



# Revolutionising Spaces with **Smart Pods** from Modulex



Modulex builds **faster, smarter, and greener** future with precision modular infrastructure, delivered at scale



# Built on **scale**, backed by **credibility**

**BSE**

Listed

**Nasdaq**

Listing in  
progress

**World's  
largest steel  
modular  
factory**

40 acre site



Expansion plans

**20 factories**

across

**16 countries**

**Carbon**

**Net**

**Zero**

Certified

Backed by UK impact investor

**Red Ribbon PLC**

HQ in

**London**

Built in

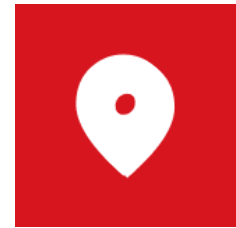
**India**

**AI- and  
blockchain**

integrated  
construction  
systems

# State-of-the-art manufacturing facility

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



**Factory Location: Indapur, Maharashtra**



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



**Proposed Certifications: ISO 9001, 14001, 45001**



**Technologies: BIM-integrated, AI-assisted workflows**



# Build differently using Modulex Pods

Modulex designs, manufactures, and delivers fully integrated Utility Pods (Bathroom & Kitchen pods) and Retail Pods built entirely offsite.

This approach accelerates project timelines, ensures consistency across units, and eliminates the risks associated with onsite construction.

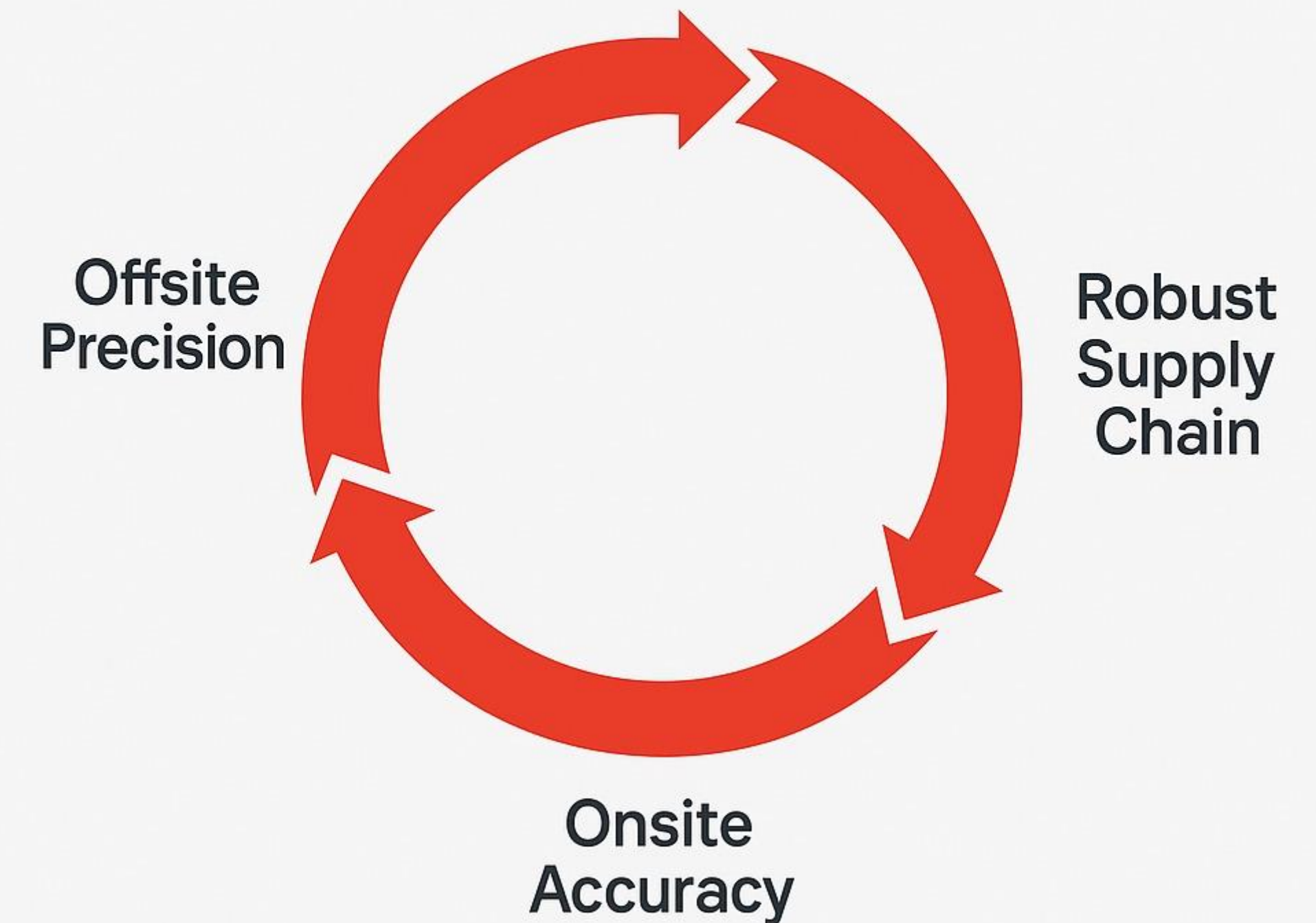


# Seamless supply chain: Offsite Precision, Onsite Efficiency

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.

## Seamless Integration for Superior Execution



# 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.

# Build differently using Modulex Pods



Factory built



Precision and consistency quality



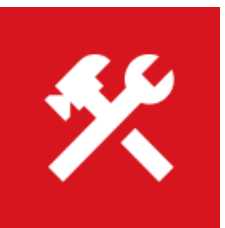
85% of work done Offsite



Control your budget



Minimal on-site labour

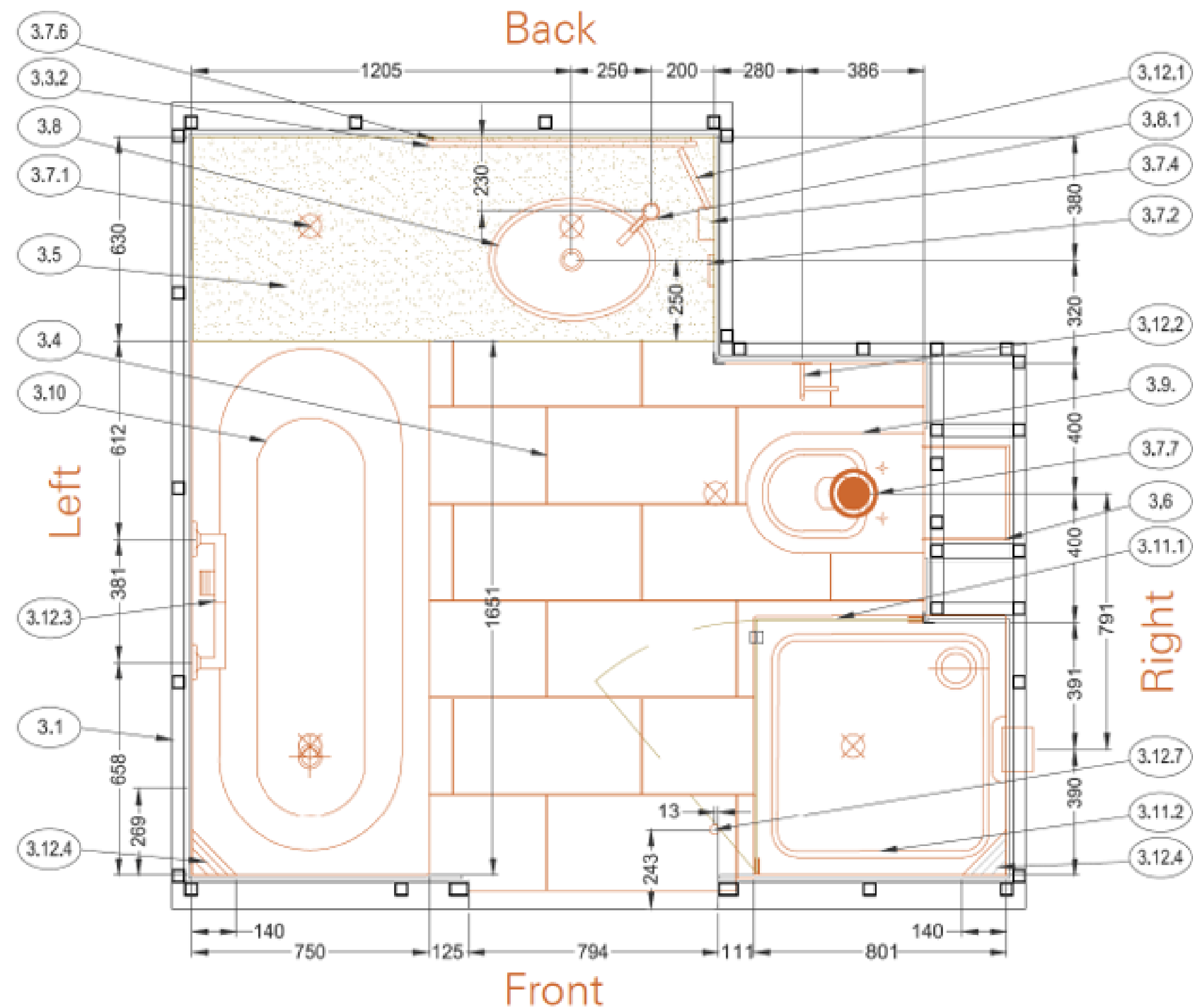


Lower long-term maintenance



# Every Layer Engineered to Perform - Floor Plan

LEGEND		
3.1	STEEL	STEEL FRAME
3.3	WALL FINISH,	WALL TILES SOLUS 296x94mm Corner 30EX078 BAHAMA BEIGE GROUT BY PCI SILICONE IVORY
3.3.1	TILE TRIM	SCHLUTER BRUSHED SIS TILE TRIM
3.3.2	MIRROR	MIRROR 850X900mm ON NYLON BATONS
3.3.3	BATH PANEL	TILES AS PER WALL
3.4	FLOOR	FLOOR TILES SOLUS 296x94mm Corner 30EX078 BAHAMA BEIGE GROUT BY PCI
3.5	VANITY	EMPERADOR LIGHT POLISHED MARBLE 20mm THICK
3.6	SHELVING UNIT	GLASS NICHE TO BE FITTED WITH 8mm TOUGHENED GLASS BACK PAINTED RAL 3004, 1 NO. CLEAR GLASS SHELF
3.7	ELECTRICAL	
3.7.1	LIGHTS	DOWNLIGHTERS 5 NO. IP65 50W 12V WHITE BEZEL
3.7.2	SHAVER	SHAVER SOCKET CHROME
3.7.3	TELEPHONE	20mm OPE DRILLED FOR WIRE TO BE CONNECTED ONSITE
3.7.4	VOLUME CTRL	BLANK PLATE ON WALL TO BE REPLACED BY VOL CTRL ONSITE
3.7.5	SPEAKER	WIRE FROM VOL CTRL. SPEAKER TO BE CONNECTED ONSITE
3.7.6	DEMISTER	DEMISTER MIRROR PAD OPERATED BY LIGHT SWITCH
3.7.7	VENTILATION	VENTILATION VALVE 150mm WHITE METAL
3.8	WHB	WHB V&B LOOP POSITIONED WITH BRAND NAME FACING ROOM AND OVERFLOW FACING MIRROR
3.8.1	WHB MIXER	GROHE LINEAR BASIN MIXER
3.8.2	WHB TRAP	CHROME MINIMALIST BOTTLE TRAP
3.8.3	WHB WASTE	CHROME SLOTTED FLIP WASTE
3.9	WC	V&B SUBWAY WALL HUNG PAN
3.9.1	WC SEAT	SEAT AND COVER 'SUBWAY' SOFT CLOSING HINGES
3.9.2	CISTERN	GROHE CISTERN AND BRACKETS
3.9.3	FLUSH PLATE	GROHE SKATE CHROME WALL DUAL FLUSH
3.10	BATH	KALDEWEI SANIFORM ANTSLIP 1750 x 750
3.10.1	BATH WASTE	CHROME FLIP WASTE 1.25"
3.10.2	BATH SPOUT	GROHE ALLURE BATH SPOUT
3.10.3	BATH TAPS	GROHE ALLURE STOP VALVE
3.10.4	BATH TAPS	GROHE ALLURE CONCEALED PART
3.10.5	HAND SHOWER	GROHE SENA HAND SHOWER
3.10.6	SHWR HOLDER	GROHE SENA SHOWER HOLDER
3.10.7	SHWR CONNECT	GROHE RELAXA PLUS UNION
3.10.8	SHWR HOSF	GROHE RFI FXA SHOWER HOSF 1.25M
3.10.9	HOSE CLIP	GROHE HOSE RETAINING C.LIP
3.10.10	SHOWER MIXER	GROHE ALLURE THERMOSTATIC MIXER TRM
3.10.11	SHOWER MIXER	GROHE ALLURE CONCEALED PART
3.11	SHOWER	
3.11.1	SHOWER ENCL	8MM TOUGHENED SAFETY GLASS 1 FIXED 1 HINGED WITH CHROME HINGES
3.11.2	SHOWER TRAY	V&B FUTURION 800x800x40
3.11.3	SHOWER HEAD	GROHE TEMPESTA HAND HELD
3.11.4	SLIDING RAIL	GROHE RELAXA SHOWER RAIL
3.11.5	SHOWER HOSE	GROHE SHOWER HOSE 1.75M
3.11.6	SHOWER MIXER	GROHE ALLURE THERMOSTATIC MIXER TRM
3.11.7	SHOWER MIXER	GROHE ALLURE CONCEALED PART
3.11.8	SHWR CONNECT	GROHE RELAXA PLUS WALL UNION
3.12	CHROME	
3.12.1	SHAVE MIRROR	CHROME MIRROR BY ASLOTEL
3.12.2	ROLL HOLDER	2ND. TOILET ROLL HOLDER CHROME BY WATERBURY
3.12.3	GRAB RAIL	ANGLED GRAB RAIL WITH SOAP DISH BY WATERBURY
3.12.4	SOAP DISH	CORNER SOAP DISH BY WATERBURY
3.12.5	TOWEL RAIL	1NO. TOWEL RAIL 'SCIENCE' BY WATERBURY
3.12.6	CLOTHES LINE	RETRACTABLE CLOTHES LINE BY WATERBURY
3.12.7	DOOR STOP	DOOR STOP BY WATERBURY. HOLE DRILLED BY PRIME AND INSTALLATION ON SITE



# 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

\*Images are for representational purposes only

# Bathroom Pod – Standard Layout for Residential and Hospitality



\*Images are for representational purposes only

# Bathroom Pod – Healthcare Config. with Medical-Grade Finishes



\*Images are for representational purposes only

# Retail Pod – Single-Unit Format for Food Kiosk and QSR Outlets



\*Images are for representational purposes only

# Retail Pod – Factory-Built Format to Reduce Onsite Fit-Out



\*Images are for representational purposes only

# Kitchen Pod – Pre-Assembled Format for Quick Onsite Installation

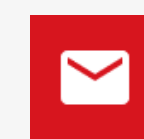


\*Images are for representational purposes only

# Thank You!



+91 (0) 2111 299 061



[enquiries.india@modulex.in](mailto:enquiries.india@modulex.in)



**Mohit Bopiah**

Tel: +91 98450 05588

Email: [mohit.bopiah@modulex.in](mailto:mohit.bopiah@modulex.in)

**Ajay Palekar**

Tel: +91 7767816366

Email: [ajaypalekar@modulex.in](mailto:ajaypalekar@modulex.in)

**Head Office (IND)** : A-82, MIDC  
Industrial Estate, Indapur, Dist  
Pune 413132, Maharashtra, India

**Head Office (UK)** : 16 Berkeley  
Street, Mayfair, London W1J 8DZ,  
United Kingdom