



UMESH MODI
— GROUP —
MODINAGAR

UMESH PARK PHASE-1



RERA Approval Number :
UPRERAPRJ821313/02/2024

RERA Website :
www.up-rera.in



SHRI UMESH KUMAR MODI

UMESH MODI GROUP



CHAIRMAN'S DESK

After being appointed as the chairman of Modi Industries Ltd. in 2020, my vision is to drive growth of Modi Industries and work towards the development of Modinagar by making it an industrial hub. In the last few years, I have set up new plants in Modinagar having world class manufacturing capabilities like - Nutrition Plant in Collaboration with IFF (DuPont), Electrodes Plant in collaboration with Ecoweld (South Korea), Probiotics Plant in Collaboration with IFF (Danisco). A new Betadine plant is also under construction. Going forward I have planned to setup one new manufacturing plant every year in Modinagar and drive economic and social growth in the region. Today, the Umesh Modi Group, with a presence in pharmaceuticals, health & beauty, nutrition, sugar and distillery and many other sectors, has 18 production plants and maintains over 30 branch offices across India and employs more than 10,500 skilled professionals. As part of its Philanthropic initiatives, the Group runs a school, medical facility and a free meals facility for the needy, in Modinagar. The Group also has a full-fledged Sports Complex in Modinagar, helping people to lead a healthy lifestyle.

To provide an opportunity to the people of Modinagar to upgrade their living space and quality of life, we are building high-quality residential apartments in Umesh Park Phase 1. The building work at Umesh Park Phase 1 is being closely supervised by Modi Industries (instead of being outsourced) to ensure high quality construction. Umesh Park Phase 1 will provide excellent amenities making its residents feel comfortable and happy. They will also enjoy the locational advantage with excellent connectivity to Delhi and Meerut with the existing RRTS corridor and the 14 lane Delhi- Meerut expressway.

I wish the residents of Modinagar a prosperous, healthy and happy life.

LEGACY OF SHRI RAI BAHADUR GUJARMAL MODI (PADMA BHUSHAN)

FOUNDER OF MODINAGAR, 1933



Late Shri Rai Bahadur Gujar Mal Modi a 'Padma Bhushan' awardee was one of the pioneers who immensely contributed to the industrialisation in India. He had a town in his name 'Modinagar', which he built from scratch. Beginning with setting up a sugar mill in 1933 in Modinagar, he built Modi Industries into a leading business conglomerate by establishing businesses ranging from sugar, oils, iron & steel to textiles and consumer goods. By mid 1970's, Modi Industries Limited, under his leadership had blossomed providing livelihoods to approximately 14,000 employees working in various group companies including Modi Sugar, Modi Distillery, Modi Steel, Modi Spinning and Weaving Mills , Modipon, Modi Rubber, Modi Paints, to name a few.

Gujar Mal Modi was committed to social welfare and societal wellbeing. He built many schools, hospitals, temples and charitable institutions.

REAL ESTATE

Modi Industries Ltd. has ventured into Real Estate Sector, with the construction commencement of their first Residential Real Estate Project in Modinagar called Umesh Park Phase-1.

This venture adds another pillar to the development of Modinagar and brings to life, Mr. Umesh Modi's Vision of providing people of Modinagar an opportunity to upgrade their living space and quality of life.

Phase-1 :

- Sprung Over approx. 1.76 acres
- 114 High Quality Residential Apartments
- Gated Community
- Excellent Amenities



Artistic view.

Disclaimer: All Informations, conditions are only indicative and some of them can be changed at the sole discretion of builder/architect, these are conceptual and constitute no legal offerings.

AMENITIES



KIDS PLAY AREAS/
SAND PITS



POWER BACKUP



PARKING**



MODULAR KITCHEN



SECURITY



HIGHWAY



GREEN AREAS



GOOD CONSTRUCTION
QUALITY



NEXT TO RRTS
STATION



CLUB MEMBERSHIP*

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*Terms and conditions apply. **One dedicated car parking.

CONNECTIVITY

Immerse yourself in the epitome of connectivity as this project seamlessly integrates with both RRTS metro and road networks. Embraced by the prestigious Delhi-Meerut Highway.

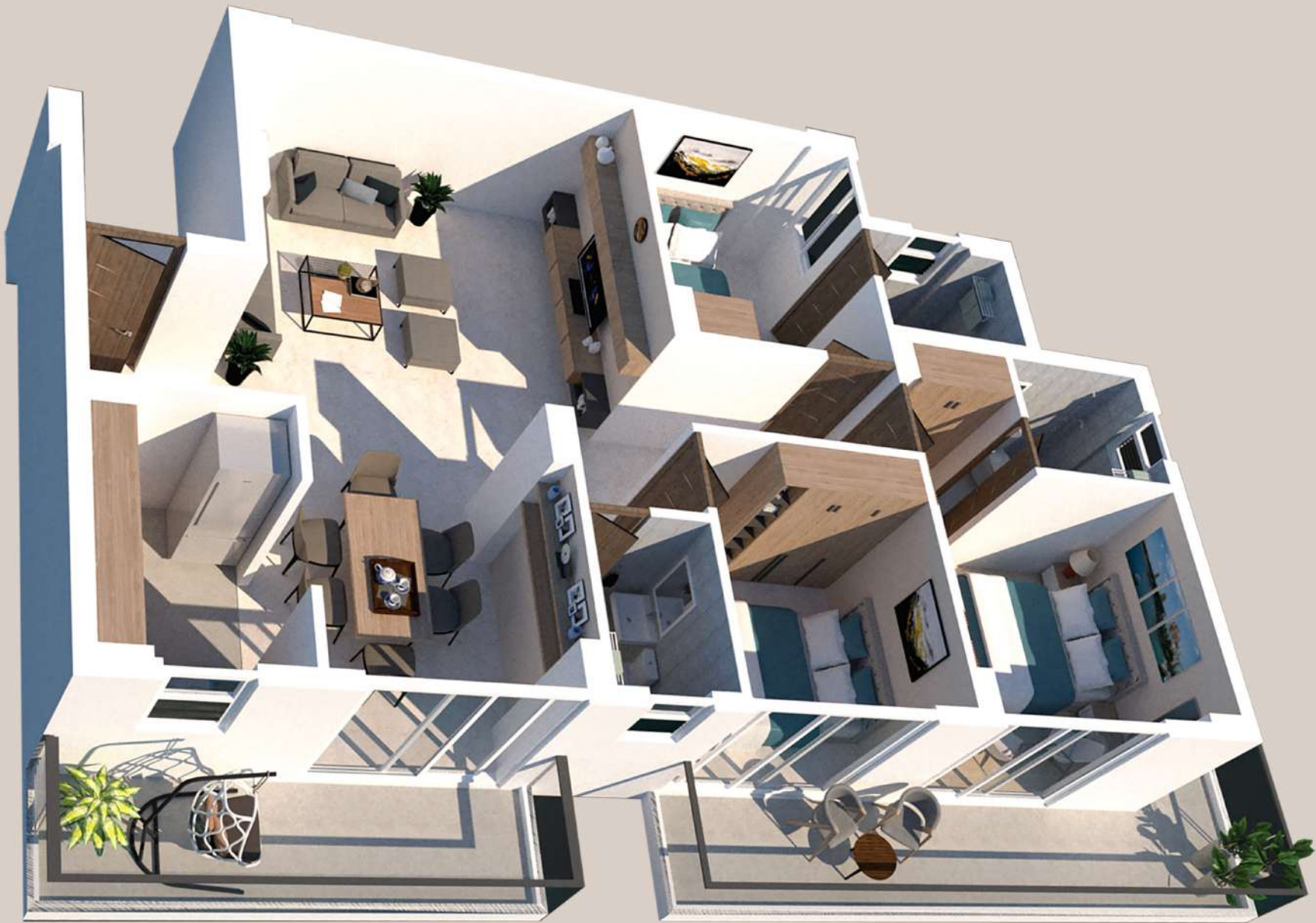
CONSTRUCTION QUALITY

Construction of seismic zone 4 rating, ensuring utmost safety and durability. This isn't just a living space; it's a sanctuary where every detail is designed to enhance your well-being and elevate your quality of life, providing a heaven away from urban chaos.

GREEN AREAS

In the heart of our complex area lies the cozy park, a green heaven where folks gather to enjoy natural ambience. This would provide much needed lush green area where kids can play without any hesitation & elders can take a walk and relax.

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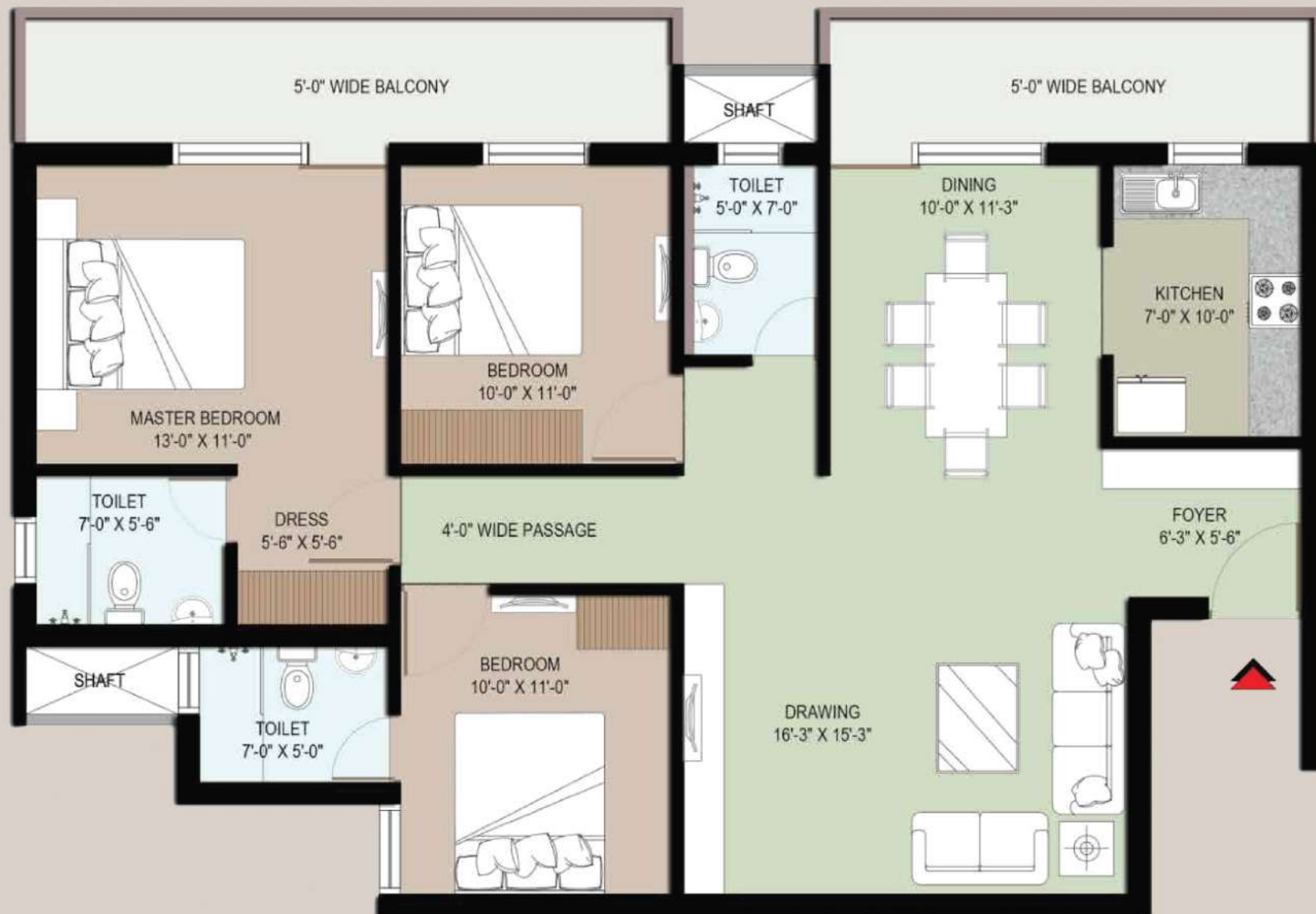
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CARPET AREA = 1000 Sq ft (Approx.)

3BHK + 3 TOILET UNIT-1 = 1600 Sq ft (Approx.)

1. Carpet Area (as per RERA Guidelines) : The net useable area of an apartment, excluding the area covered by the external walls, area under service shafts, exclusive balconies or varanda and exclusive open terrace area, but includes the area covered by the internal partition wall of the apartment.
2. The furniture, painting & moveable items is only for showing the lifestyle of the flat. However, the said furniture , paintings and moveable items will not be part of the specifications to be delivered to the allottees/buyer



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2BHK + 2 TOILET UNIT-2 = 1200 Sq ft (Approx.)

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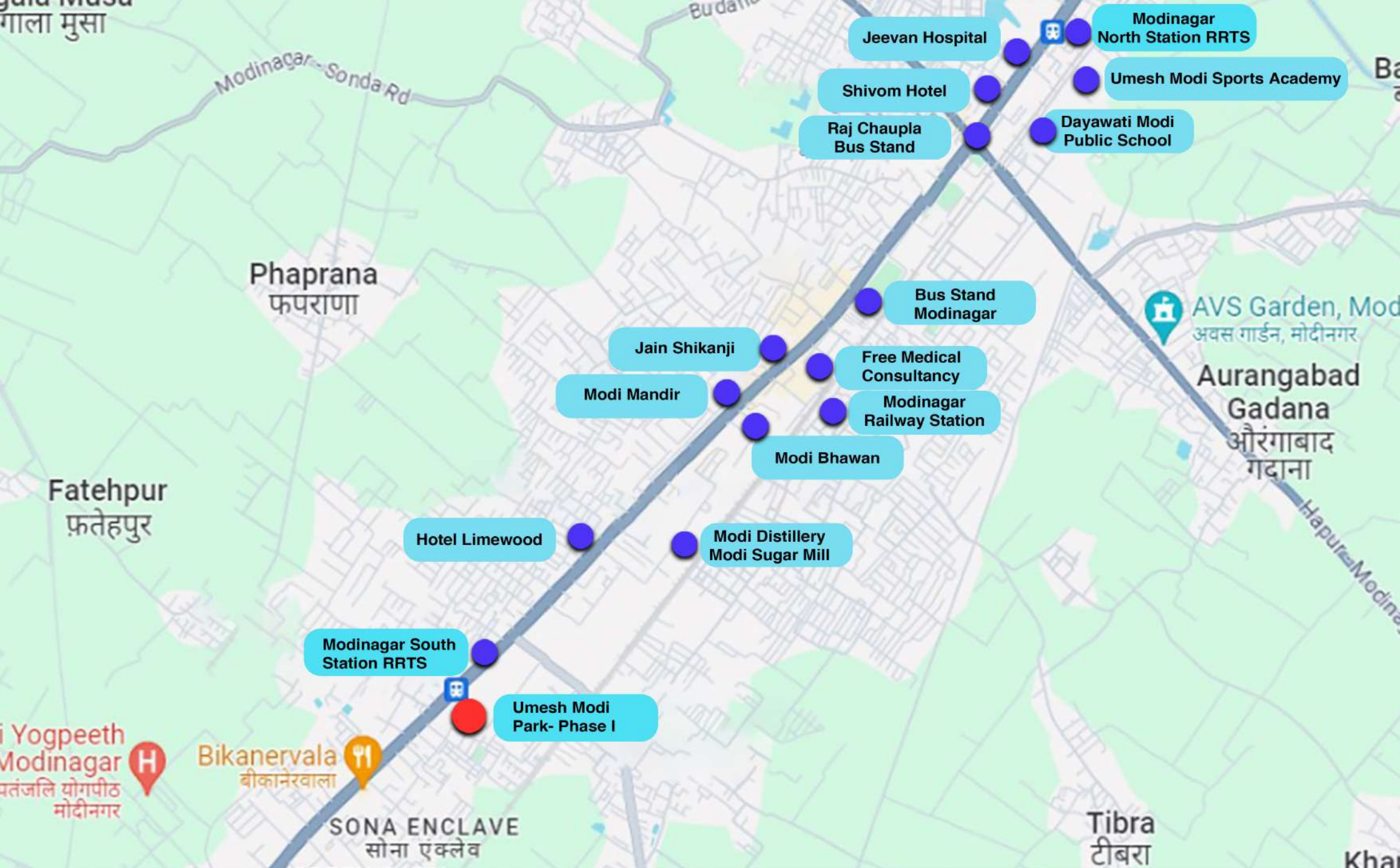
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LOCATION AND CONNECTIVITY



On the main highway



RRTS

UMESH PARK PHASE-1

Project Name : UMESH PARK PHASE -1

Address : Khasra No. 375, 376, Sikri Khurd, Modinagar Ghaziabad, Uttar Pradesh - 201204

RERA Approval Number : UPRERAPRJ821313/02/2024

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