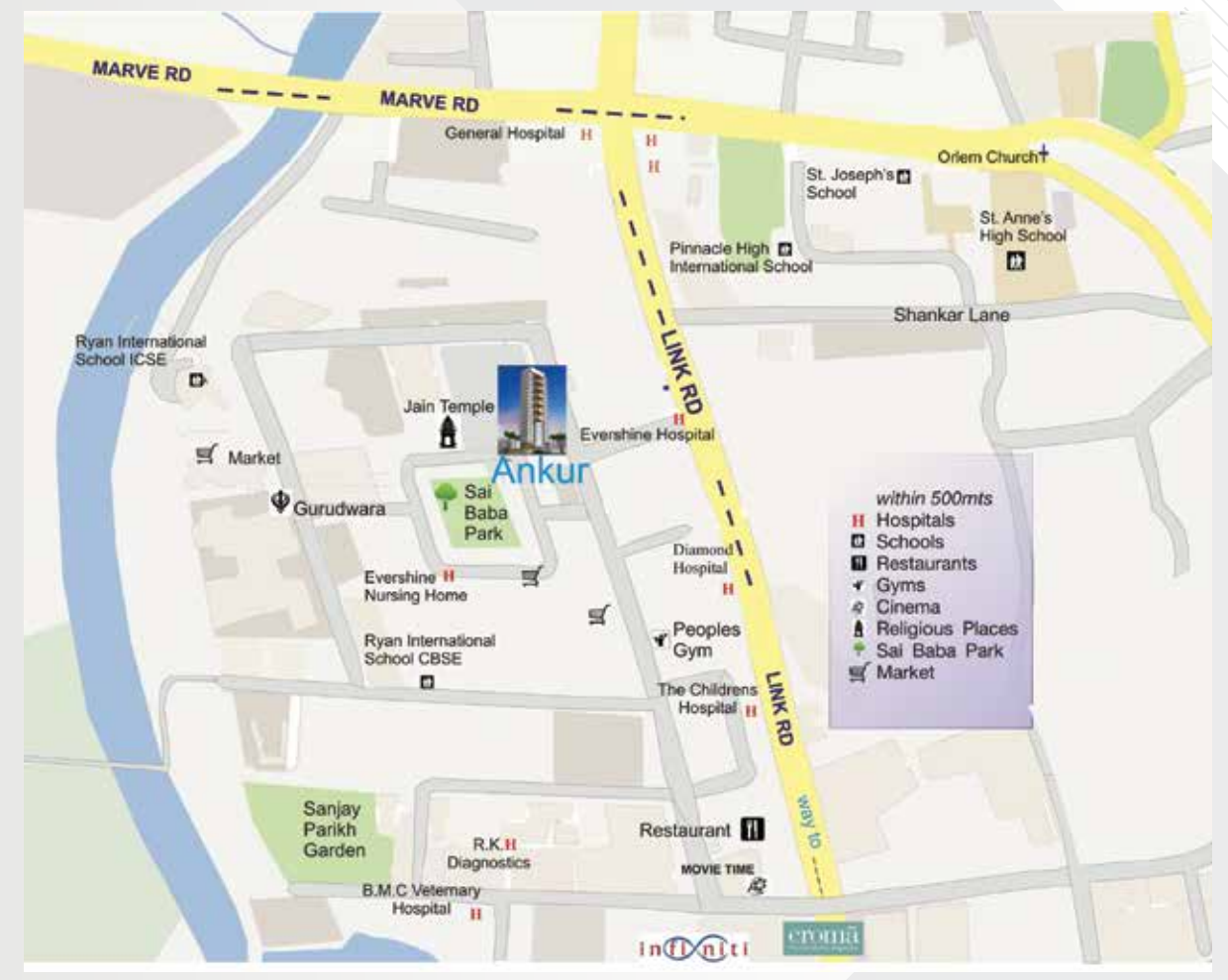


COMPLETED PROJECTS

# ModiSpaces® Ankur

## KEY FEATURES

- FULLY EQUIPPED GYMNASIUM
- SOCIETY OFFICE
- CCTV CAMERAS AND INTERCOM
- VENTILATED FROM THREE SIDES



LUXURIOUS 2 BHK APARTMENT

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



# ModiSpaces® Montreal



## KEY FEATURES



FULLY EQUIPPED GYMNASIUM



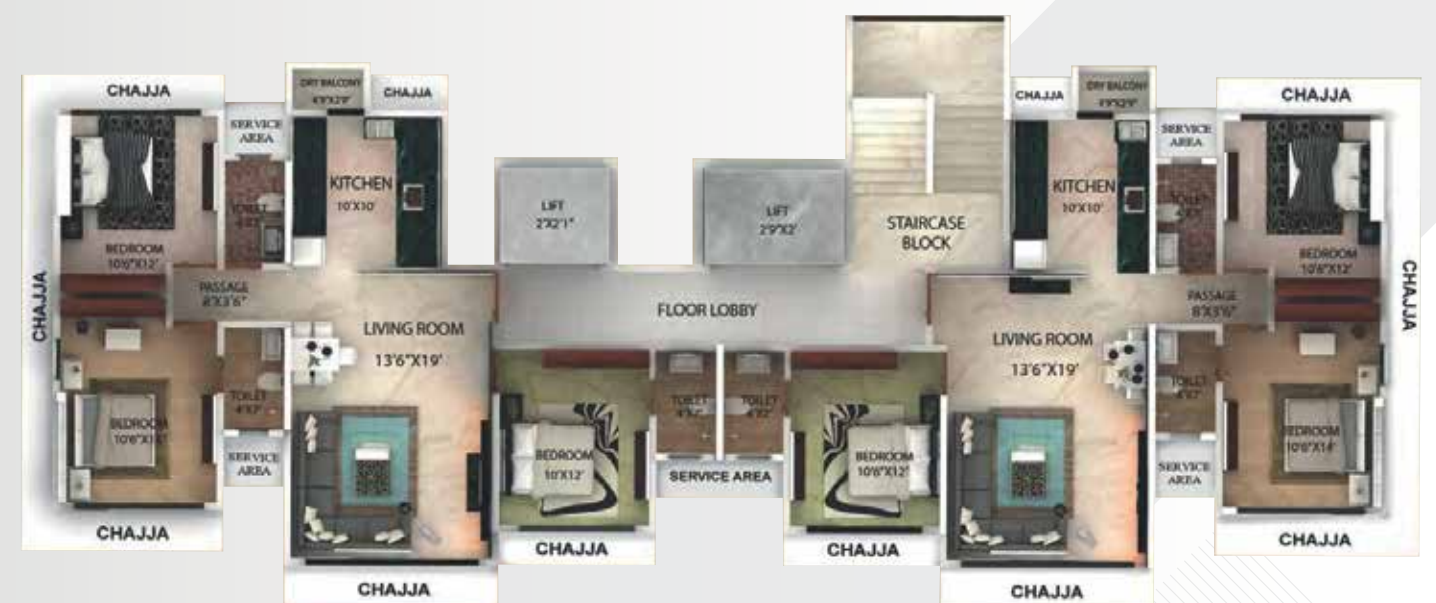
GRAND ENTRANCE LOBBY



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES



LUXURIOUS 3 BHK APARTMENT





COMPLETED PROJECTS



ModiSpaces®  
**Pearly Shell**  
— SPACIOUS LIVING —

## KEY FEATURES



FULLY EQUIPPED GYMNASIUM



GRAND ENTRANCE LOBBY



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES

VISIT US

S.V. ROAD

MALAD  
STATION

SHANKAR LANE

MARVE ROAD

PEARLY  
SHELL

ORLEM CHURCH

TANK LANE

LINK ROAD

INFINITY 2  
MALL



3 BHK



4 BHK



LUXURIOUS 3/4 BHK APARTMENT

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





## KEY FEATURES



FULLY EQUIPPED GYMNASIUM



SOCIETY OFFICE



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES



LUXURIOUS 3/2 BHK APARTMENT





COMPLETED PROJECTS



### KEY FEATURES

- ✚ IN VICINTY OF ORLEM CHURCH
- 🚗 MECHANICAL PARKING SYSTEM
- 📹 CCTV CAMERAS AND INTERCOM
- 🏠 VENTILATED FROM THREE SIDES



LUXURIOUS 1/2 BHK APARTMENT

MODISPACES DOYLE- Lourdes Colony, Off. Morve Road, Orlem, Malad (W)





## KEY FEATURES



GRAND ENTRANCE LOBBY



SOCIETY OFFICE



CCTV CAMERAS AND INTERCOM



VENTILATED FROM THREE SIDES



COMFORTABLE 3 BHK APARTMENT





COMPLETED PROJECTS

ModiSpaces®  
*Amazon*  
magnificence in the  
heart of the city

## KEY FEATURES



GREENERY AROUND



MECHANICAL PARKING SYSTEM



CCTV CAMERAS AND INTERCOM



TWO WINGS



LUXURIOUS 1/1.5/2 BHK APARTMENT

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





**ModiSpaces®**  
**Tashkent**  
Hot Spot of Town

**KEY FEATURES**

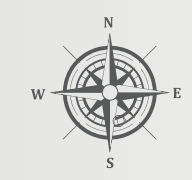
-  FULLY EQUIPPED GYMNASIUM
-  OVERHEAD ROOFTOP AMENITIES
-  CCTV CAMERAS AND INTERCOM
-  GRAND ENTRANCE LOBBY



**VISIT US**



17TH FLOOR PLAN



LUXURIOUS 3 BHK APARTMENT



UNDER CONSTRUCTION



## KEY FEATURES



FULLY EQUIPPED GYMNASIUM



OVERHEAD ROOFTOP AMENITIES



CCTV CAMERAS AND INTERCOM



GRAND ENTRANCE LOBBY



LUXURIOUS 1/2 BHK APARTMENT

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



UNDER CONSTRUCTION



## KEY FEATURES



GRAND ENTRANCE LOBBY



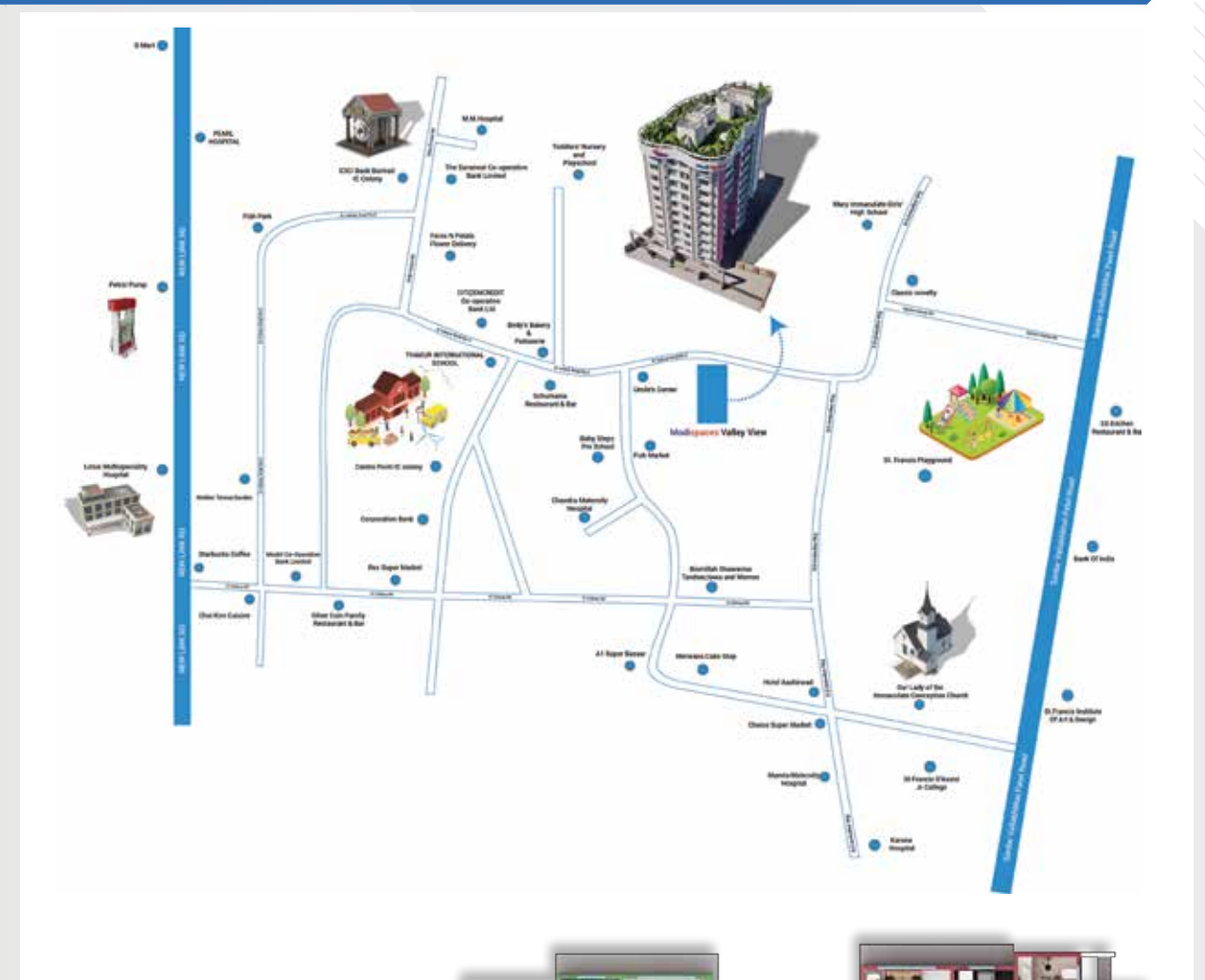
GROTTO



YOGALAYA



ELECTRIC VEHICLE CHARGING POINT



WING B

WING A

## LUXURIOUS 1/2/3 BHK APARTMENT





UNDER CONSTRUCTION



## KEY FEATURES



GRAND ENTRANCE LOBBY



FULLY EQUIPPED GYMNASIUM



VERSATILE TURF AREA



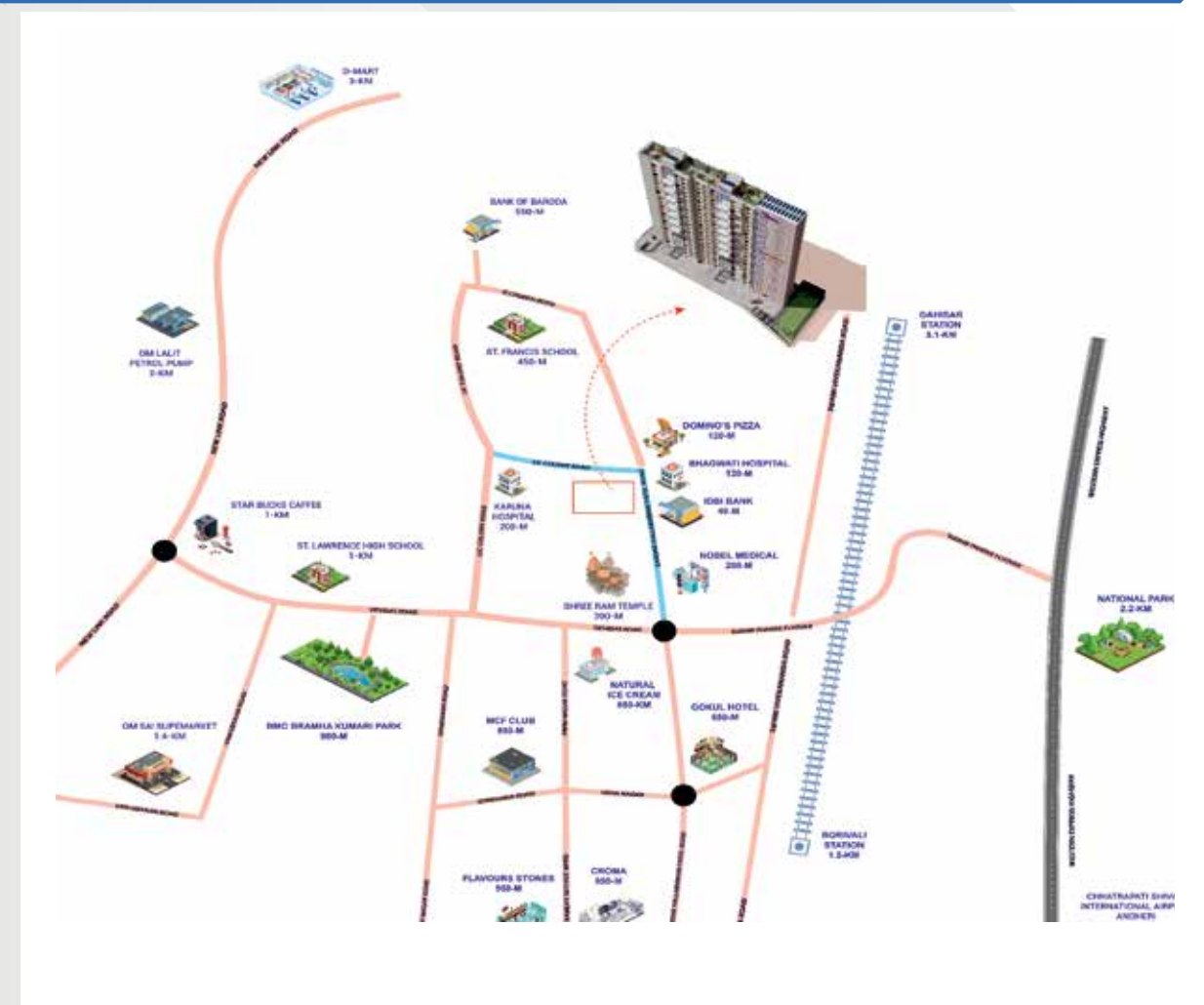
JOGGER'S TRACK



PARTY AREA



APP-BASED SMART PARKING



LUXURIOUS 1/2/3 BHK APARTMENT



UNDER CONSTRUCTION



## KEY FEATURES



FULLY EQUIPPED GYMNASIUM



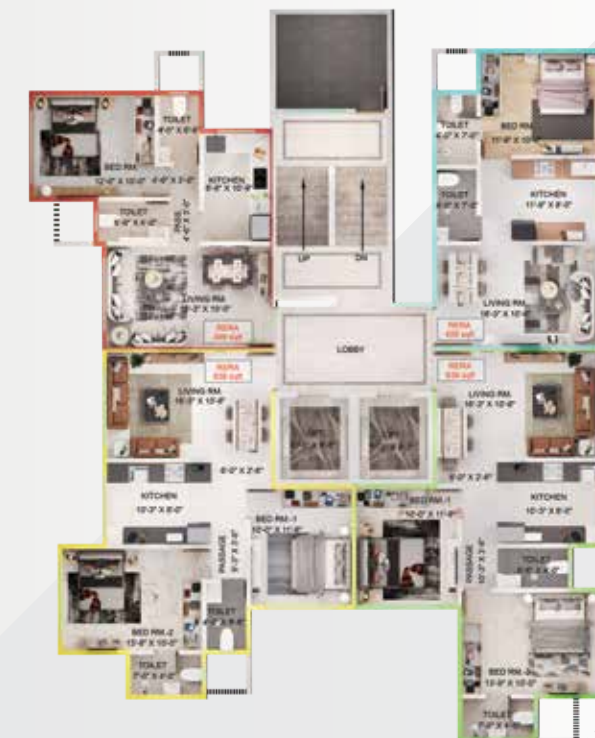
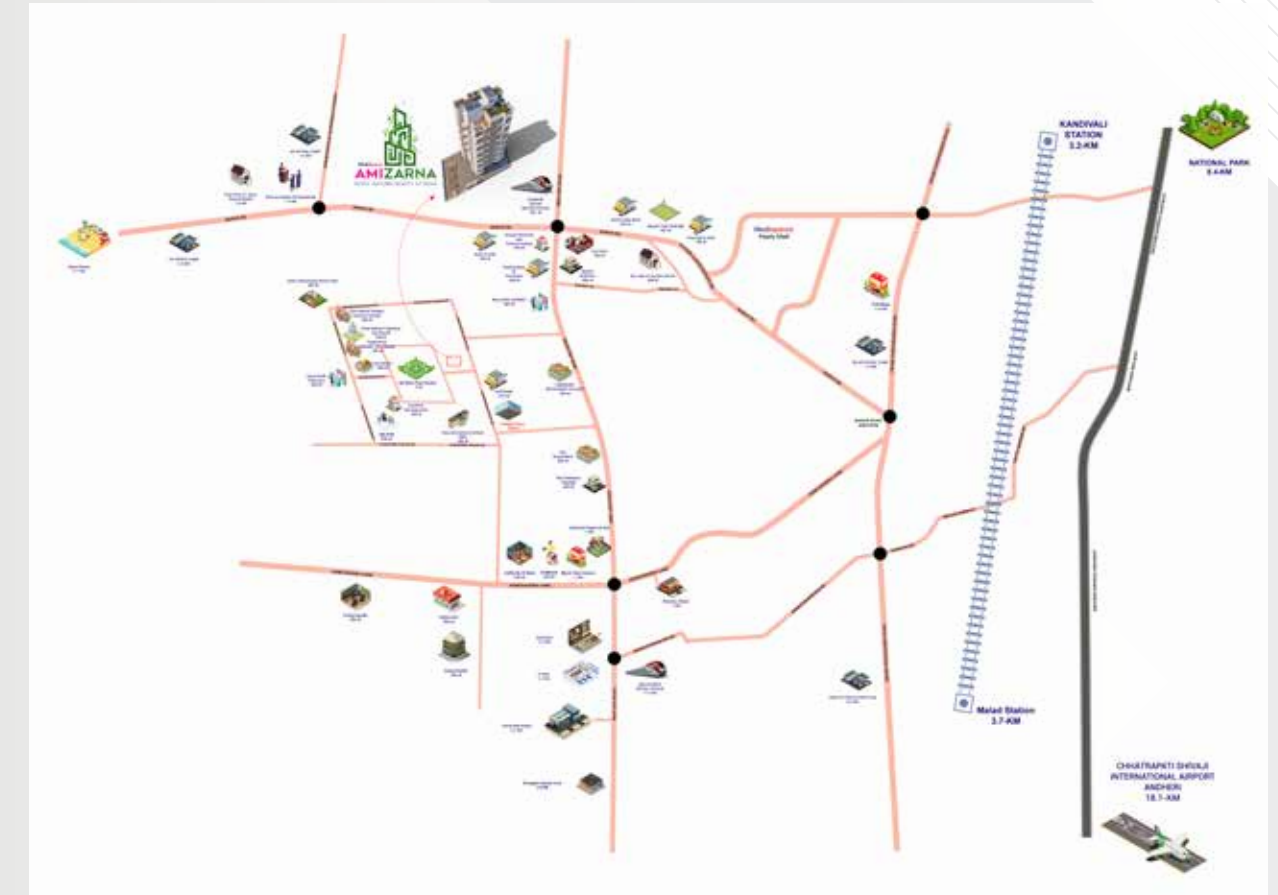
OVERHEAD ROOFTOP AMENITIES



CCTV CAMERAS AND INTERCOM



GRAND ENTRANCE LOBBY



LUXURIOUS 1/2/3 BHK APARTMENT

MODISPACES AMIZARNA - Evershine Nagar, Malad (W), Mumbai, Maharashtra 400064.



**BADHIYA GHAR LIJIYE  
PARIVAR KO KHUSHIYA DIJIYE**





## AWARDS & RECOGNITIONS



### CONSTRUCTION TIMES BUILDERS AWARD 2016

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



### 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.



### 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.

## OUR ASSOCIATES

### LAWYERS AND SOLICITORS

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

### LIASONING ARCHITECTS

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

### FINANCIAL CONSULTANT

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

### DESIGN ARCHITECTS

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

### RCC CONSULTANT

- Sura and Associates





## 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.

**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 celing 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.

## TESTIMONIAL

### 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!







# ModiSpaces<sup>®</sup>

Four Generations For Generations

## 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](http://www.modispaces.com)



MODISPACES REAL ESTATE PVT LTD. CIN: U45200MH2006PTC159318

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