



# Revolutionising spaces with Modulex solutions



[www.modulex.in](http://www.modulex.in)

# Built On Scale, Backed By Credibility



Listed in  
**BSE**



HQ in  
**London**



Listing in progress for  
**NASDAQ**



Expansion Plans Across  
**20 Factories,  
16 Countries**



Built in  
**India**



Subsidiary of  
**Modulex Modular  
Buildings PLC, UK**



Committed to  
**Carbon  
Net Zero**



Design-to-delive  
ry system  
**Technology  
Integrated**



40 Acre Facility  
**World's Largest  
Modular Factory**



# State-Of-The-Art Manufacturing Facility

India's first mega-factory for  
high volume pod manufacturing



Factory Location:  
Indapur, Maharashtra



Capacity:  
300,000+ Sq. Ft. Per Month



Tech: Fully integrated  
digital design & delivery



Proposed Certifications:  
ISO 9001, 14001, 45001



# Modulex Builds Faster, Smarter, and Greener Future With Precision Modular Construction, Delivered at Scale.

Panels



Pods



Kits



Volumetric



# Panels

A 3D rendering of a long, modular wall panel system. The panels are light gray and connected by dark gray vertical tracks. Two rectangular door openings are visible, each with a dark gray frame. The system is shown in a perspective view against a plain, light gray background.

# India Needs Panelised Construction, Now

India needs faster infrastructure. Urban housing, institutions, and healthcare projects face tight deadlines, but conventional RCC and brickwork slow construction and raise on-site risks.

Panel-based systems offer faster, safer, and more predictable project delivery, especially relevant for:



School &  
hostel infra



Builder floors &  
compact commercial

Modulex Panels are positioned to meet this urgency at Indian price points with industrial-grade performance.



# Pre-Engineered, High Performance Wall Panels

Manufactured in a factory setting, ready for plug-and-play deployment on-site.



Lighter than RCC

Faster to install

Built with precision

Customisable finishes

Less labour requirement

Dry-wall systems

Customisable variant

LGFS-backed structural panels

Customisable variant

Insulated sandwich panels

Customisable variant

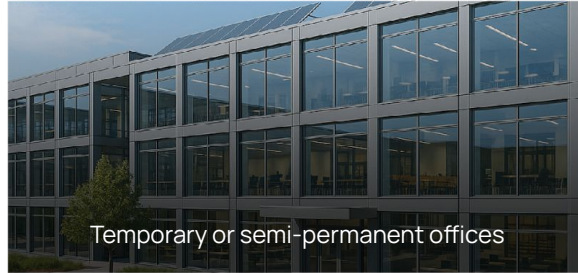
Finished & Semi-finished panels

Customisable variant

# Speed, Precision & Simplicity on Your Side

Feature	Brick/RCC Walls	Modulex Panels
 Time to build	High >>>	Upto 40% faster >>> >>> >>> >>>
 Site labour required	High (3X no. of workers) 	Low (X no. of workers) 
 Quality	Low Skill 	Factory-Calibrated Process 
 Material wastage	High (10-15%) ↑	Minimal ↓
 Project Finishing time	Higher ↗	Lower ↘
 Electrical/MEP integration	Requires chasing ∞	Pre-routed possible 

# Use Cases



## Note

Panels reduce delivery risks where time and predictability are mission critical.

# Every Layer Engineered to Perform – Panel Anatomy

## Precision Light-Gauge Steel Frame

Forms the structural core, ensuring strength, dimensional stability, and long-term performance.

## Factory-applied Membranes & Sheathing

Moisture-resistant, fire-rated, and weather-protected – built to withstand diverse site conditions.

## Pre-installed Conduits & MEP Channels

Electrical, plumbing and HVAC provisions are embedded within the panel – tested before dispatch.

## Pre-finished Internal Surfaces

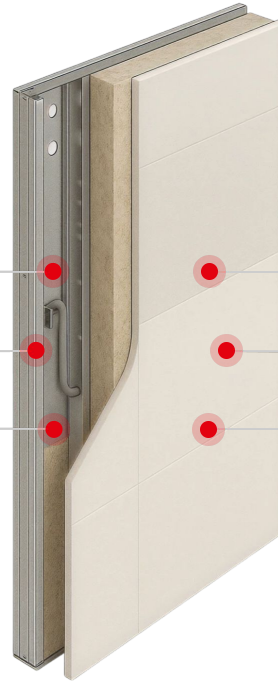
Panels come with pre-applied paint, tiles or cladding as per design, ensuring consistent, high-quality finishes.

## Insulation Layer for Thermal & Acoustic Efficiency

Factory-injected insulation reduces energy consumption and enhances indoor comfort.

## Easy Onsite Assembly with Interlocking Systems







Dry, screw-fixed installation enables faster, cleaner builds with minimal on-site labour.



# Pods



# Build Differently Using Modulex Pods

 <p>Factory Build</p>	 <p>Precision and consistent quality</p>	 <p>85% of work done Off-site</p>
 <p>Control your budget</p>	 <p>Minimal on-site labour</p>	 <p>Lower long-term maintenance</p>

# Every Layer Engineered to Perform – Pod Anatomy



Durable & rigid framework for strength, transport & longevity built



Pre-installed plumbing, electrical & ventilation systems tested before delivery



Low-Profile Floor System allows seamless integration with site flooring



Factory applied membranes ensure long term protection against leakage & dampness



Tiling, sanitaryware, mirrors, lighting & accessories are all pre-installed to project spec



Concealed yet accessible panels for future MEP maintenance without disturbing finishes



# Kits





## Modulex Kits: All-In-One Modular Construction System

Modulex Kits bundle our advanced panels, pods, fasteners, & accessories into one seamless package.



Designed for plug-and-play assembly, simplifying procurement with a single SKUs-based solution.



Built to meet Indian infrastructure needs, factory precision with local adaptability for homes, offices, schools, hospitals, and retail spaces.

# Complete Ecosystem: Engineered for Assembly, Built for Speed



Faster construction: All-in-one modular ecosystem in one kit.



Greater quality control: Factory produced components that fit into each other seamlessly.



Reduced procurement complexity: One time ordering process, instead of sourcing each element separately.



Rapid deployment: Arrives ready to install, same-day assembly for your construction needs.



Scalable & flexible design: Use standalone or combine multiple kits for larger structures.



Local-ready engineering: LGSF panels and pods are built to handle Indian climates and logistics.



Cost effective: 40% efficient, compared to conventional construction

# Build Smarter, Faster, and Sustainable: Anywhere in India



Simplified Logistics: Delivered as a single bundle, reduce risk of supply delays.



Faster Assembly: Kits pre-packaged for ease, even small teams can assemble large footprints.



Guaranteed Compatibility: Every component is pre-tested to work together, minimizes site errors.



Customised for India: Packs can be tailored by state: include Indian-standard MEP accessories, weatherproofing, and finishes.

# Volumetric



Built with Precision. Designed to Scale.

## Volumetric modules

Modulex uses volumetric 3D modular construction and light gauge steel frame (LGSF) technology to deliver complete, ready-to-install building units. Each module is factory-built with structural framing, integrated MEP, and pre-finished interiors, ensuring consistency, speed, and reduced site disruption.



Volumetric modules built for rapid site assembly



Factory finished with integrated services and interiors



Engineered for repeatability, speed, and scalability

# Plug & Play Delivery: Ready to Install & Use

Fully finished, plug-and-play bathroom pods manufactured in controlled factory conditions and delivered installation-ready.

Each unit is completed with MEP, tiling, fixtures, and fittings, ensuring consistent quality and design across all deployments.



# Thank you!



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