

Date: 01.01.2026

To, National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, 'G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 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.: Modis Navnirman Limited wins unanimous mandate of Rs 250 crore for housing society redevelopment in mumbai

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 ₹250 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

Nishi
Mahek
Modi

Digitally signed by Nishi Mahek Modi
DN: cn=Nishi Mahek Modi, o=Modis Navnirman Limited, ou=Modis Navnirman Limited, email=Nishi.Mahek@modisnirman.com, c=IN

Nishi Modi

Company Secretary & compliance Officer
ACS:68212

Modis Navnirman Limited Wins ₹250 Crore Housing Society Redevelopment Mandate in Mumbai

Mumbai, India, January 01, 2026: Modis Navnirman Limited, one of Mumbai's fastest-growing real estate developers in the redevelopment segment, today announced its appointment as the developer for the redevelopment of **BOI Staff Sheetal Co-operative Housing Society Ltd.**, located at Ramnagar, S.V. Road, Borivali (West), Mumbai – 400 092.

The redevelopment project is spread across a land parcel of approximately **3924.91 Sq. Mtrs** of plot area and is estimated to have a Gross Development Value (GDV) of **approximately ₹ 250 crore**. The project will focus on creating a modern, high-quality residential development that significantly enhances safety standards, sustainability features, and lifestyle amenities for residents.

The society has successfully completed the 79A procedure in full compliance with all applicable statutory requirements, marking a critical milestone in the redevelopment journey. Following this, 100% of the society members have provided their unanimous consent to appoint Modis Navnirman Limited as the developer, reflecting strong confidence in the company's execution capabilities, transparency, and redevelopment track record.

Commenting on the development, Mr. Mahek Modi, Whole Time Director and Chief Financial Officer, Modis Navnirman Limited, said:

“The unanimous mandate from all members of BOI Staff Sheetal Co-operative Housing Society is a strong validation of the trust reposed in Modis Navnirman. Redevelopment goes beyond construction—it requires empathy, clear communication, and a long-term vision for value creation. This project reinforces our commitment to responsible redevelopment and delivering contemporary living spaces that elevate urban lifestyles in Mumbai.”

This appointment further strengthens Modis Navnirman Limited's expanding redevelopment portfolio across Mumbai, particularly in well-established suburban micro-markets such as Borivali West. The project aligns with the company's strategic focus on transforming aging housing societies into future-ready residential developments, while maintaining a strong emphasis on transparency, timely execution, and sustainable value creation for all stakeholders.

About Modis Navnirman Limited:

Modis Navnirman is among the fastest growing & promising player in the redevelopment of real estate in Mumbai. Driven by a new-age futuristic vision, Modis Navnirman is the epitome of real estate founded by Mr. Dinesh C. Modi in 2010. The Company has successfully established their dominance leadership within a short span of time delivering large projects and making them luxurious, holistic, viable and successful, paving the way for responsible innovation and upgrading the lifestyles of their customers. The team continues to set new benchmarks, on the journey to make Modis Navnirman one of the largest real estate developers in India.

For more details, please visit: <http://www.modisnirman.co>

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Note: Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. Further, past performance is not necessarily indicative of future results. Given these risks, uncertainties and other risk factors, viewers are cautioned not to place undue reliance on these forward-looking statements. The Company 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.