

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.**

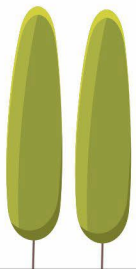
#### ONGOING PROJECTS VALUE

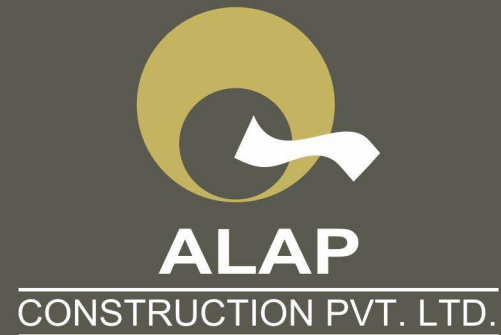
worth **400 Crores,**  
**20 Lacs Sq. Ft. Constructions.**

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.

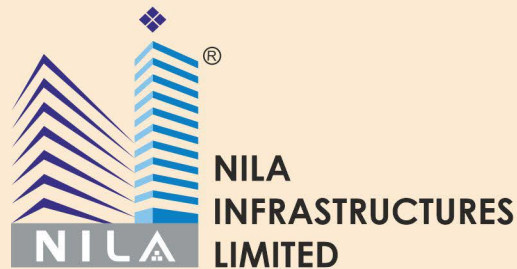
We could achieve growth rate more than double every year in term of finance love, support and high respect in society as a builder with ethics and transparency.

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

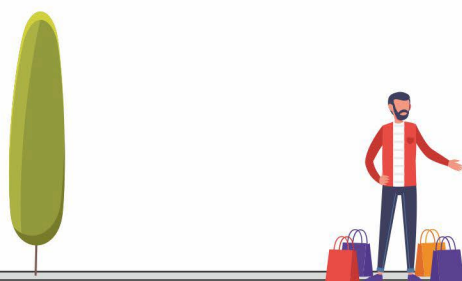


Modasa's proximity to cities like Bhiloda, Meghraj, Malpur, Bayad, Dhansura and Talod is an attractive opportunity for residents of multiple cities to uplift their lifestyle and explore luxury.

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 fetes 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**.

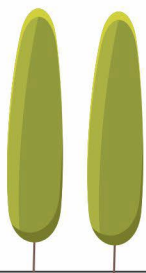
The Sports complex was inaugurated by **Dy CM Shri Nitin Patel**.





## 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 Customers on GSRTC** and more **Quality footfall from Theatre and Banquet.**

- Lucrative spot for any business be it

Game Zone or Multiplex

Restaurants or Hotels

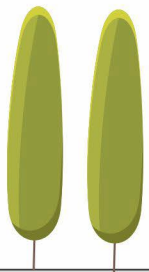
Hospitals or Medical Stores

Showrooms or Retail Outlets

Conference or Banquet Hall

ATM, Jewellery shops, Arcades

Consumers are sure to walk in whatever be the reason!



## MAIN ROAD ELEVATION





## RIGHT SIDE ELEVATION





## CORNER ELEVATION

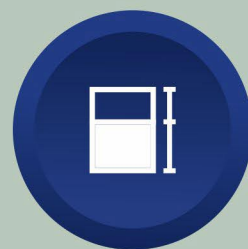




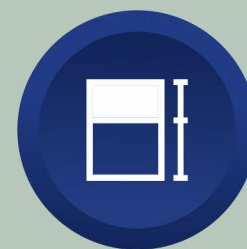
## BUS PORT VIEW



## 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



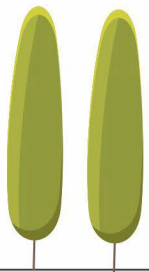


## RETAIL & SHOWROOMS





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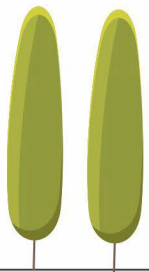


## BUS-PORT INTERIOR





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## REST-ROOM

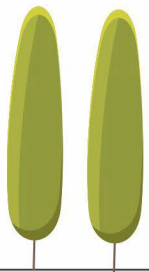
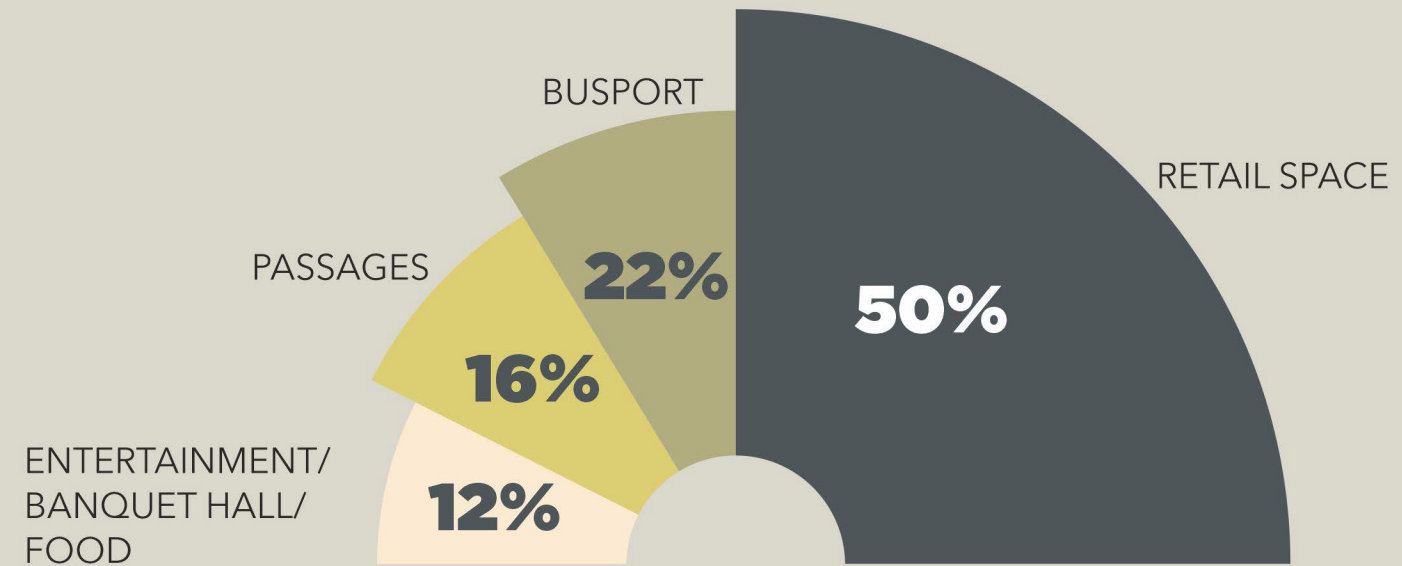


Common Restroom at GF & top floor,  
attached in every shop/offices





## SFT ALLOCATION



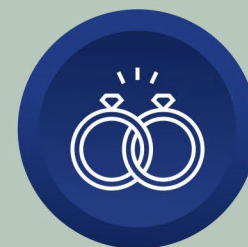
## ENTERTAINMENT



GAME ZONE



MULTIPLEX



WEDDING  
DESTINATION





## FOOD & FUN



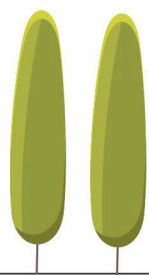
RESTAURANT/  
FOOD COURT



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

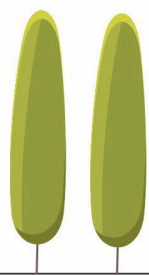
**4.2 lac sqft.** SUPER BUILDUP LEASABLE AREA

**70,000 sqft.** GROUND FLOOR LEASABLE AREA

**15,000 sqft.** MULTIPLEX

**60000 sqft.** BANQUET HALL + F&B

**2.7 lac sqft.** PARKING SPACE









\* PRIME LOCATION SHOPS | + FOR RENT SHOPS





FIRST  
FLOOR PLAN

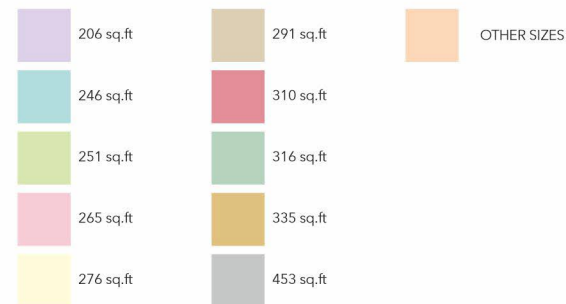
<div></div> 206 sq.ft	<div></div> 291 sq.ft	<div></div> OTHER SIZES
<div></div> 251 sq.ft	<div></div> 310 sq.ft	
<div></div> 276 sq.ft	<div></div> 316 sq.ft	
	<div></div> 335 sq.ft	

BLOCK A		BLOCK C		BLOCK E	
101	361 sq.ft	107	664 sq.ft	110	378 sq.ft
107	314 sq.ft	108	175 sq.ft	146	380 sq.ft
108	228 sq.ft	109	212 sq.ft		
112	292 sq.ft	110	277 sq.ft	BLOCK F	
122	290 sq.ft	111	285 sq.ft	112	507 sq.ft
123	290 sq.ft	112	265 sq.ft		
129	311 sq.ft	114	326 sq.ft	BLOCK G	
130	336 sq.ft	121	297 sq.ft	115	417 sq.ft
		123	297 sq.ft	117	848 sq.ft
		146	404 sq.ft	118	750 sq.ft
BLOCK B				124	2072 sq.ft
101	361 sq.ft			127	467 sq.ft
107	314 sq.ft	BLOCK D		134	496 sq.ft
108	228 sq.ft	107	339 sq.ft	137	2072 sq.ft
112	292 sq.ft	108	168 sq.ft	143	245 sq.ft
129	535 sq.ft	109	168 sq.ft		
		110	257 sq.ft		
		111	248 sq.ft		
		112	225 sq.ft		
		121	272 sq.ft		
		146	380 sq.ft		

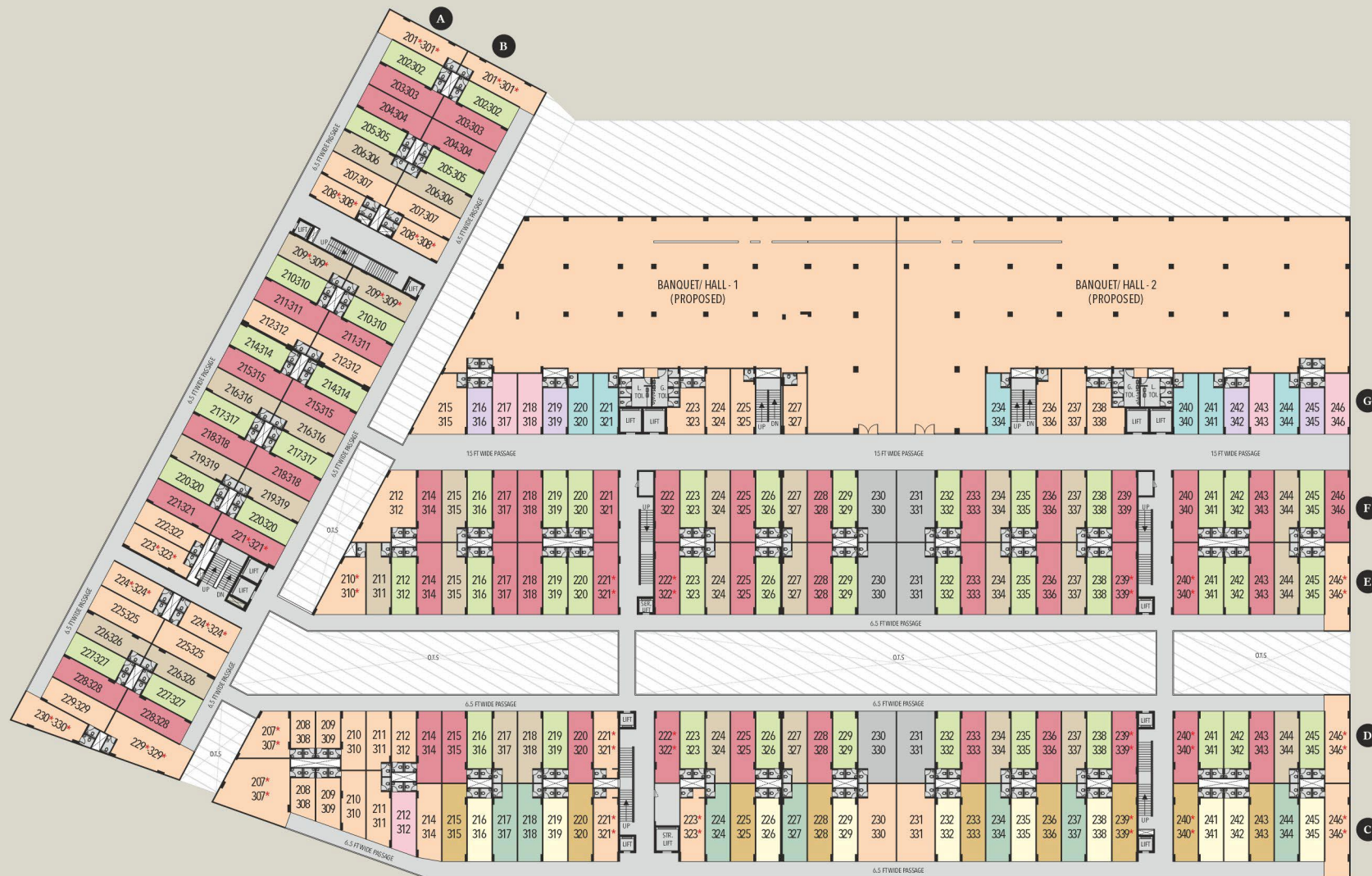
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# SECOND THIRD FLOOR PLAN



<b>BLOCK A</b>	<b>BLOCK C</b>	<b>BLOCK E</b>
201 361 sq.ft	207 664 sq.ft	210 378 sq.ft
207 314 sq.ft	208 175 sq.ft	246 380 sq.ft
208 228 sq.ft	209 212 sq.ft	
212 292 sq.ft	210 277 sq.ft	<b>BLOCK F</b>
222 290 sq.ft	211 285 sq.ft	212 507 sq.ft
223 290 sq.ft	214 326 sq.ft	
224 279 sq.ft	221 297 sq.ft	<b>BLOCK G</b>
225 344 sq.ft	223 297 sq.ft	215 417 sq.ft
229 311 sq.ft	230 491 sq.ft	223 264 sq.ft
230 336 sq.ft	231 491 sq.ft	224 284 sq.ft
	246 404 sq.ft	225 266 sq.ft
<b>BLOCK B</b>	<b>BLOCK D</b>	227 237 sq.ft
201 361 sq.ft	207 339 sq.ft	236 266 sq.ft
207 314 sq.ft	208 168 sq.ft	237 284 sq.ft
208 228 sq.ft	209 168 sq.ft	238 264 sq.ft
212 292 sq.ft	210 257 sq.ft	HALL-1 11965 sq.ft
224 279 sq.ft	211 248 sq.ft	HALL-2 13012 sq.ft
225 344 sq.ft	212 225 sq.ft	
229 535 sq.ft	221 272 sq.ft	
	246 380 sq.ft	







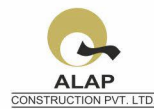
# THANK YOU!



ICONIC BUS PORT MODASA  
8980000031, 8980000931

DEVELOPED BY  
VYAPNILA TERMINALS (MODASA) PVT LTD

[www.citycentermodasa.com](http://www.citycentermodasa.com)



ARCHITECT



STRUCTURE ENGINEER



MEP / CONSULTANT



PPP with GSRTC



PROUD MEMBERS

