

**Dated: 18.09.2025**

To,  
The Secretary,  
BSE Limited,  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai — 400 001.

**Scrip Code: 543539**

**Subject: Revised Investor Presentation — FY2024-25**

Dear Sir/Madam,

With reference to the above captioned subject, we wish to inform you that due to inadvertent typographical error in the Investor Presentation – FY2024-25 submitted earlier on September 15, 2025, we are hereby submitting the revised Investor Presentation – FY2024-25.

The revised Investor Presentation is enclosed herewith. The same is also being made available on the website of the Company at [www.modisnirman.com](http://www.modisnirman.com).

This is for your information and record.

Thanking you,

**For Modis Navnirman Limited**

**Mr. Mahek D. Modi**  
Whole Time Director - CFO  
DIN- 06705998



“We Don’t Build Walls,  
We Build Homes”



RASHMI ICON  
A PROJECT BY  
 MODIS  
NAVNIRMAN

# Disclaimer

Certain statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. These forward looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Important developments that could affect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations. Modis Navnirman Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.





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# Management



**Mr. Dinesh Modi**  
**Chairman & Managing Director**

- Over a decade of experience in real estate, active since 2011 after years as an investor
- Visionary entrepreneur and respected philanthropist in the Jain community
- Built Modi Navnirman's reputation for timely project delivery and high-quality construction
- Known for setting industry benchmarks and inspiring teams with his leadership



**Mr. Mahek Modi**  
**CFO**

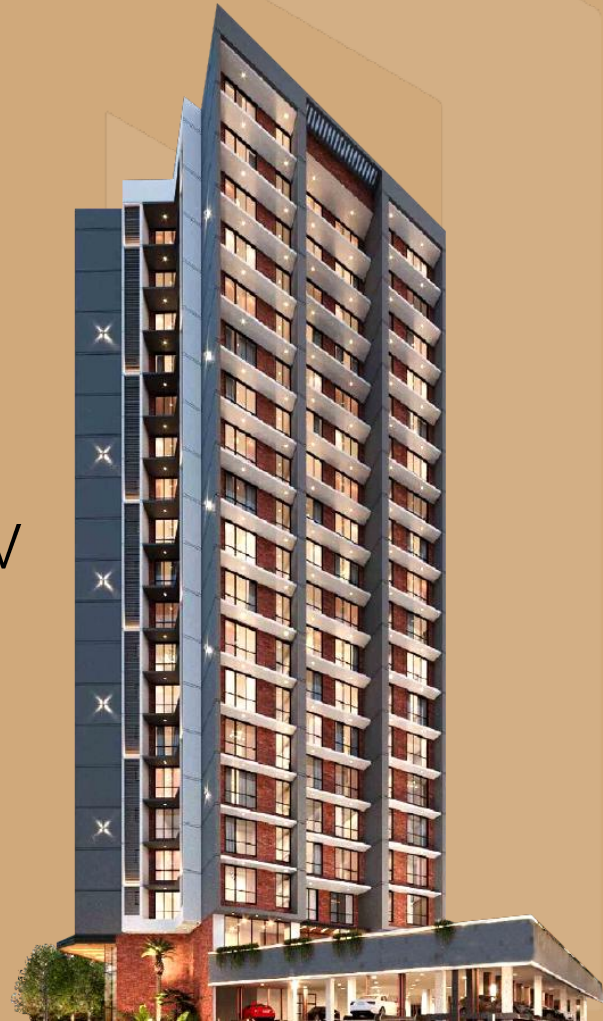
- Joined the business in 2014, bringing a design and management background
- Focused on creating landmark infrastructure with customer-centric growth
- Leads designers, engineers, and consultants to deliver innovative projects
- Driving expansion, diversification, and strengthening the company's footprint across locations





# Company

## Overview



# About Us

5.90+ Sq.

Lakhs of Ft. delivered

7.40+

Lakhs of Sq. Ft. Ongoing

10.00+

Lakhs of  
Sq. Ft. Upcoming

20

Premium Residential  
Projects



## Our Mission Statement

- To emerge as one of the most trusted real estate partners with a large pool of happy clients.
- To build spaces with love without compromising on quality and upgrading lifestyle.
- To create an inspiring lifestyle to keep impacting our customers' lives.

## Our Vision

- To enrich the lives of the people by building better homes and contributing to the community's well being.
- To ensure our offerings are revolutionary and benchmarked against the best global standards catering to our customers'

## Our Promise

We value promises. #PromisesFulfilled is our watchword. We continue to set new benchmarks on our way to making Modi's Navnirman one of the largest real estate developers in India. Through each of our achievements, we strive to innovate and transform the way people live.



## Our Belief

At Modi's Navnirman, we think beyond homes. We don't just build homes, we create dreams. We offer spaces that are built with utmost precision and every corner echoes happiness. With our brand philosophy of "A House is a Home when Made with Love", we have come to be known as the trailblazers and trusted real estate partners of the industry today.

### A happy home is the purest portal to satisfaction.

Driven by a new-age futuristic vision, Modi's Navnirman is the epitome of real estate founded by Mr. Dinesh C. Modi in 2010. Backed by four decades of legacy and our deep roots in the jewellery industry, we diversified into real estate and have emerged as one of the most valuable developers in the country. This feat was made possible due to our undying commitment, trust, innovation and a vision to build homes with love!

We are the torchbearers and forerunners steering innovation along with our pursuit of excellence. We have successfully established our leadership within a short span of time delivering large projects and making them luxurious, holistic, viable and successful. We are paving the way for responsible innovation and upgrading the lifestyles of our customers.

*"Magnificent beyond  
measure is a rare thing."*





# Our Philosophy

## The Four Pillars Powering Modi's Navnirman Legacy



### Timely Possession

Focus on meticulous planning and execution to ensure on-time delivery of high-quality projects



### Quality Work

Every brick crafted with precision, combining design excellence and superior craftsmanship



### Customer Satisfaction

Innovation-led solutions and a customer-first approach to ensure a seamless experience



### Commitment

Dedication to turning customer dreams into reality with unwavering service principles



# Financials & Operational

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Highlights

# Management Quote



**Mr. Dinesh Modi**  
Chairman & Managing Director

"FY25 was a year of strong progress for Modi's Navnirman. Despite the dynamic market environment, we delivered healthy growth driven by our focus on society redevelopment and mid-income housing in Mumbai's key suburban markets. Timely execution, customer trust, and disciplined financial management enabled us to strengthen our position as a reliable and transparent developer.

Looking ahead, we remain committed to scaling our redevelopment portfolio across Mumbai while ensuring quality, affordability, and aspirational living for our customers. With a robust pipeline of projects under execution and upcoming launches, coupled with an asset-light, partnership-driven model, we are confident of sustaining growth momentum and creating long-term value for our customers and investors alike."



# Key Financial Highlights

FY25



## Revenue

Rs. 86.54 Crore  
49.76% YoY ↑



## EBIDTA

Rs. 16.75 Crore  
83.82% YoY ↑



## EBIDTA Margin

19.35%  
358 BPS YoY ↑



## PAT

Rs. 12.25 Crore  
83.08% YoY ↑



## PAT Margin

14.16%  
258 BPS YoY ↑

# Operational Highlights

FY25



**Area Sold**  
(Mn Sq. Ft.)

40,000 Sq. Ft.  
Approx  
150 % YoY



**Sales Value (INR Crores)**

Rs. 86.52 Crores  
49.00 % YoY



**Collection**  
(INR Crores)

Rs. 115.27 Crores  
96.00 % YoY



**Sales** (No. of  
Units)

60 Units  
71.40% YoY



**Launches**

Launched 3 Projects in  
FY25

# Consolidated Profit and Loss Snapshot

Particulars (Rs. Crs.)	FY25	FY24	Y-o-Y (%)	FY23
Income from operations	86.54	57.78		41.59
Other income	0	0		0.89
Total income	86.54	57.78	49.78%	42.47
Raw Material	0	0		0
Changes in inventory	-63.09	-31.13		-31.06
Total Raw Material Expenses	66.33	46.96	41.25%	24.62
Gross Profit	20.21	10.82	86.78%	17.85
Gross Profit margin%	23.35%	18.73%		42.04%
Employee Cost	2.91	0.56		1.55
Operating expenses	2.59	1.27		8.37
Total Expenditure	71.83	48.79	47.22%	34.54
EBITDA	14.71	8.99	63.63%	7.93
EBITDA Margin %	17.00%	15.56%		18.67%
Other Income	2.03	0.12		0
Depreciation	0.01	0.01		0
Interest	0.24	0.04		0.24
Profit Before Tax	16.49	9.06	82.01%	7.69
Tax	4.24	2.33		1.93
Profit After Tax	12.25	6.73	82.02%	5.76
PAT Margin	14.16%	11.65%		13.57%
Basic EPS	0	0		0



# Balance Sheet

Rs. in Crores		
Total Equity & Liabilities	Mar-24	Mar-25
Shareholders Funds	85.4748	105.5998
Share Capital	19.0912	19.0912
R&S	66.2586	86.0086
R&S	0.1250	0.5000
Non Current Liabilities	5.7873	3.3394
Financial Liabilities		
Borrowings	5.7865	3.3394
Lease Liabilities	0.0000	0.0000
Provisions	0.0000	0.0000
Deferred Tax Liabilities (Net)	0.0008	0.0000
Current Liabilities	21.4287	50.2007
Financial Liabilities		
Short term borrowing	0.0000	0.0000
Lease Liabilities	0.0000	0.0000
Trade Payable	7.1300	11.9796
Other Trade Payables		
other financial liabilities	0.0000	0.0000
Short Term Provisions	3.4241	5.5008
Other Current Liabilities	10.8746	32.7203
Current Tax Liability (Net)	0.0000	0.0000
Total Equity & Liabilities	112.6908	159.1399

Rs. in Crores		
Total Assets	Mar-24	Mar-25
Non Current Assets	16.6120	6.3762
Tangible Assets	0.0109	0.0190
Intangible Assets	0.0000	0.0000
Capital Work in progress	0.0000	0.0000
Intangible Assets Under Development	0.0000	0.0000
Non Current Investment	14.8880	4.5509
Deferred Tax Assets	0.0012	0.0653
Long Term Loans and Advances	1.7119	1.7410
Other Non Current Assets	0.0000	0.0000
Current Assets	96.0778	152.7639
Current Investment	0.1136	0.2483
Inventories	83.6069	146.6978
Trade Receivables	2.3686	1.1677
Cash & Cash Equivalents	7.5544	1.7798
Bank Balance other than Cash	0.0000	0.0000
Short term Loans & Advances	0.6943	2.3658
Other Financial Assets	0.0000	0.0000
Other Current Assets	1.7400	0.5045
	0.0000	0.0000
Total Assets	112.6898	159.1401

# Industry

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## Overview



# Real Estate Industry in India: An Engine of Economic Growth

- The real estate sector is India's second-largest employment generator after agriculture and contributes ~7% to the GDP
- By 2030, the sector is projected to contribute 13% to GDP, reaching a market size of USD1 trillion.
- Residential segment continues to be the **largest contributor**, driven by end-user demand and urbanization.
- Growth Drivers :



**Urbanization Surge:**  
Over 600 million urban dwellers expected by 2036



**Migration to Tier 1 & Tier 2 Cities:**  
Driving demand for affordable and mid-segment housing



**Infrastructure Development:**  
Expansion of metros, highways, airports, and urban transit



**Rising Middle-Class Aspirations:**  
Higher disposable incomes fueling home ownership



**Policy push:**

- PMAY (Pradhan Mantri Awas Yojana)
- Smart Cities Mission
- Affordable Rental Housing Complexes (ARHC)

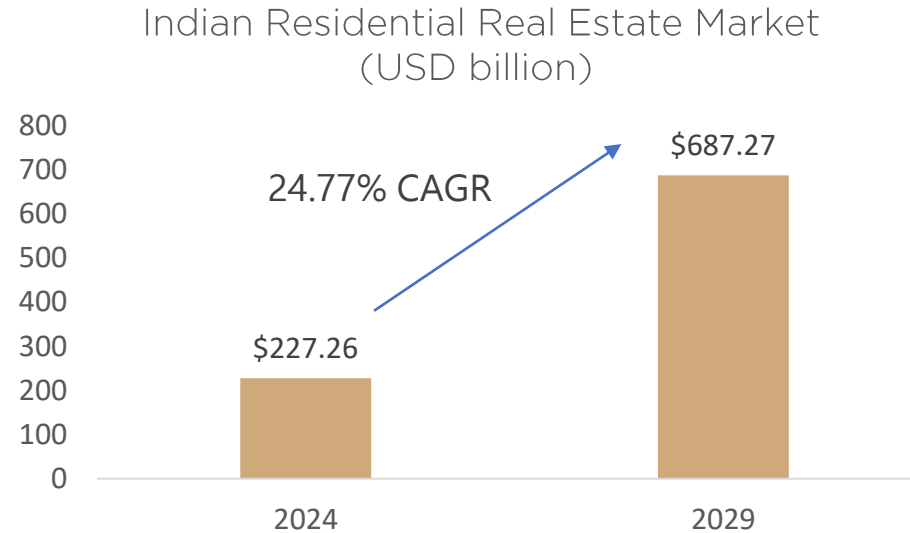


# Real Estate Industry in India: An Engine of Economic Growth



## Residential Market Outlook

- Robust demand, policy push & investor confidence shaping growth
- Residential sales in top 7 cities touched ~2.5 lakh units in H1 2025
- Average property prices rose 8-10% YoY in 2024-25
- Premium and mid-segment homes dominate demand, supported by home loan accessibility



# Business

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## Overview



# Growth Drivers



Asset-light, scalable model through partnership-driven redevelopment approach

*Focus on MHADA, SRA & Society Redevelopment, ensuring low land cost and steady margins*



Leverage expertise in residential redevelopment across Mumbai suburbs

*Strong track record in micro-markets like Malad, Kandivali, and Borivali*



Strengthen position in the mid-income and aspirational housing segment

*Delivering 14-18 storey residential towers tailored for urban buyers*



Focus on projects in high-demand, infrastructure-connected zones

*All developments located near key suburban hubs and transit corridors*



Accelerate growth through large-scale, high-rise and mixed-use projects

*Robust development pipeline of 6+ lakh sq.ft. combining residential towers with commercial spaces*



Benefit from rising demand for quality urban housing and supportive policy environment

*Aligned with government initiatives like RERA, PMAY, and Mumbai's redevelopment push*



# Ongoing Project

## Rashmi Signature

Redefine Luxury Living,  
Malad (W)

- 18 Story Building with 3 Wings
- 210 Flats, 3 Podium,

Project Year : May 24

To be Completed : Aug 2027

Total Area : 2,70,000 Sq. ft

Location : S.V. Road, Malad (W)

“Signature Homes That  
Define Modern  
Elegance”





# Ongoing Project

## Rashmi Square

Elegant Living,  
Borivali (W)

- 21 Story Building with 2 Wings
- 130 Flats, 10 Shops, 7 Office , 3 Podium,

Project Year : Dec 23

To be Completed : May 2026

Total Area : 1,75,000 Sq. ft

Location : Linking Road, Borivali (W)

“Not just a Space,  
a captivating symbol  
to reside in!”





# Ongoing Project



## Rashmi Manorath

- 17 Story Building with 87 Flats & 3 Podium
- Project Year : Jan 24
- To be Completed : May 2026
- Total Area : 1,11,000 Sq. ft
- Location : Datta Pada Road, Borivali (E)



## Rashmi Celestia

- 17 Story Building with 63 Flats & 20 Shops
- Project Year : Apr 23
- To be Completed : Aug 2025
- Total Area : 1,30,000 Sq. ft
- Location : L . T. Road, Borivali (W)



## Rashmi Delight

- 17 Story Building with 53 Flats & 3 Shops with 3 Podium
- Project Year : Jan 25
- To be Completed : Aug 2027
- Total Area : 55,000 Sq. ft
- Location : Shantilal Modi Road , Kandivali (W)



# Completed Projects

## Rashmi Vasudeo

Seamless Connectivity for the Modern Explorer,  
Borivali (W)

- 18 Storey Building
- 89 Flats

Project Completed Year : Aug 25

Total Area : 95,000 Sq. ft

Location : Borivali (W)

“Discover Serenity  
in the Heart of the  
city.”





# Completed Projects

## Rashmi Heights

M.G. Road, Kandivali (W), Mumbai

- 18 Storey Building
- 89 Flats

Project Completed Year : Mar 23

Total Area : 1,00,000 Sq. ft

“Where  
Convenience  
Meets Luxury.”





# Upcoming Projects



Rashmi Avenue



Rashmi Icon



Bijal & Blue Haven

# About Modis Navnirman

Modi's Navnirman Limited, founded in 2009 by visionary entrepreneur Mr. Dinesh C. Modi, is a Mumbai-based real estate development company known for delivering high-quality residential, commercial, and redevelopment projects across the Mumbai Metropolitan Region (MMR). Incorporated as a public limited company in March, 2022, Modi's Navnirman has steadily built a reputation for timely project delivery, architectural excellence, and community-focused development.

The company operates with a mission to redefine urban living through innovative design, responsible construction, and customer-centric practices. Its commitment to transparent dealings, superior quality standards, and sustainable development continues to earn the trust of homebuyers and investors alike.

Under the leadership of Mr. Dinesh Modi, the company has focused strategically on redevelopment and mid-income housing projects in high-demand areas such as Kandivali, Malad, Borivali, and Goregaon. A strong foundation in society redevelopment enables the company to contribute to urban renewal while meeting the evolving needs of Mumbai's growing population.

For more details please visit <https://modisnirman.com/>

# Thank — You

**Modis Navnirman Limited**  
**Mahek Modi**  
**CFO**

**Adfactors IR Team**  
**Mamta Samat/ Saloni Nagvekar**  
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