

Date: 31/10/2026

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 Begins Construction with Bhoomi Poojan of 136+ Unit Residential Project ‘Rashmi Paradise’ in Malad (West), Mumbai.”

The aforesaid press release pertains to the Bhoomi Poojan ceremony, marking the commencement of construction of the Company’s upcoming residential project Rashmi Paradise located at Malad (West), Mumbai.

You are requested to kindly take the above information on record.

Thanking you,

Yours faithfully,

For Modis Navnirman Limited

Nishi Mahek
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Digitally signed by
Nishi Mahek Modi
Date: 2026.10.31
16:45:33 +05'30'

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



Modis Navnirman Commences Construction of Rashmi Paradise, a Mixed-Use Development Featuring Around 136 Homes in Malad (West), Mumbai

The development will comprise two residential towers, approximately 136 homes and 23 commercial shops and offices, spread across a 4,574.10 sq. m. plot.

Mumbai, India, October 30, 2026:

Modis Navnirman Limited, a Mumbai-based real estate developer, has marked a significant milestone in its development journey with the Bhoomi Poojan ceremony of Rashmi Paradise, its upcoming mixed-use development at Evershine Nagar, near Link Road, Malad (West), Mumbai. The ceremony marks the formal commencement of construction of the project.

Spread across a plot area of 4,574.10 sq. m., Rashmi Paradise is planned as a mixed-use development comprising two residential towers with approximately 136 homes, along with 23 commercial shops and offices. The project will also feature podium parking and a dedicated amenities floor, with recreational spaces and fitness facilities designed to support a comfortable and convenient lifestyle for residents.

Located in Malad (West), Rashmi Paradise represents another addition to Modis Navnirman's residential development portfolio in Mumbai. Through the project, the Company aims to bring together residential and commercial spaces within an integrated development, catering to the evolving requirements of urban communities.

Speaking on the occasion, **Mr. Mahek Modi, Whole-Time Director & Chief Financial Officer, Modis Navnirman Limited**, said: *"Rashmi Paradise represents an important milestone in our development journey. With the Bhoomi Poojan, we are taking the project from the planning stage towards execution. Our vision is to create a thoughtfully designed development that brings together comfortable homes, functional commercial spaces and lifestyle amenities. We remain focused on quality construction, considered planning and creating spaces that deliver lasting value for the communities we serve."*

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With Rashmi Paradise, Modis Navnirman continues to expand its presence in Mumbai's real estate market through residential and mixed-use developments. The project reflects the Company's focus on developing spaces that combine functional design, community-oriented planning and contemporary urban living.

Project Details – Rashmi Paradise

- **Location:** Evershine Nagar, near Link Road, Malad (West), Mumbai
- **Plot Area:** 4,574.10 sq. m.
- **Residential Configuration:** Two residential towers
- **Residential Units:** Approximately 136 homes
- **Commercial Configuration:** 23 shops and offices
- **Project Features:** Podium parking and a dedicated amenities floor

Portfolio Page: <https://modisnavnirman.com/portfolio/rashmi-paradise/>

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: <https://modisnavnirman.com/>

For further information, please contact:

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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.



