

Date: 04.03.2026

To, National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, 'G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 Symbol / Scrip Code – MODIS	To, BSE Limited Corporate Relationship Dept., Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 Scrip Code – 543539
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Sub: Press Release – Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir / Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith a Press Release titled:

“Modis Navnirman Limited Wins ₹160 Crore Housing Society Redevelopment Mandate in Mumbai.” You are requested to kindly take the above information on record.

The said Press Release is enclosed herewith and is also being uploaded on the Company’s website at www.modisnirman.com for the information of stakeholders.

Thanking you,

Yours faithfully,

For Modis Navnirman Limited

Mrs. Nishi Modi
Company Secretary & Compliance Officer
ACS: 68212

Modis Navnirman Limited Secures Redevelopment Mandate for Landmark High-Rise Tower in Mumbai

Mumbai, India | March 04, 2026: Modis Navnirman Limited, a fast-growing redevelopment-focused real estate developer, today announced its appointment as the developer for the redevelopment of “New Chitra Co-operative Housing Society Ltd.” one of the city’s earliest high-rise residential towers located in Kandivali West.

Originally constructed over three decades ago, the existing 14-storey structure was considered a landmark at the time of its completion. The building will now undergo complete demolition to make way for a modern, premium commercial-cum-residential tower designed to meet contemporary standards of safety, sustainability, and urban lifestyle.

Spread across a land parcel of approximately 2,300 sq. meters, the project is expected to generate an estimated Gross Development Value (GDV) of approximately ₹ 160 crore. The proposed development will comprise thoughtfully planned residences, curated commercial spaces, and state-of-the-art amenities, offering a future-ready environment for both occupants and investors.

The redevelopment will significantly enhance the quality of living for existing members, who will receive larger, well-designed homes with modern layouts, improved specifications, dedicated parking, and upgraded common infrastructure. Designed with a strong focus on sustainability and resilience, the new tower will incorporate energy-efficient systems, rainwater harvesting, fire-safety enhancements, smart building technologies, and other green features aligned with current environmental and structural norms.

Strategically located in Kandivali West, one of Mumbai’s rapidly evolving residential and commercial corridors the project benefits from strong social infrastructure and seamless connectivity, making it an attractive destination for both end users and investors.

Commenting on the development, **Mr. Mahek Modi, Whole-Time Director and Chief Financial Officer**, said, *“Redeveloping one of the city’s earliest high-rise structures is both a responsibility and an opportunity. This project represents the evolution of Mumbai’s skyline, where legacy buildings are transformed into safe, modern, and premium developments. At Modis Navnirman, we are committed to delivering projects that combine design excellence, transparency, and long-term value creation for residents and stakeholders alike.”*

Mr. Dinesh C. Modi, Founder, added, *“Redevelopment is central to Mumbai’s next phase of growth. Our focus is on unlocking value in aging assets while creating high-quality spaces that enhance lifestyles and strengthen communities. This mandate reinforces the trust that societies place in us to execute responsibly and deliver on time.”*

This appointment further strengthens the company’s growing redevelopment portfolio across Mumbai, where it continues to partner with housing societies to transform aging properties into premium, future-ready assets.

About Modis Navnirman Limited

Founded in 2010, Modis Navnirman Limited is a redevelopment-focused real estate developer with a strong presence across Mumbai. The company specializes in transforming aging residential and mixed-use properties into modern, high-quality developments through thoughtful planning, engineering excellence, and disciplined execution. With multiple projects delivered and under development, the company continues to set benchmarks in design, transparency, and timely delivery.

For more information, please visit: www.modisnirman.com

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Safe Harbour Statement

Certain statements in this document may be forward-looking statements. Such statements are subject to risks and uncertainties including regulatory changes, economic developments, and other factors that could cause actual results to differ materially. Past performance is not necessarily indicative of future results. The Company undertakes no obligation to publicly update any forward-looking statements.