

A NEW BUSINESS HUB OF MODASA





WELCOME
TO THE PLACE OF OPPORTUNITY



Setting forth on such a voyage in 1987, Vyapti Group has by now explored many corners of Ahmedabad with its exceptional creation of residential and commercial spaces. They have gifted the city with landmarks like Vandematram City and Vraj Gardens around which a new world of residential space has sprung up.

Vyapti Group is a professionally managed family owned business since 1987 which has earned great reputation in ***the real estate sector with quality work, on-time delivery, transparency and professionalism. Residential, Commercial, Industrial, plotting, slum rehabilitation, redevelopment, PPP project & Govt. Contracts.***

COMPLETED PROJECTS

worth **760 Crores**,
138 Lacs Sq. Ft. Constructions,
16400 Happy Families.

ONGOING PROJECTS VALUE

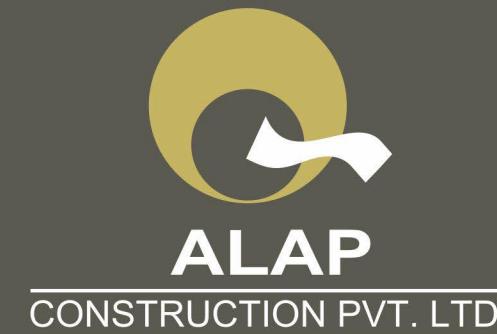
worth **400 Crores**,
20 Lacs Sq. Ft. Constructions.

ISO Certified Company, ISO 9001:2015, ISO 14001:2004

AWARDS LIST

- 2008** GIHED Award, Best Maintained Scheme for Vandematram City
- 2009** GIHED Best Building Awards, Awarded for Vraj Homes
- 2013** Esteemed Glory of Gujarat Award at Rajbhavan, Gandhinagar
- 2017** Ahmedabad Entrepreneur & Excellence Awards, 100% Customer
- 2018** Building Gujarat by MY FM 2018 Award
- 2018** MY FM Entrepreneur & Excellence Award, Best Affordable Housing
- 2019** CNBC Affordable Residential Project Award





Promoters of this company **Sandip K. Sheth** started its activities in construction during **October 1986 after completing his Construction Engineering from CEPT.**

During his early time he has work as a civil construction. During his tenure of more than one decade he executed very prestigious Industrial and Institutional jobs. He came out with a special theme to provide the infrastructure to the people of North Gujarat by providing a special kind of housing as well as commercial facilities with a special touch to all walks of people who desire to keep their life styles in tune with the time.

In late 90's having a team of full fledged qualified engineers, financial and legal advisors headed by its management team of senior most, well visionary, well

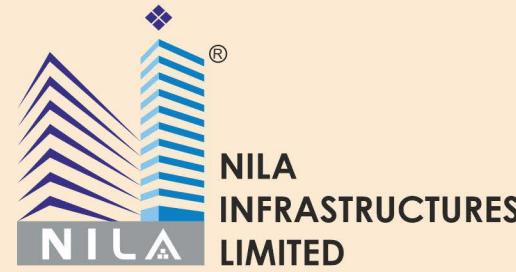
experienced civil engineer Shri. K.P. Sheth father of Shri. Sandip K. Sheth In their august leadership company has came out with so many prestigious Residential and Commercial projects in Mehsana city.

We could achieve growth rate more than double every year in term of finance love, support and high respect in society as a builder with ethics and transparency.

Over vision to join Government vision to provide ultimate infrastructure to all walks of people and also to join Government vision of affordable housing for weaker section of society. By doing such infrastructure projects we would like to add one more feather in the Crown of our company.

ACPL feel proud that Sandip K. Sheth, **Origin of Modasa** is rendering his services as **Chairman, CREDAI, Gujarat for year 2019 to 2021.**





Nila Infrastructures Limited is a public limited company listed on the Bombay Stock **Exchange (BSE) as well as the National Stock Exchange (NSE) and is ISO 9001:2008 accredited.**

This Group is also associated with
Sambhaav Media Limited
VTV Gujarati News Channel
Abhiyaan Magazine
Sambhaav Metro News Paper
Top FM Radio

Nila Infrastructures Limited actively partakes in urban development in the form of EPC/turnkey projects of affordable housing schemes floated by government authorities.

Its involvement in public infrastructure development projects such as bus shelters of Ahmedabad's prestigious Bus Rapid Transit System (BRTS) and Ahmedabad Municipal Transport Service (AMTS), a textile park in Surat and media utilities in Rajkot has been nothing less than phenomenal.

Nila Infrastructures Limited has put its extensive land bank to use by coming up with residential real estate schemes that range from affordable flats to premium apartments.

Nila Infrastructures Limited holds prime commercial property in Ahmedabad, which is leased to reputed corporate.



CENTRE OF ALL CITIES

Modasa lies at the center of major cities like Delhi and Mumbai making it a busy transport hub. It is an ideal place for loading-unloading of cargo 24x7.

En-route to all major education institutes, Modasa will attract the young crowd and enhance their lifestyle whilst opening their eyes to the world of luxury.

Modasa also offers lucrative opportunities to medical professionals.

Travel for work or pleasure, Modasa is on the way to them all.

Udaipur : 165 KM

Himatnagar : 47 KM

Ahmedabad: 106 KM

Gandhinagar: 91 KM

Vadodara: 168 KM



ALLURING NEIGHBORHOOD



Modasa's proximity to cities like Bhiloda, Meghraj, Malpur, Bayad, Dhansura and Talod is an attractive opportunity for residents of multiple cities to uplift their lifestyle and explore luxury.

Modasa is a hop away from major cities of Rajasthan. Rajasthan being the most explored tourist spot with Jodhpur, Udaipur, Jaisalmer and Jaipur hosting annual fêtes and fests to lure in enthusiasts from all over the world.

Modasa lying in the center of these happening places is the apt location to construct a lifestyle place in.

A population of whopping **55 lakhs** makes Modasa the large secondary market between both Rajasthan and Ahmedabad.



MAJOR DEVELOPMENT IN THE CITY

Since 2013, Modasa has been merged with Aravalli District and is growing henceforth, expanding at a pace which is leaving its sister cities in awe.

All new **development in the city like GSRTS Bus Port**, hospital, educational buildings and **infrastructure is attracting** individuals from across cities.

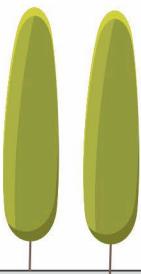
The illustrious **PM Shri Narendra Modi, CM Shri Vijay Rupani** and **Dy CM Shri Nitin Patel shilanyas** at **Modasa GSRTC BUS Project**.

The Sports complex was inaugurated by **Dy CM Shri Nitin Patel**.



RISING CITY MODASA

- Opportune location close to Gujarat and Rajasthan border.
- Headquarters of the new Aravalli District make Modasa the new place to be **Since 2014**.
- Carved out from tribal-dominated areas of Sabarkantha.
- Hub of medical and education institutes, transportation activities and exponential development in farming sector.
- Modasa District population of **3 lakh**.
- High net worth individuals like traders and businessmen reside here.
- Medical industry earnings are highest.
- High **CAGR of 4%** of the newly developed Headquarter.



LOCATION & ADVANTAGES

- Central to cities and consumers
- Connected to all major roads across towns and cities
- Shoppers at your door step with impeccable connection to the major bus depots
- Daily footfall of more than **50,000 Costumers on GSRTC** and more **Quality footfall from Theatre and Banquet.**
- Lucrative spot for any business be it
Game Zone or Multiplex
Restaurants or Hotels
Hospitals or Medical Stores
Showrooms or Retail Outlets
Conference or Banquet Hall
ATM, Jewelry shops, Arcades

Consumers are sure to walk in whatever be the reason!





MAIN ROAD ELEVATION



**RIGHT SIDE
ELEVATION**



CORNER
ELEVATION

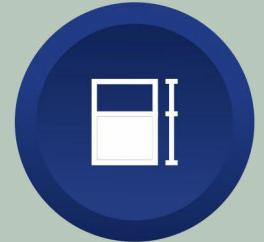




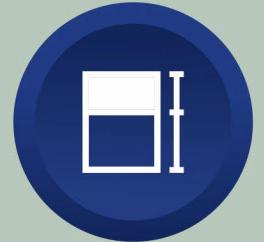
BUS PORT VIEW



USPs



Ground &
first floor
heighten 14 ft.



2nd, 3rd, 4th
floor 13 ft.
heighten



2 side road
facing retail
shops



8.5 lack sq. ft.
constructions



earthquake
resist



2.7 lack sq. ft.
huge parking



RETAIL & SHOWROOMS



**RETAIL &
SHOWROOMS**



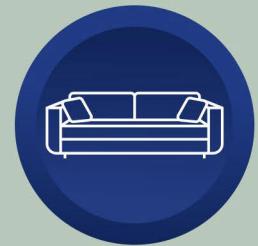
BUS-PORT INTERIOR



BUS-PORT INTERIOR

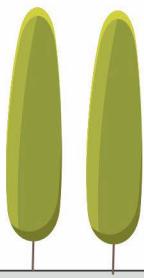
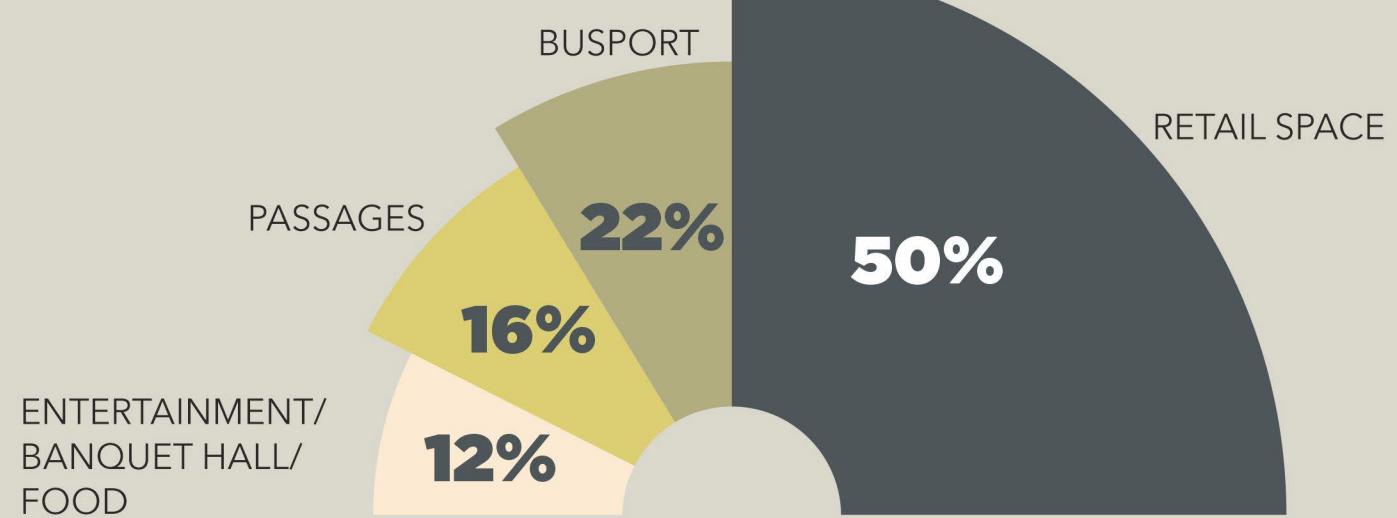


REST-ROOM



Common Restroom at GF & top floor,
attached in every shop/offices

SFT ALLOCATION



ENTERTAINMENT



GAME ZONE



MULTIPLEX



WEDDING
DESTINATION



FOOD & FUN



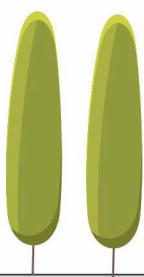
RESTAURANT/
FOOD COURT



BANQUET
HALL



HOTEL



BEST AREA FOR



DOCTORS /
HOSPITALS



ATM



RETAIL SHOPS
SHOW ROOMS



CAR
SHOWROOM



JEWELLERY



MEDICAL
STORE



BEST AREA FOR



OPTICALS



SALON



BOOK SHOP



GIFT
GALLERY



FAST
FOOD



LABORATORY



HUGE SPACE

4.2 lac sqft. SUPER BUILDUP LEASABLE AREA

70,000 sqft. GROUND FLOOR LEASABLE AREA

15,000 sqft. MULTIPLEX

60000 sqft. BANQUET HALL + F&B

2.7 lac sqft. PARKING SPACE

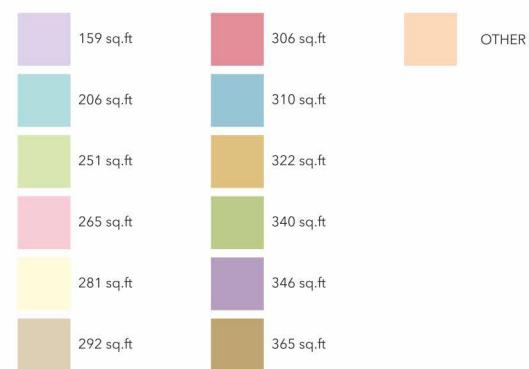


AYOUT PLAN

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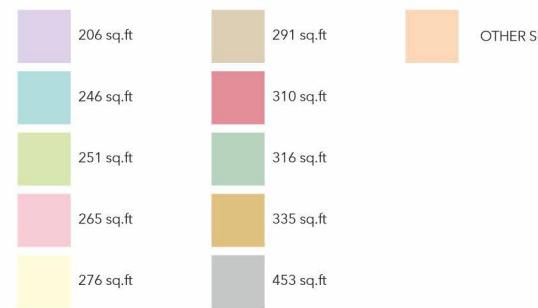

GROUND FLOOR PLAN



BLOCK A			BLOCK G		
7	344 sq.ft	14	357 sq.ft	15	417 sq.ft
8	258 sq.ft	21	327 sq.ft	25	246 sq.ft
22	320 sq.ft	23	327 sq.ft	36	246 sq.ft
23	320 sq.ft				
29	341 sq.ft	7	373 sq.ft	BLOCK H	
30	286 sq.ft	8	198 sq.ft	16	304 sq.ft
		9	198 sq.ft	18	246 sq.ft
		10	287 sq.ft	19	174 sq.ft
BLOCK B		11	278 sq.ft	41	2,456 sq.ft
8	258 sq.ft	12	255 sq.ft		
7	344 sq.ft	21	302 sq.ft		
29	484 sq.ft				
BLOCK C					
7	543 sq.ft	10	445 sq.ft		
8	207 sq.ft				
9	243 sq.ft				
10	309 sq.ft	12	507 sq.ft		
11	317 sq.ft	26	272 sq.ft		
12	297 sq.ft				



SECOND THIRD FLOOR PLAN



BLOCK A			BLOCK C			BLOCK E			
201	361 sq.ft	207	664 sq.ft	208	175 sq.ft	210	378 sq.ft	246	380 sq.ft
207	314 sq.ft	208	175 sq.ft	209	212 sq.ft	212	277 sq.ft	212	507 sq.ft
208	228 sq.ft	210	277 sq.ft	211	285 sq.ft	213	326 sq.ft	214	326 sq.ft
212	292 sq.ft	211	277 sq.ft	214	326 sq.ft	215	417 sq.ft	215	417 sq.ft
222	290 sq.ft	211	285 sq.ft	214	326 sq.ft	216	316 sq.ft	216	316 sq.ft
223	290 sq.ft	214	326 sq.ft	214	326 sq.ft	217	317 sq.ft	217	317 sq.ft
224	279 sq.ft	221	297 sq.ft	221	297 sq.ft	218	318 sq.ft	218	318 sq.ft
225	344 sq.ft	223	297 sq.ft	230	491 sq.ft	219	319 sq.ft	219	319 sq.ft
229	311 sq.ft	230	491 sq.ft	231	491 sq.ft	220	320 sq.ft	220	320 sq.ft
230	336 sq.ft	231	491 sq.ft	246	404 sq.ft	221*	321*	221*	321*
BLOCK B			BLOCK D			BLOCK F			
201	361 sq.ft	207	339 sq.ft	236	266 sq.ft	212	507 sq.ft	212	507 sq.ft
207	314 sq.ft	208	168 sq.ft	237	284 sq.ft	213	313 sq.ft	213	313 sq.ft
208	228 sq.ft	209	168 sq.ft	238	264 sq.ft	214	314 sq.ft	214	314 sq.ft
212	292 sq.ft	210	257 sq.ft	244	284 sq.ft	215	315 sq.ft	215	315 sq.ft
224	279 sq.ft	210	257 sq.ft	246	380 sq.ft	216	316 sq.ft	216	316 sq.ft
225	344 sq.ft	211	248 sq.ft			217	317 sq.ft	217	317 sq.ft
229	535 sq.ft	212	225 sq.ft			218	318 sq.ft	218	318 sq.ft
		221	272 sq.ft			219	319 sq.ft	219	319 sq.ft
		246	380 sq.ft			220	320 sq.ft	220	320 sq.ft

* PRIME LOCATION SHOPS | + FOR RENT SHOPS



FORTH FLOOR PLAN



BLOCK A		BLOCK C		BLOCK E	
401	361 sq. ft	407	664 sq. ft	410	378 sq. ft
407	314 sq. ft	408	175 sq. ft	446	380 sq. ft
408	228 sq. ft	409	212 sq. ft		
412	292 sq. ft	410	277 sq. ft		
422	290 sq. ft	411	285 sq. ft		
423	290 sq. ft	412	265 sq. ft		
424	279 sq. ft	414	326 sq. ft		
425	344 sq. ft	421	297 sq. ft		
429	311 sq. ft	423	297 sq. ft		
430	336 sq. ft	430	491 sq. ft		
		431	491 sq. ft		
		446	404 sq. ft		

BLOCK B		BLOCK D	
401	361 sq. ft	407	339 sq. ft
407	314 sq. ft	408	168 sq. ft
408	228 sq. ft	409	257 sq. ft
412	292 sq. ft	410	248 sq. ft
424	279 sq. ft	411	225 sq. ft
425	344 sq. ft	421	272 sq. ft
429	535 sq. ft	446	380 sq. ft



THANK YOU!



ICONIC BUS PORT MODASA
8980000031, 8980000931

DEVELOPED BY
VYAPNILA TERMINALS (MODASA) PVT LTD

www.citycentermodasa.com

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ARCHITECT



STRUCTURE ENGINEER



MEP / CONSULTANT



PPP with GSRTC



PROUD MEMBERS

