



THE COMMITMENT IS PERSONAL



*They Say,
True Commitment Isn't Just A Promise
It's A Virtue Demonstrated Every Day.*



SHANKAR LANE, KANDIVALE WEST, MUMBAI, MAHARASHTRA, 400067.

CHAPTER

1

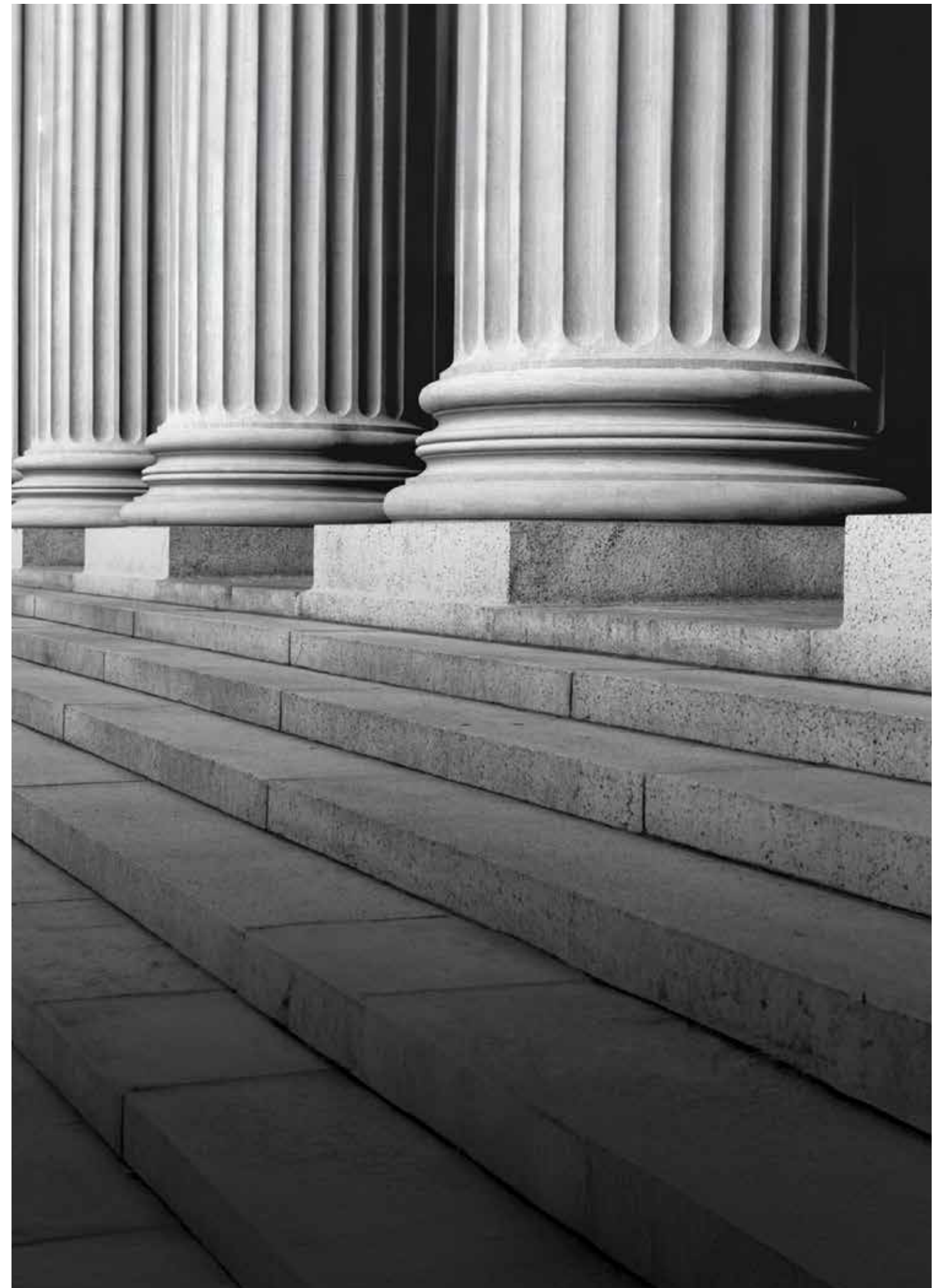


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WELCOME



EVERY BRICK LAID IS
A PROMISE KEPT



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MODIREALTY | MUMBAI

WELCOME TO THE
WORLD
OF MODIREALTY

Welcome to Modirealty

Where every brick laid is a promise kept. For over five decades, we have passionately transformed dreams into reality, delivering homes built on trust, quality, and unwavering commitment. Our journey began with a simple yet profound belief, true commitment isn't merely spoken, it's lived every single day.

At Modirealty, we don't just construct buildings; we craft vibrant communities where memories flourish and families thrive. Your trust inspires us to exceed expectations, innovate relentlessly, and maintain our legacy of delivering projects ahead of schedule.

Chairman

Sunil Modi



THE MODI
PHILOSOPHY

ESTABLISHED IN _____

1971
2025

Modirealty has evolved into a respected name in mumbai's real estate industry, driven by a vision to create homes that inspire life. we see beyond bricks and mortar, every project is a commitment to nurture communities, enrich lives, and redefine urban living.

Our vision is clear: to be the benchmark for quality, innovation, and reliability. at Modirealty, we aspire to craft exceptional living spaces that seamlessly blend comfort, aesthetics, and sustainability, transforming the way our residents experience everyday life.

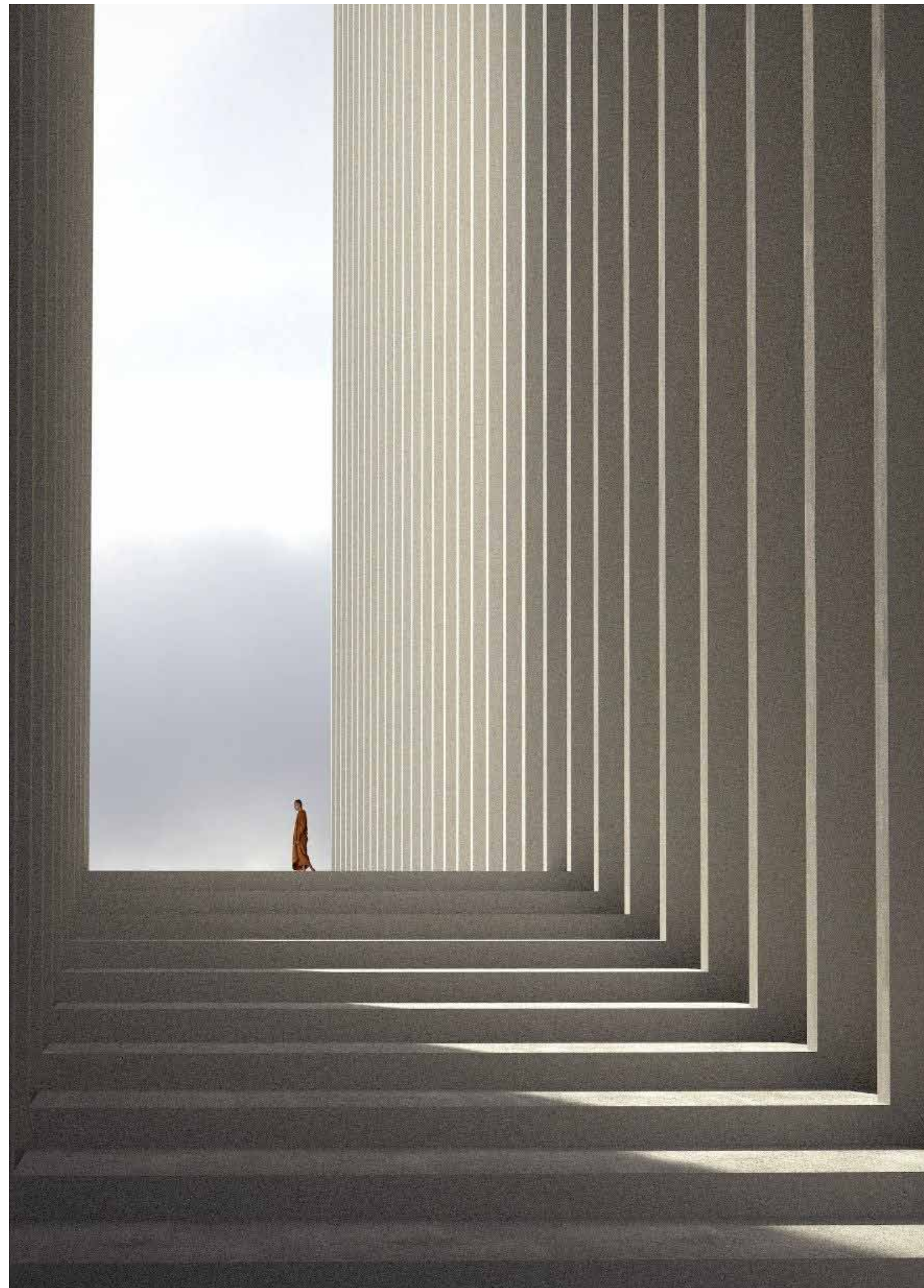
Together, let us build a future where dreams and reality beautifully converge.



CHAPTER

2

LEGACY



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A LEGACY BORN FROM DREAMS

The story of Modirealty began in 1971 with the pioneering vision of Mr. Shyamsunder Modi and the steadfast dedication of Mr. Sunil Modi. Together, they laid the foundation for a company built not merely on bricks and mortar, but on the enduring values of trust, quality, and timely delivery. Their shared belief was that real estate should go beyond creating structures, it should create lasting homes and thriving communities. For over 50 years, this commitment has guided every project, resulting in landmark developments delivered ahead of schedule and a reputation for integrity that generations of families continue to trust.

While Mr. Shyamsunder Modi's foresight transformed the way Mumbai approached housing, Mr. Sunil Modi's hands-on leadership in construction ensured those visions were executed with unmatched precision and excellence. Together, their legacy is etched into Mumbai's skyline and into the lives of thousands of families who today call a Modirealty home their own.



SUNIL MODI

MODIREALTY | MUMBAI

SUNIL MODI

MENTOR & THE VISIONARY FOUNDER

Mr. Sunil Modi has been a pillar of strength at Modirealty, contributing decades of experience and a deep passion for building not just structures but lasting relationships. As the head of the construction division, he has played a key role in delivering over **50** successful housing projects during his tenure, each reflecting his painstaking attention to detail and insistence on quality. His hands-on approach on site and a keen eye for innovation ensure that every project is more than just a building - it's a home, a future, and a promise of excellence.

Under Sunil Modi's guidance, Modirealty's construction practices have continually evolved with new technologies while never compromising on the solid engineering fundamentals. Colleagues and clients alike see him as a mentor - someone who leads by example, instilling values of integrity and hard work in every team member. His legacy is visible across Mumbai's skyline in the form of structures that people trust and cherish.



SHYAMSUNDER MODI

MODIREALTY | MUMBAI

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HYAMSUNDER MODI

MENTOR & THE VISIONARY FOUNDER

Mr. Shyamsunder Modi believed that real estate was not just about raising structures, but about creating spaces where families could flourish and futures could be built. Guided by values of quality, trust, and innovation, he envisioned homes that went beyond shelter, homes that became legacies of comfort and pride. His uncompromising standards and ability to set new benchmarks shaped Modirealty into a name synonymous with reliability and integrity. His leadership was more than business acumen, it was about cultivating a culture where promises are honored and excellence is never negotiable.

This spirit continues to inspire Modirealty even today, ensuring that every project delivered carries his imprint of honesty, dedication, and foresight. Mr. Shyamsunder Modi's vision lives on in every home built, every milestone achieved, and every family that finds joy in a Modi Realty home.



GUARDIANS OF THE LEGACY



KESHAV MODI

MODIREALTY | MUMBAI

KESHAV MODI

DIRECTOR

Mr. Keshav Modi is the driving force behind Modirealty's growth and strategic expansion. With a sharp business acumen and a deep understanding of project development, legal affairs, and marketing, Keshav has orchestrated the company's entry into new markets and opportunities. His leadership has streamlined operations and strengthened the trust that stakeholders place in Modirealty by ensuring transparency at every step. Known for encouraging innovation, he has been instrumental in adopting modern construction techniques and customer service enhancements.

Keshav Modi's focus on customers satisfaction and excellence means that every project under his watch stands as a testament to Modirealty's promise, be it a luxury high-rise or a budget-friendly redevelopment. Internally, he champions a culture of continuous improvement, making sure the company not only keeps up with the times but often stays ahead of the curve. Under his strategic guidance, Modirealty has solidified its image as a symbol of reliability in Mumbai's real estate sector.



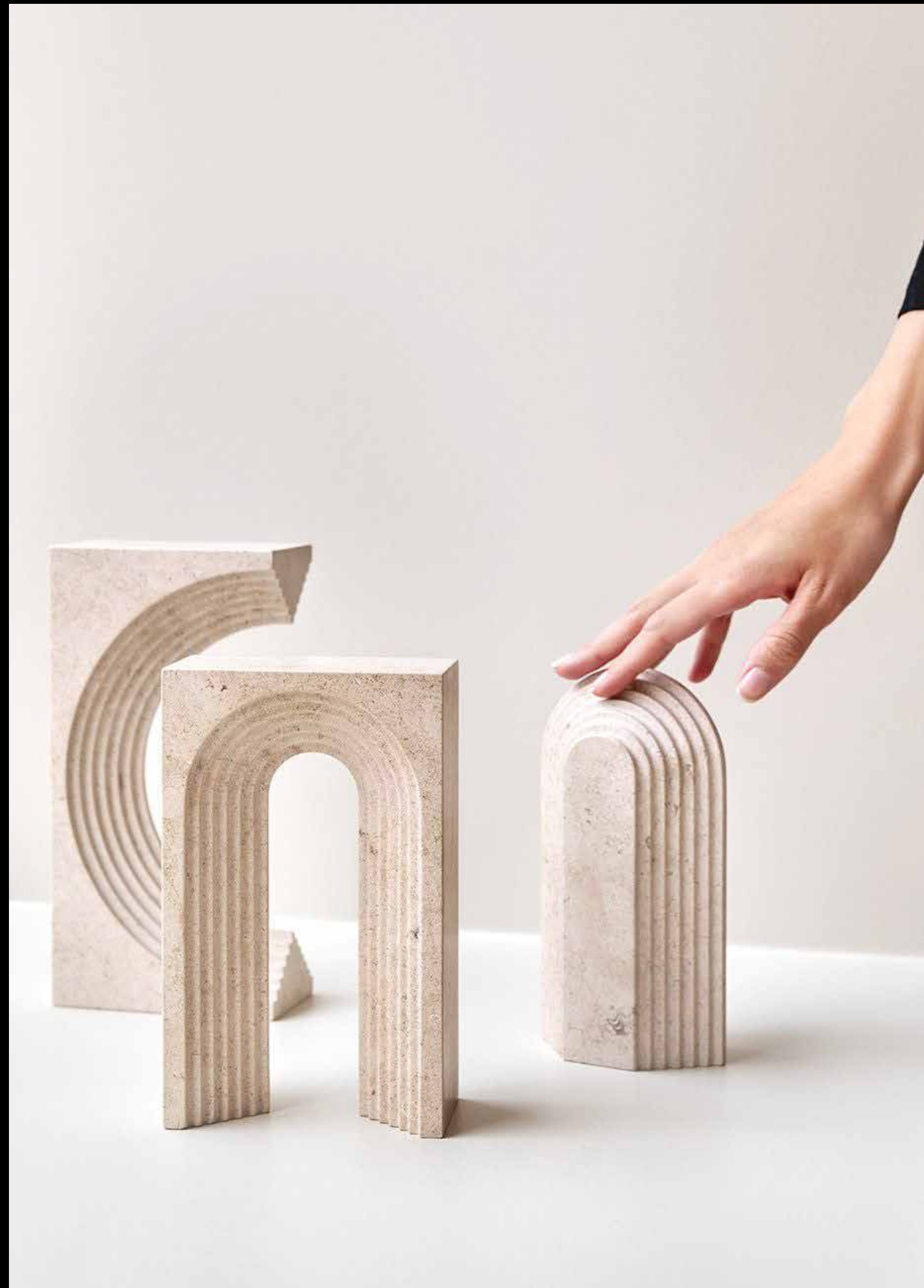
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AUTAM MODI

DIRECTOR

Mr. Gautam Modi brings fresh energy and a forward-thinking approach to Modirealty's operations. Overseeing finance, accounts, liaison with authorities, and project execution, Gautam ensures that every aspect of each project runs like clockwork. He is known for his ability to embrace change and implement innovative ideas, which has helped Modirealty stay ahead in an ever-evolving industry. Whether it's integrating new project management software, incorporating sustainable building features, or streamlining customer interactions, Gautam is at the forefront of modernization. He has a keen eye for detail and a relentless pursuit of excellence, qualities that translate into projects where not just the big picture, but every tiny element is perfected.

Gautam Modi is also a people-centric leader: he fosters close relationships with the on-site teams, contractors, and customers alike, believing that open communication is key to a project's success. His leadership keeps the company agile, customer-focused, and ready for new possibilities, ensuring Modirealty remains not just relevant, but ahead of the industry trends.



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COMMITMENT AND VALUES TRUST, QUALITY, AND TIMELY DELIVERY

At the heart of Modirealty's story is a simple truth: a home is not just brick and mortar, but a dream entrusted to a builder. Fulfilling that dream requires earnest commitment.

Modirealty has made commitment personal, treating every project as a sacred promise. This means no shortcuts on quality, no wavering on timelines, and an obsession with customer-centric design. From the very first project in the 1970s, quality construction and on-time handovers have been the norm, not the exception. Trust is the cornerstone of the company's values. Many families have returned to Modirealty for their next homes or recommended the company to friends, a testament to the trust earned through consistent delivery. The company has never compromised on construction standards; every material, from foundation steel to finishing paint, is carefully chosen to exceed industry benchmarks. This unwavering focus on quality gives homebuyers peace of mind that their homes are safe, durable, and beautiful.



ACHIEVEMENTS & RECOGNITION



BIG IMPACTS AWARDS 2023

Honoured for outstanding work in MHADA and private society redevelopment.



AREA SCALE UP 2019, PANELIST

Invited to share expertise in redevelopment and urban transformation.



MID-DAY REAL ESTATE ICON AWARD 2018

Recognized as the Iconic Developer in Redevelopment
(Western Mumbai).



AREA GROUP AWARD

Awarded by the Association of Real Estate Agents (Borivali) for
consistent performance and trust.

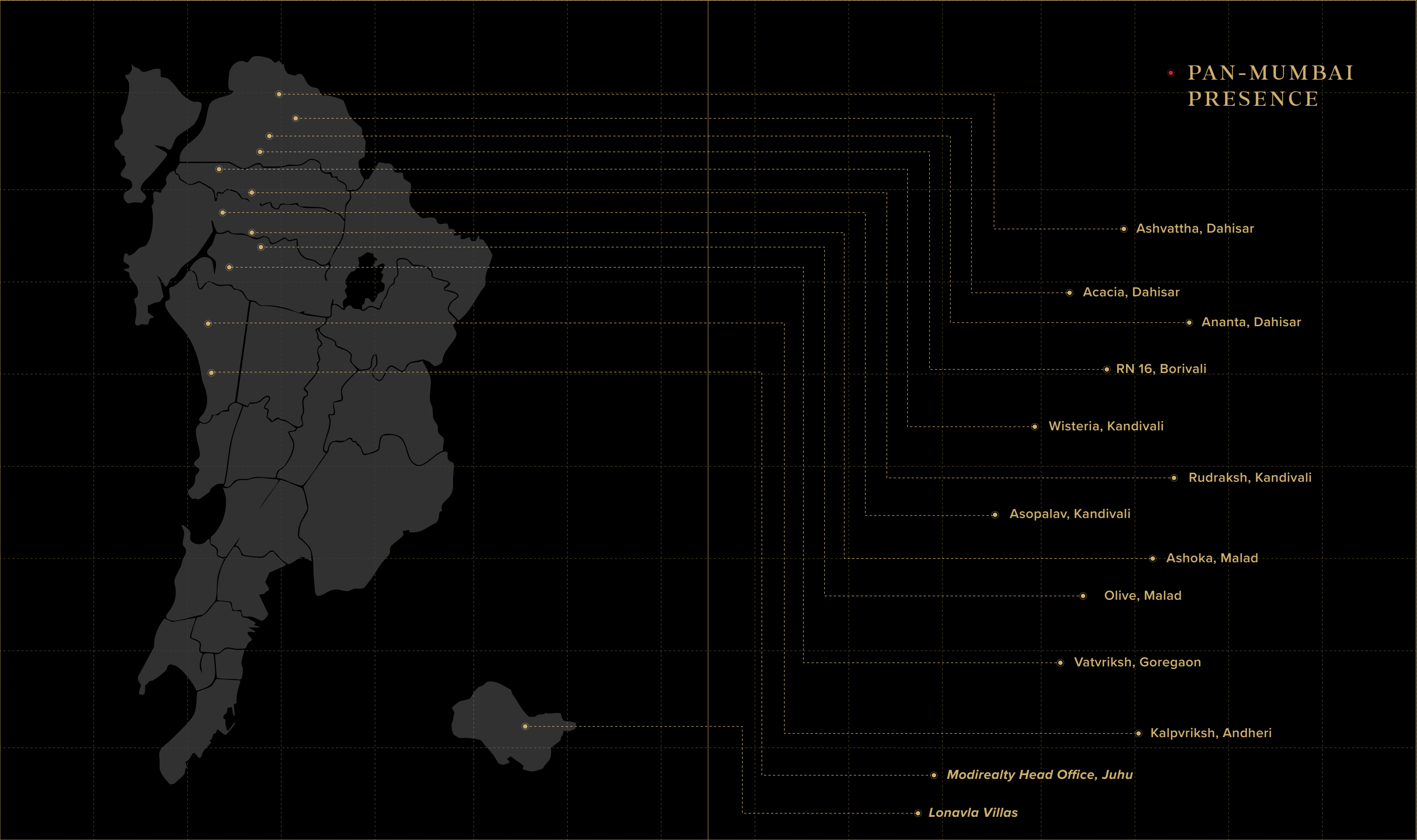
CHAPTER

3

ADDRESSES

MODI'FYING THE SKYLINE.







 **MODIREALTY**
THE COMMITMENT IS PERSONAL

TRANSFORMING
BLUEPRINTS INTO
BENCHMARKS



185

DELIGHTED FAMILIES

www.modirealtyrudraksh.in



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82

DELIGHTED FAMILIES

www.modirealtyolive.in



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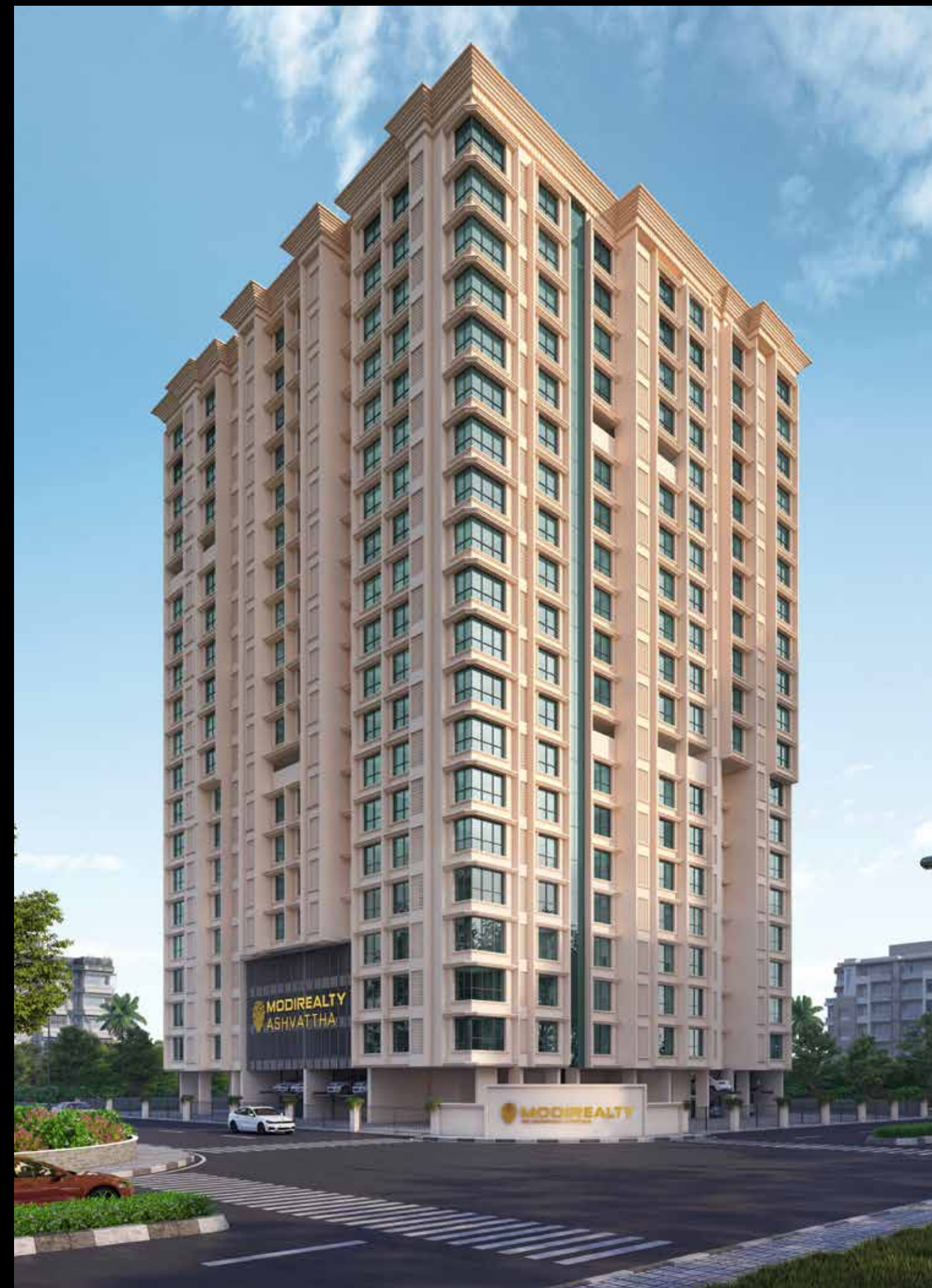
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159

DELIGHTED FAMILIES

www.modirealtyashvattha.in



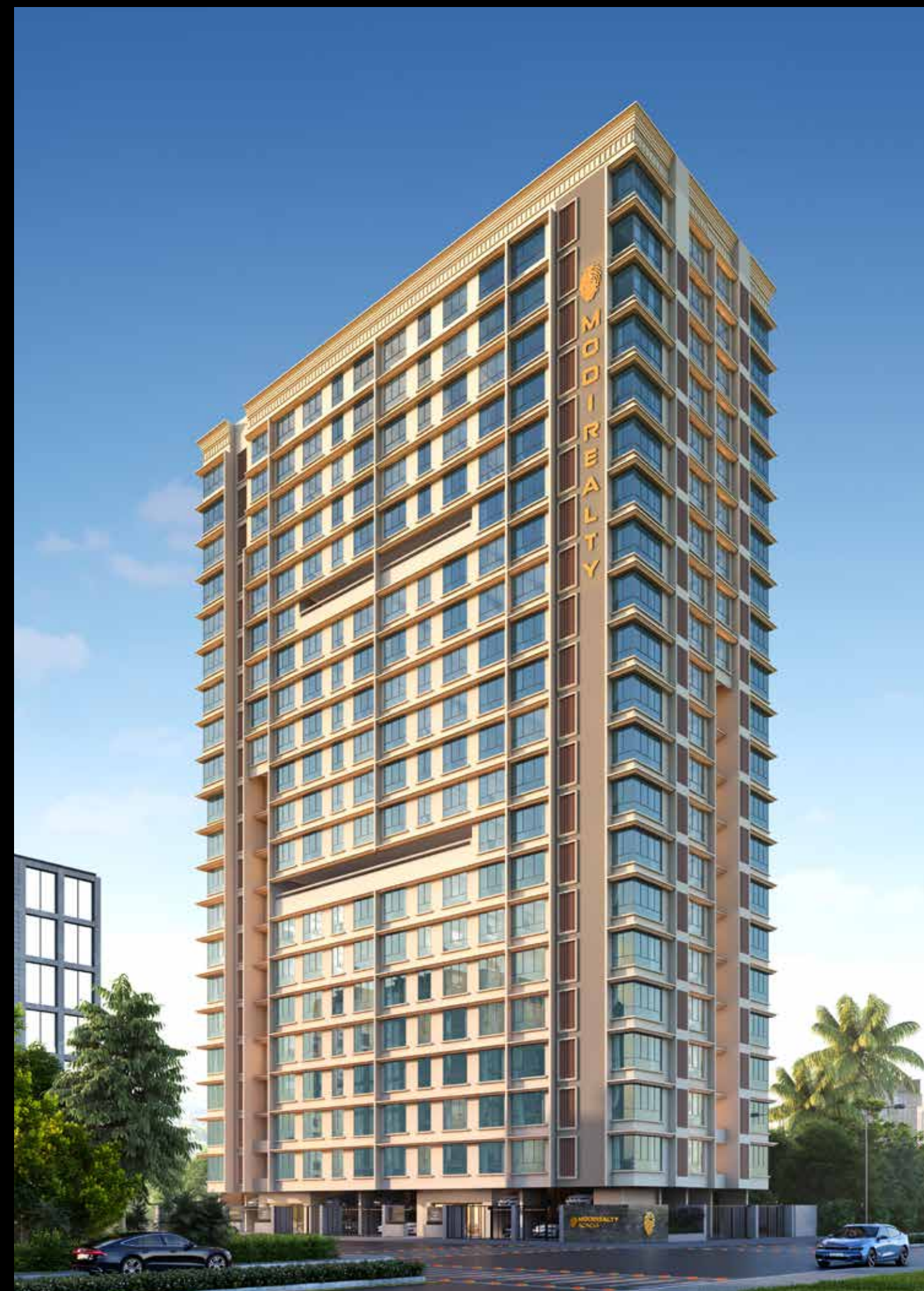
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135

DELIGHTED FAMILIES

www.modirealtyacacia.in



ARTISTIC IMPRESSION

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DELIGHTED FAMILIES

www.modirealtyvatvriksh.in



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www.modirealtyashoka.in



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DELIGHTED FAMILIES

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www.modirealtyasopalav.in



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www.modirealtykalpvriksh.in



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CHAPTER

4

PROCESS

THE REDEVELOPMENT
PROCESS A SMOOTH
TRANSITION FOR SOCIETIES



Rebuilding Trust, Brick by Brick.

At Modirealty, redevelopment isn't just about transforming buildings , it's about honoring legacies and building futures. One of our deepest commitments lies in the redevelopment of aging housing societies, where we partner with residents to breathe new life into the very homes where their stories began.

We understand that redevelopment is often an emotional and overwhelming decision. It involves stepping away from the familiar, entrusting someone with memories built over decades, and placing hope in a vision yet to be realized. That's why our approach is anchored in unwavering transparency, empathy, and integrity.

From day one, Modirealty becomes more than just a developer , we become a committed ally. We walk hand in hand with society members through every phase of the journey , from legal clearances and relocation planning to design ideation and final possession. Our dedicated teams ensure that every concern is heard, every promise honored, and every milestone delivered with the utmost respect for timelines and trust.



*Driven by Commitment,
Defined by Progress*

HOW MODIREALTY HELP SOCIETIES REDEVELOP

STEP 1
INITIAL CONSULTATION & TRUST BUILDING

The process begins with listening. Modirealty’s team meets the housing society’s members to understand their needs, concerns, and dreams for a new building. The company shares its 50-year legacy and credentials, often with past society chairpersons giving testimonials about positive experiences. This builds trust from day one.



STEP 2
TAILORED REDEVELOPMENT PROPOSAL

Every society is unique. Modirealty prepares a custom proposal that typically includes: architectural plans for the new building, list of modern amenities (e.g., elevators, security systems, parking, community hall), the additional area each member will get (often existing owners are given larger flats in the new building), timeline for construction, and the temporary accommodation strategy. Importantly, because Modirealty is financially robust, it often offers society members rent for alternate accommodation during construction or provides transit homes, ensuring no one is inconvenienced.

STEP 3
TRANSPARENT AGREEMENTS

Once the society approves, a detailed Development Agreement is executed. Modirealty ensures this agreement protects the interests of the society, including clauses that guarantee timely project completion, construction quality, and penalize any delays. Thanks to Modirealty’s unblemished record, society members feel secure signing on, knowing the company has never defaulted on a promise.



STEP 4
SMOOTH TRANSITION & SUPPORT

As the old building is vacated, Modirealty’s team assists residents with the move. They coordinate the shifting to rental homes, manage storage of belongings if needed, and keep an open channel for any help the members need during this transition. The old structure is then demolished in a safe, ceremonial manner, often with society members present as the first brick is symbolically removed, marking an emotional but hopeful new beginning.



STEP 5

CONSTRUCTION WITH QUALITY & SPEED

Modirealty deploys its in-house construction management team to the site, ensuring that work begins on schedule. With in-house quality control and experienced engineers, the company maintains high standards at every stage. Society members are kept in the loop with monthly progress reports, site visit opportunities, and milestone celebrations (for example, a small event when the building foundation is completed or when the top floor slab is cast). This inclusive approach keeps the original homeowners connected to their future home throughout the construction journey.

STEP 6

TIMELY COMPLETION & HANDOVER

True to its ethos, Modirealty completes redevelopment projects on or often before the agreed timeline. Before handover, the new building is inspected thoroughly for quality, all necessary approvals (from municipal authorities, RERA, fire safety, etc.) are obtained, and occupation certificates are in place. Then comes the joyous day when society members receive the keys to their brand-new homes, usually much earlier than they dared hope, thanks to Modirealty's efficiency. The handover ceremony is a heartfelt event: there are smiles, sometimes tears of joy, as old neighbors step into a new building together, guided by Modirealty's team.



STEP 7

POST-HANDOVER SUPPORT

Modirealty’s commitment doesn’t end at delivery. The company assists in forming the new society association, explains all the new amenities (how to use the intercom, security systems, etc.), and remains just a phone call away for any teething issues. They often provide an initial defect liability period where any construction glitches are fixed immediately at no cost. In essence, Modirealty ensures residents not only get new homes but are also comfortable and settled from day one



Through this well-structured process, Modirealty has earned the gratitude of dozens of societies. By handling everything from regulatory approvals to resident relocation with professionalism and empathy, the company makes redevelopment a hassle-free experience. It’s no wonder that many societies refer Modirealty to others, a true mark of trust in the redevelopment arena.

CLIENT TESTIMONIALS

We at Urban Space Realty are really proud and happy to work with Modirealty. We have got excellent support from them in terms of timely delivery of their projects and in terms of payment. One unique USP is their planning of flats which always have been an advantage for them over other projects. I will recommend all our channel partner to work actively for Modirealty.

Karan Shah
Urban Space Realty, Borivali (West)



Overall, our experience with ModiReality was very good.Their commitment is evident, and they don't apply pressure on the payment system. Cooperation is a notable trait of theirs. Delivery is consistent, and they prioritize quality. Standards are set high, and deadlines are met as promised. We consider ModiReality to be reliable based on our experience with them.

Hasmukh Dholakiya
Buyer, Wisteria



In my experience as a developer, Modirealty is one of the most reliable & honest companies I have ever dealt with. Keshav and Gautam keep you informed about what they are capable of, and they deliver outstanding work before time. As they are constantly striving to improve our business. I am delighted to be associated with them.

Vinod Thakkar
SQ.FT India



Our building was 25 years old. As the condition of the building was very bad, we decided to go for redevelopment. By tender procedure, we selected Modi reality developer and signed a DA.The construction was excellent and thank you very much, ModiReality, and I wish you all the best.

Sulbha Pore
Society Chairman, Wisteria



The journey with ModiReality has been exceptional. From their prompt responses during the tender process to their proactive follow-up and efficient handling of procedures, every step has been executed flawlessly. Their accessibility, clear communication and speedy work reaffirm our confidence in their capabilities.

Sachin Railkar
Old Society Member, Ashvattha



Modirealty stood out for its clear communication and the best terms among the many developers we met. The team has been supportive throughout. What really impressed us was the early possession, which was almost a year ahead of schedule. It was a smooth and reliable experience.

Nihar Oja
Treasurer, Kalpavriksh



Our first home meant a lot to us, so choosing the right builder for redevelopment was crucial. Modirealty stood out for their values, trust, and dedication. The entire team was very supportive, and the project has been completed on time with excellent quality. We are extremely happy to have received our new home, and I believe for them, commitment truly comes first.

Snehal Davda
Society Member, Wisteria



My experience with Modi Realty has been excellent. Keshav Sir and Gautam Sir closely supervised the work, and the whole team interiors, legal, CRM, and construction was very helpful. Even my architect was impressed by the teamwork and openness. They managed everything smoothly, from home loan advice to agreements. They are truly a reliable builder.

Paresh Mangokiya
Buyer, Kalpvriksh



I've had a wonderful experience with Modirealty. Their Dahisar projects offer excellent connectivity, superior construction, and the innovative 20:80 payment plan that makes owning a home easier. The sales and CRM teams are highly supportive, and with their proven record of timely delivery, my clients are not only happy but also referring others. As a channel partner, I truly value the trust and transparency of Modirealty.

Nidhi Chudasama
Channel Partner, Dahisar



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Nidhi Chudasama
Channel Partner, Dahisar



Our society chose Modirealty for redevelopment, and the experience has been excellent. Despite challenges, they kept their commitments. The entire team has been cooperative and transparent, which is why work has moved so smoothly. Today, people often ask how our project is progressing so fast and we proudly say it's because of Modirealty's commitment and professionalism.

Sachin Parab
Old Society Member, Ashvattha



I booked a 2.5 BHK at Modirealty Acacia two months ago and the experience has been excellent. The location is perfect with the metro just a minute away and all conveniences nearby. The process, guided by the Sales team, was smooth & transparent. I was impressed with the quality of construction, steady progress, and amenities. Above all else, the project is self-financed with guaranteed timely possession, which assured me total faith while selecting Modirealty.

Kuldeep Shukla
Buyer, Acacia



We were looking to upgrade from a 1 BHK to a 2 BHK, and with Modi Realty we found the right mix of quality, trust, and a peaceful location. The team was transparent, supportive, and committed to their timelines. As first-time homebuyers, we are very happy and excited to move into our new home.

Ramchandra & Gauri
Buyer, Acacia



I've had a wonderful experience with Modirealty. Their Dahisar projects, Ashvattha and Acacia, offer excellent connectivity, superior construction, and the innovative 20:80 payment plan that makes owning a home easier. The sales and CRM teams are highly supportive, and with their proven record of timely delivery, my clients are not only happy but also referring others. As a channel partner, I truly value the trust and transparency of Modirealty.

Jitendra Singh Pawar
Channel Partner, Dahisar



Buying a home has always been our dream which Modirealty has made it possible for us. Ashvattha impressed us with its prime connectivity, great amenities like a gym, swimming pool, turf and garden, and a well-planned butterfly flat design with zero wastage and ample light. The 20:80 subvention plan gave us the flexibility to manage our budget and transition from our old flat smoothly. We're truly thankful to the Modi team for helping us own our dream home.

Ganesh & Kanchan Kamath
Buyer, Ashvattha



CHAPTER

5

LIFESTYLE

HOMES THAT ELEVATE

LIFE STYLE

At Modirealty, we believe that a well-designed home does more than provide shelter, it enhances the way you live. That's why we go beyond the ordinary to create spaces that cater to every need, comfort, and aspiration of our residents. From carefully planned layouts that maximize space and light, to incorporating smart amenities that enrich daily life, our homes are designed for modern living with a personal touch. We ensure that each residence is:

Our attention to lifestyle extends into every shared space. Be it a senior citizen zone, multipurpose hall, walking track, or community courtyard, every detail is curated to create joyful living experiences. With Modirealty, you don't just move into a new home, you step into a life that's upgraded in every sense. Because comfort, convenience, and community aren't extras, they're essentials we deliver with pride.



*Committed to enhancing lifestyles,
one home at a time*



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BUILDING THE
FUTURE
TOGETHER

As we turn the final page of this journey, we invite you to imagine more than just a home, imagine a life well lived, built on trust, designed with care, and delivered with pride. At Modirealty, every project is more than a blueprint, it's a promise to families, a contribution to the city's legacy, and a reflection of our belief that homes should be crafted with heart and handed over with honesty. To our homeowners, partners, and well-wishers, thank you for being part of our story. Your trust fuels our passion. Your satisfaction defines our success. Join us as we continue to shape the skyline of Mumbai, one promise at a time.

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*Because at Modi Realty,
every closing is just the beginning
of a commitment fulfilled.*



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