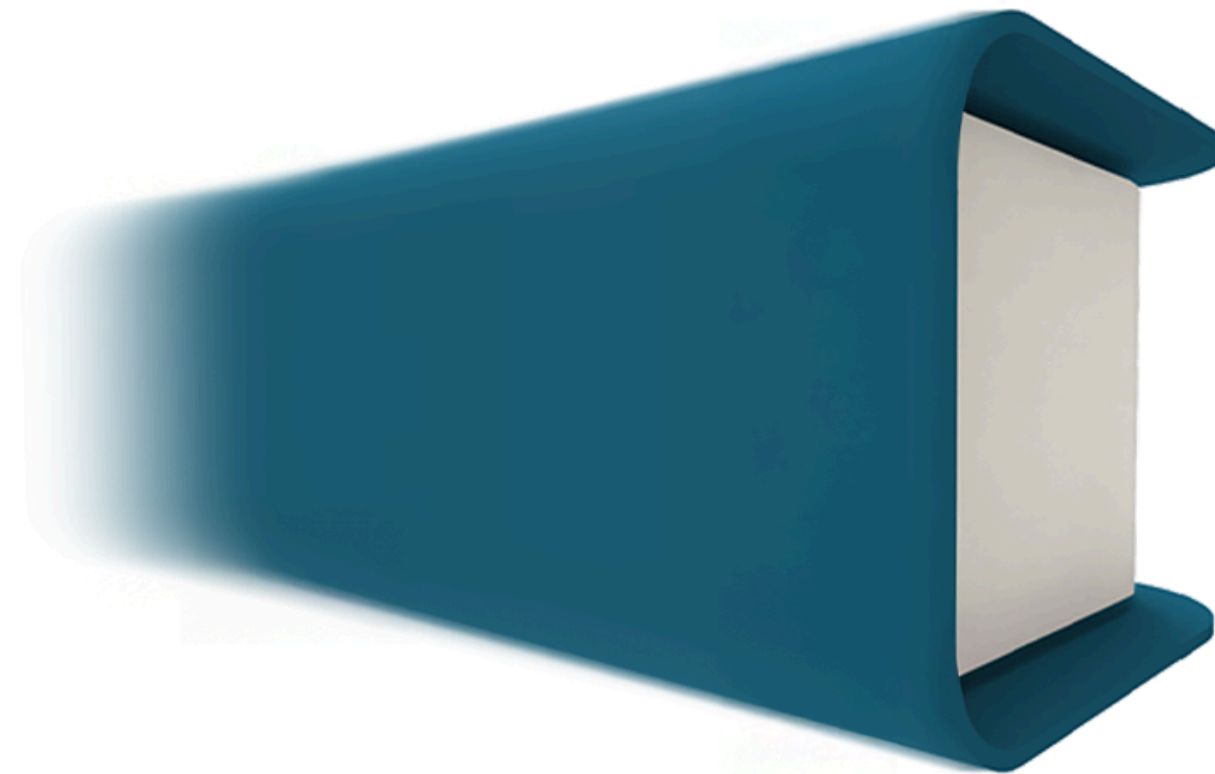


**We Don't Build the Future.  
We Deliver It.**



# What if infrastructure didn't have to choose between speed, quality, and flexibility?

Traditional construction forces trade-offs:

Build it fast, and you risk quality.

Build it strong, and you lose time.

Build it right, and it stays stuck in one place.

## At Modulus Housing, we've rewritten the equation.

Our modular units are engineered for speed, built with factory-grade precision, and ready to adapt to any terrain, timeline, or challenge. We bring the power of manufacturing to buildings.

### Speed.

Delivered in days, not months.

### Quality.

Factory-built. Field-tested.

### Flexibility.

Move it. Stack it. Scale it.





# Modulus Housing

Operations across 21+ Indian states and international presence in East Africa

**200 Cr**

Cummulative Revenue

**50+**

Modular thinkers with real-world building experience

**1200+**

Modular units deployed across rural and urban regions

**350+**

Partners and vendors across India

**5+**

Innovation and social impact awards





Our mission is to create the most compelling construction company of the 21st century by designing and delivering sustainable modular infrastructure that transforms how people live, work, and heal.

Till date...

**20,000**

tons of carbon saved

Enough to power

**3,000**

Homes for a year



## Problem

**75% of India lives in places that are underserved.**

*(This is where most of India actually lives, learns, works, and heals)*

**&**

**90% of buildings are small, simple and low rise.**

But Traditional Construction?  
Too slow. Too urban. Too rigid.

Why are we building for the 10%  
When the 90% live differently?

# Traditional construction doesn't work well at this scale because:



It's built for big, centralised projects not scattered, everyday needs



Timelines stretch because labor is manual and unorganised



Hard to replicate or scale across regions



Higher lifecycle costs and environmental impact

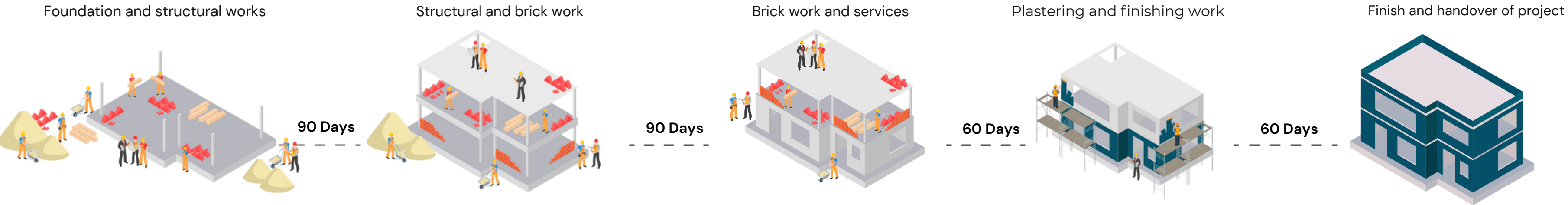


Major site delays and cost overruns



With no standardisation or repeatable process, every build is a one-off

## Traditional Construction ~15 Months Construction Time



## What if the smallest buildings were the most important ones?

We build hospitals with marble lobbies. Corporate campuses with LEED ratings. Luxury towers with German fittings. But when it comes to a rural clinic, a small school, a micro factory—suddenly, “basic” is good enough.

## At Modulus, we see small buildings as the foundation of big change.

We believe a health center in rural Bihar should meet the same hygiene and design standards as a metro hospital. That a dairy hub in a remote district should feel like a serious, scalable enterprise.

# Why Modulus?

## Launch Anywhere. Scale Everywhere.

Enter untapped markets, deploy social impact, or serve your last-mile customers—infrastructure first.

### Faster Market Launch

Shrink execution timelines from 12 months to 2 months

### Distributed Presence Without CAPEX Overload

Build 10+ locations at the cost of 2

### Brand Visibility in New Markets

10x your brand presence in rural areas with physical infra

### One Stop Solution

- Consultation
- Design
- Manufacture
- Delivery
- Post Sale Services

### Enablement of Micro Franchise Networks

Deploy prefab units that local operators can lease or run

### Real Time Deployment Intelligence

Track infra like you track apps

### Micro Fulfillment & Dark Stores

Localize inventory to reduce delivery time

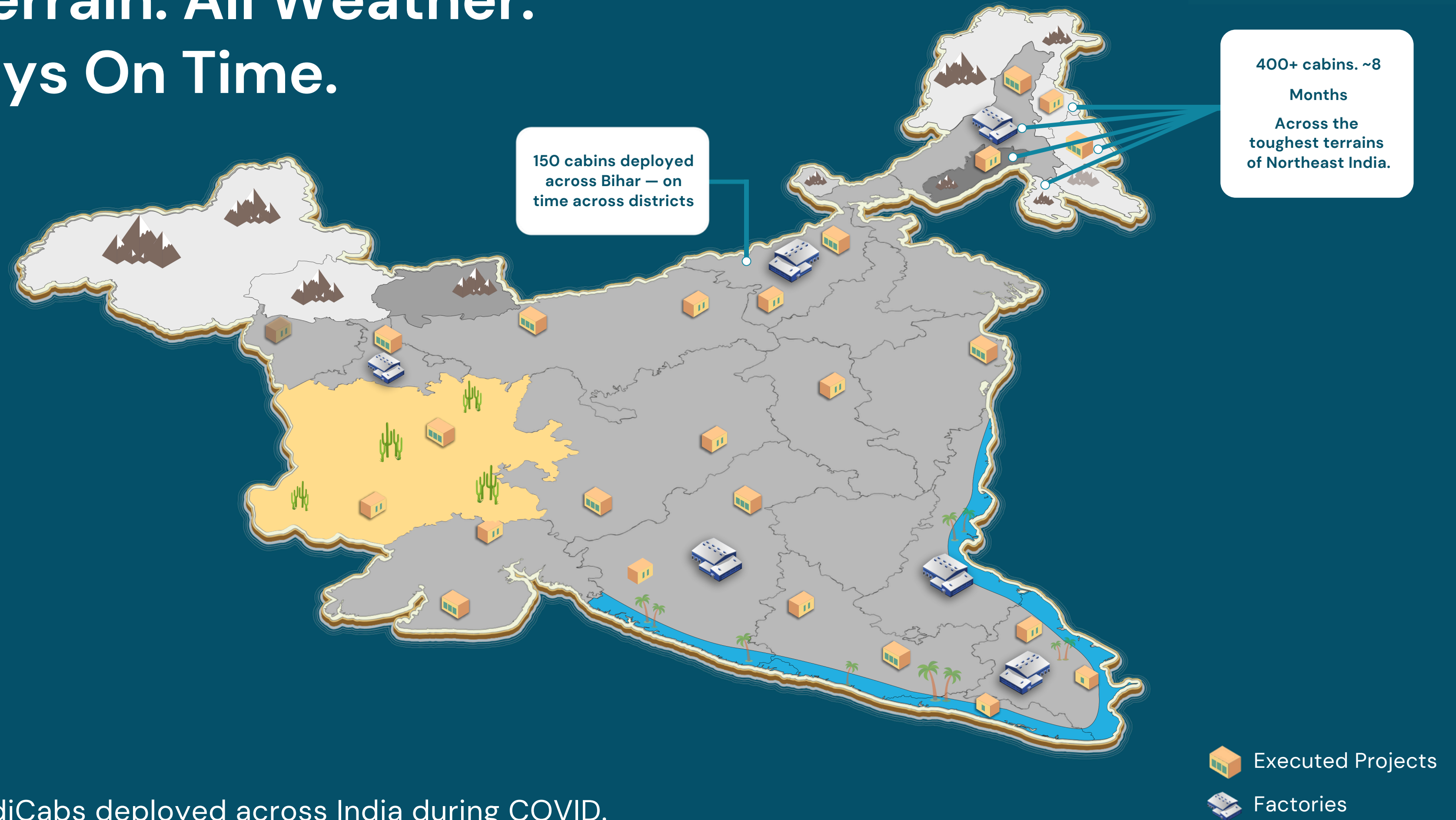




# The Only Modular Partner Built for Scale.

Modulus Housing is the only modular company in India to execute  
100's of unit deployments across multiple states, in record time.

# All Terrain. All Weather. Always On Time.



650+ MediCabs deployed across India during COVID.



**141+**

MediCabs

**70+**

AgriCabs

Meghalaya

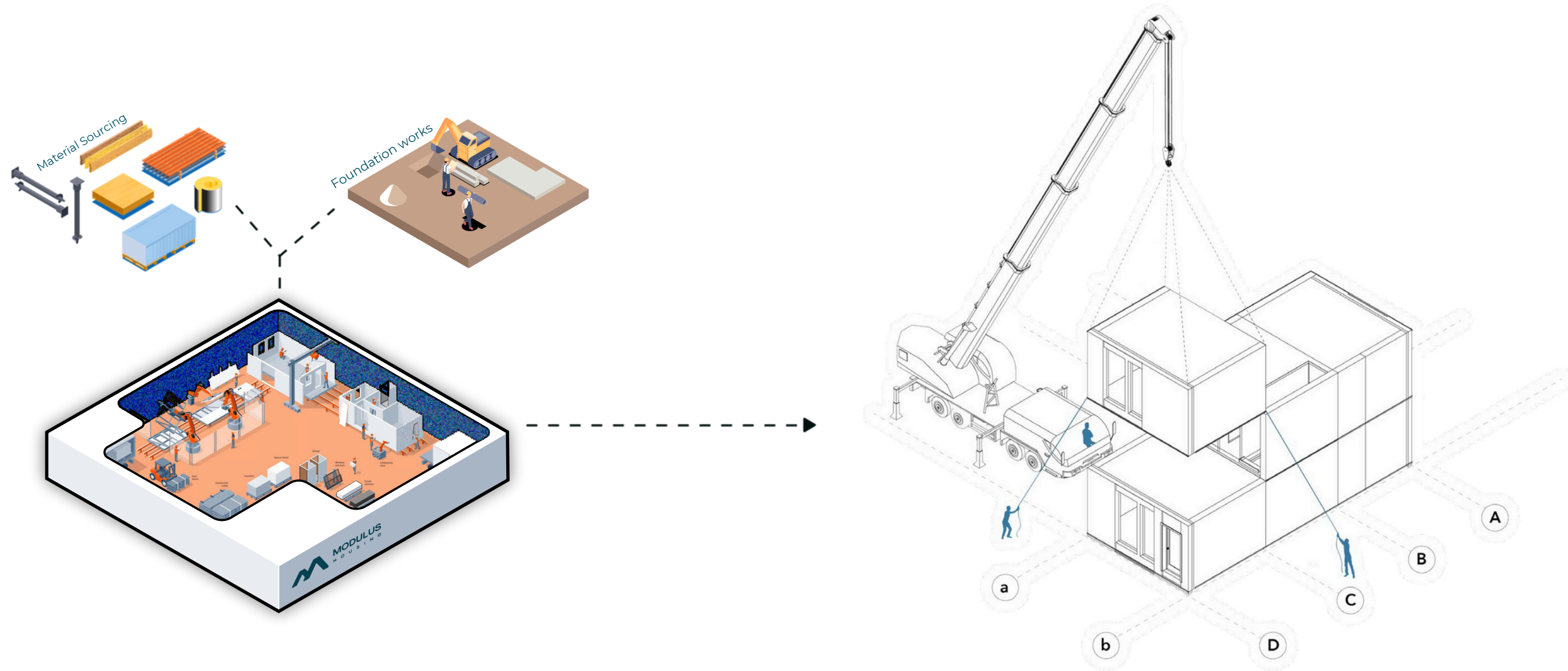
## Code Approved. Plug & Play. Delivered where no one else reaches.

We bring fully precertified building modules—engineered to national standards with built-in electrical and plumbing systems—to the most remote corners of India.

No on-site guesswork. No compromise on quality. Just ready-to-use infrastructure, delivered fast and fully compliant.



# 10x faster than conventional construction



## Smart Sourcing & Off-Site Manufacturing (90%)

We centralise procurement and manufacture buildings in controlled factory settings—ensuring consistent quality, faster timelines, and cost efficiency at scale. We bring the power of manufacturing to buildings.

## On-site Assembly (10%)

Only the final plug-and-play happens on site—fast, clean, and with minimal disruption. No heavy machinery, no complex labour. Just swift installation, tested systems, and a ready-to-use structure within days.



Built on assembly lines with 100% quality assurance and 98% waste reduction





# Focus Sectors



Health Care  
Micro Hospitals  
Clinics, Labs



Education  
Skill labs Training  
Centres



Agri  
Poultry  
Fisheries



Defense  
Disaster  
Refugee Housing



FMCG  
Warehousing  
Commercial  
Structures



Construction  
Oil & Gas



Smart Homes  
Secondary  
Housing



Sector

# Healthcare

## Modular Healthcare Reinvented

We are re-inventing how healthcare buildings are designed, manufactured and constructed. Our focus is doubling the quality of buildings, delivering them twice as fast and supercharging their value.

Since 2019, we've designed, manufactured, and constructed tens of thousands of standard modules and hundreds of healthcare buildings across India.

## Product Portfolio

### Standard Modules

For outpatient, ICU, pediatric, lab, operating & exam rooms.

### Primary Care Clinics

Deployable PHCs, wellness & family clinics

### Emergency Units

Turnkey, freestanding EDs to extend hospital reach.

### Trauma Centers

Advanced units for critical, life-threatening care

### Rehabilitation Blocks

40–80 bed post-acute inpatient rehab units.

## Benefits



Emergency  
Ready



Hygienic  
Interiors



Disruption-  
Free







# Built for Rapid Response. Equipped for Real Care

A fully integrated healthcare environment, delivered modularly.



## Built-in Head walls

Seamlessly embedded medical gas, power, and data lines for every ward type.



## Health ATM and kiosk

Remote diagnostics & self-check health stations, perfect for rural and semi-urban areas.



## Medical Furniture & Equipment

From ICU beds to examination tables, IV stands, and surgical trolleys.



## Infection & Climate Control

HEPA filtration, negative pressure systems, and temperature control for safety & comfort.





Sector

# Agriculture

## Modular Infrastructure for Modern Farming

We build essential infrastructure where it's needed most— in the fields, near the farms, and across India's rural heartland. From poultry and fish processing to agri input centers and border support facilities, our modular systems are built for scale, hygiene, and speed.

### Product Portfolio

#### Processing Facilities

Slaughter units, poultry de-feathering, fish cleaning stations, and grain/pulse sorting lines — all in modular, food-grade compliant interiors.

#### Cold Chain Infrastructure

Pre-fab cold storage for dairy, meat, vegetables & fish; blast freezers, controlled atmosphere units, and packhouses with integrated pre-cooling.

#### Farm Shops & Rural Markets

Agri input/output shops, milk collection centres, and farmer-produce outlets including deployable weekly haat modules.

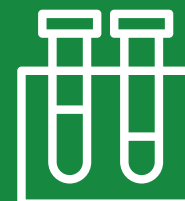
### Benefits



Rural  
Deployable



Cold-Chain  
Ready



Food-Grade  
Safe





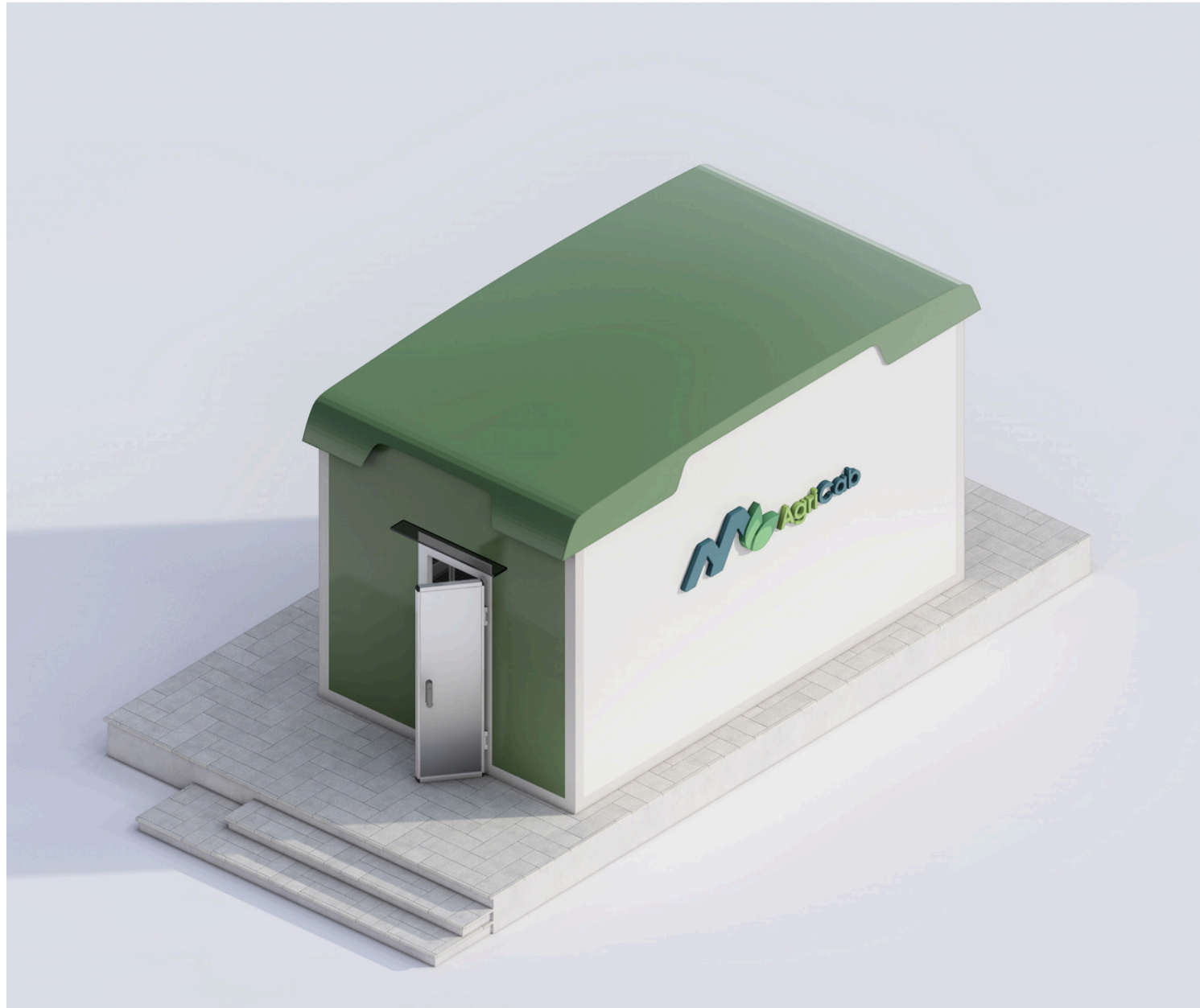






# Rural Industries. Modernised.

The modular boost your value chains need to stay cool, compliant and cash-flowing



## Climate Control & Cold Storage

Built to maintain freshness of produce using PCM infused panels



## Remote Monitoring & Automation

Realtime performance, predictive maintenance & supply chain integration



## Solar Ready

Easy plug-and-play energy integration system units



## Food safe certified

Designed to food-safe certification standards and can be relocated



Sector

# Defense

## Mission-Ready Infrastructure. Anywhere.

Engineered for mobility, speed, and resilience— our modular units are built for forward bases, border posts, and critical defense infrastructure. Rapid to deploy, easy to relocate, and built to endure.

### Product Portfolio

#### Border Housing & Bunkers

Insulated, bullet-resistant accommodations.

#### Training Facilities

Classrooms, dorms, and simulation-ready blocks.

#### Command & Control Centers

Secure, tech-enabled operational rooms.

#### Logistics & Maintenance Hubs

Modular warehousing and operations support spaces.

#### Medical Camps & Field Hospitals

Mobile treatment and trauma care units.

#### Storage & Armoury Units

Lockable and relocatable

### Benefits



Terrain  
Proven



Secure  
Fitouts

# Secure by Design. Resilient by Nature.

Providing robust, rapidly deployable solutions for critical operations.



## **Strong Against Blasts**

Our buildings are made to stand strong against explosions, keeping people safe inside.

## **Stops Fire**

Well They can handle fires for a long time, keeping the inside safe.

## **Withstands Bad Weather**

They are built to survive very strong storms, hurricanes, and other tough weather conditions.

## **Air-tight Modules**

These buildings are sealed tight to stop toxic gases and bad air from coming inside.

Sector

# Warehousing

## Logistics Infrastructure for Fast-Moving Goods

We enable faster movement of goods with modular warehouses and distribution hubs. Whether it's cold storage for perishables or regional stockrooms for FMCG, our solutions scale with your supply chain and deliver ROI from day one.

### Product Portfolio

#### Micro Fulfillment Centers

Small-scale urban or rural distribution

#### Cross-Docking Terminals

High-speed transfer facilities

#### Cold Storage Units

Perishable goods and pharmaceutical storage

#### Retail Hubs

Stockrooms for e-commerce or retail chains

#### Bulk Warehousing

FMCG and dry goods storage

#### Assembly & Packing Units

Last-mile preparation centers

### Benefits



Quick  
Turnaround

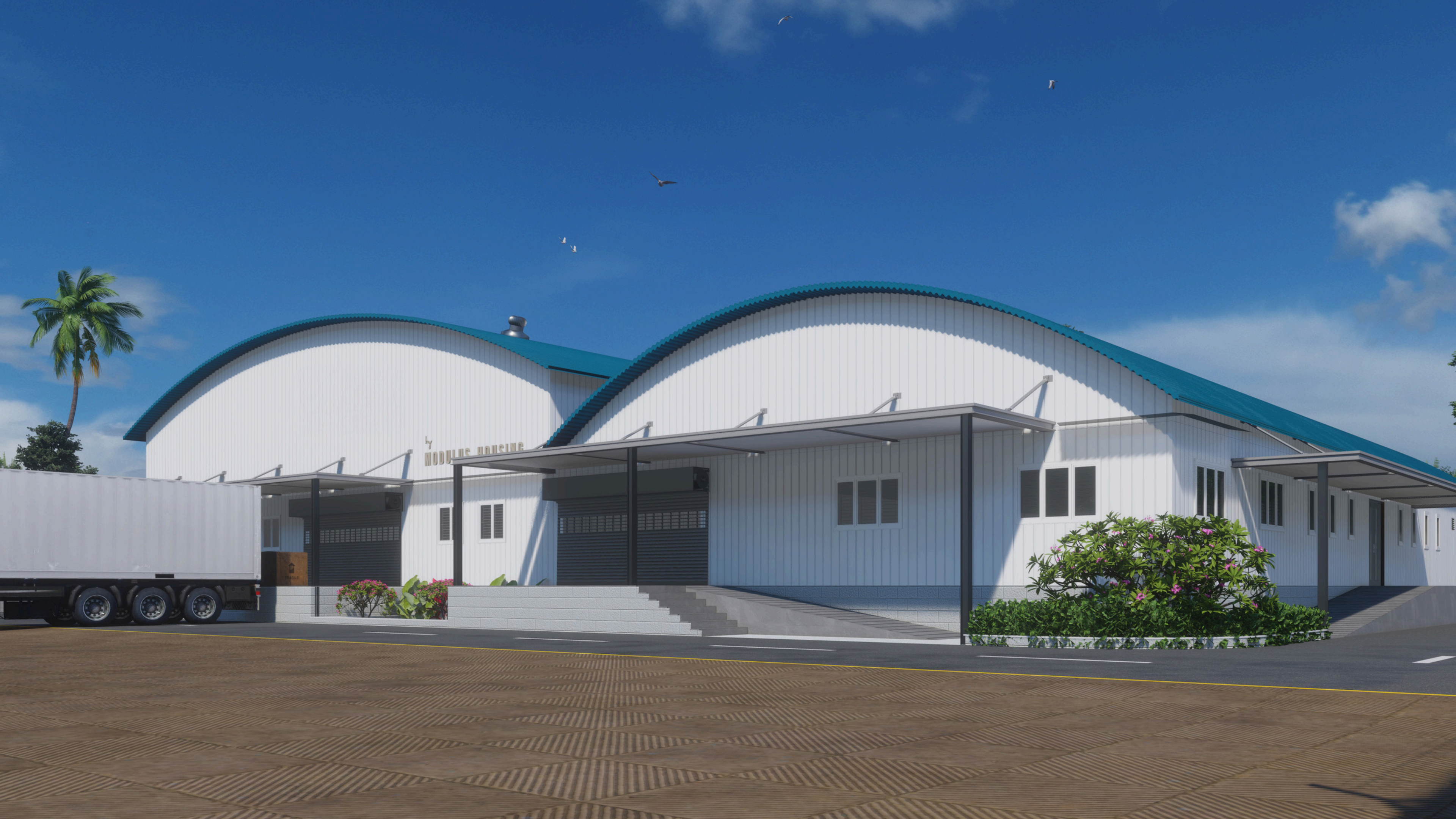


Scalable  
Storage



Stackable  
Units





by  
MODULUS HOUSING



Sector

# Construction

# Oil & Gas

## Worksite Infrastructure for the Harshest Environments

We support infrastructure and energy projects with modular solutions built to thrive in extreme conditions. From construction zones to offshore rigs, our buildings are relocatable, fast to deploy, and highly durable.

### Product Portfolio

#### Labour Colonies

Housing for crews with washroom/kitchen facilities

#### Offshore Living Units

Fire-rated, marine-grade accommodation

#### Site Offices

Modular command centers with meeting rooms

#### Induction Rooms

Training & safety briefing spaces

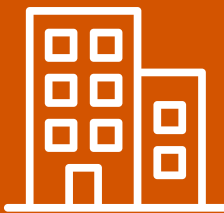
#### Utility Blocks

Toilets, kitchens, storage, and laundry units

#### Medical Units

Emergency response and isolation cabins

### Benefits



Site-Ready



Relocatable Blocks



Industrial Grade





Labour  
Accomodation

Canteen

Meeting  
Rooms

Sales Office

Meeting  
Rooms

Conference  
Rooms



# Sales & Marketing Experience Centres





# Industrial Strength. Operational Excellence.

We provide robust, rapidly deployable modular solutions to optimize your construction, oil and gas projects for safety, efficiency, and compliance.



## **Hazardous Environment Ready**

Engineered to safely operate in highly corrosive, explosive, and extreme temperature environments.

## **Integrated Safety Systems**

Equipped with advanced fire suppression, gas detection, and emergency shut-off systems for enhanced personnel protection.

## **Optimized Climate Control Features**

Advanced, in-built HVAC systems to maintain stable internal temperatures and air quality, crucial for equipment performance and personnel comfort in extreme climates.

Sector

# Education

## Smart Classrooms and Campuses, Delivered Fast

We build scalable education infrastructure for schools, colleges, and skilling institutions. Our prefabricated units allow for fast expansion, even in low-resource or rural settings — all designed to enhance learning.

### Product Portfolio

#### Smart Classrooms

Plug-and-play, ventilated, with digital boards

#### Faculty Rooms

Admin and staff lounges

#### Labs & IT Rooms

Modular science and computer labs

#### Libraries & AV Rooms

Quiet study and digital learning halls

#### Student Hostels

Dorms with sanitation and security

#### ToiletBlocks

Gender-segregated sanitation units

### Benefits



Cost  
Controlled

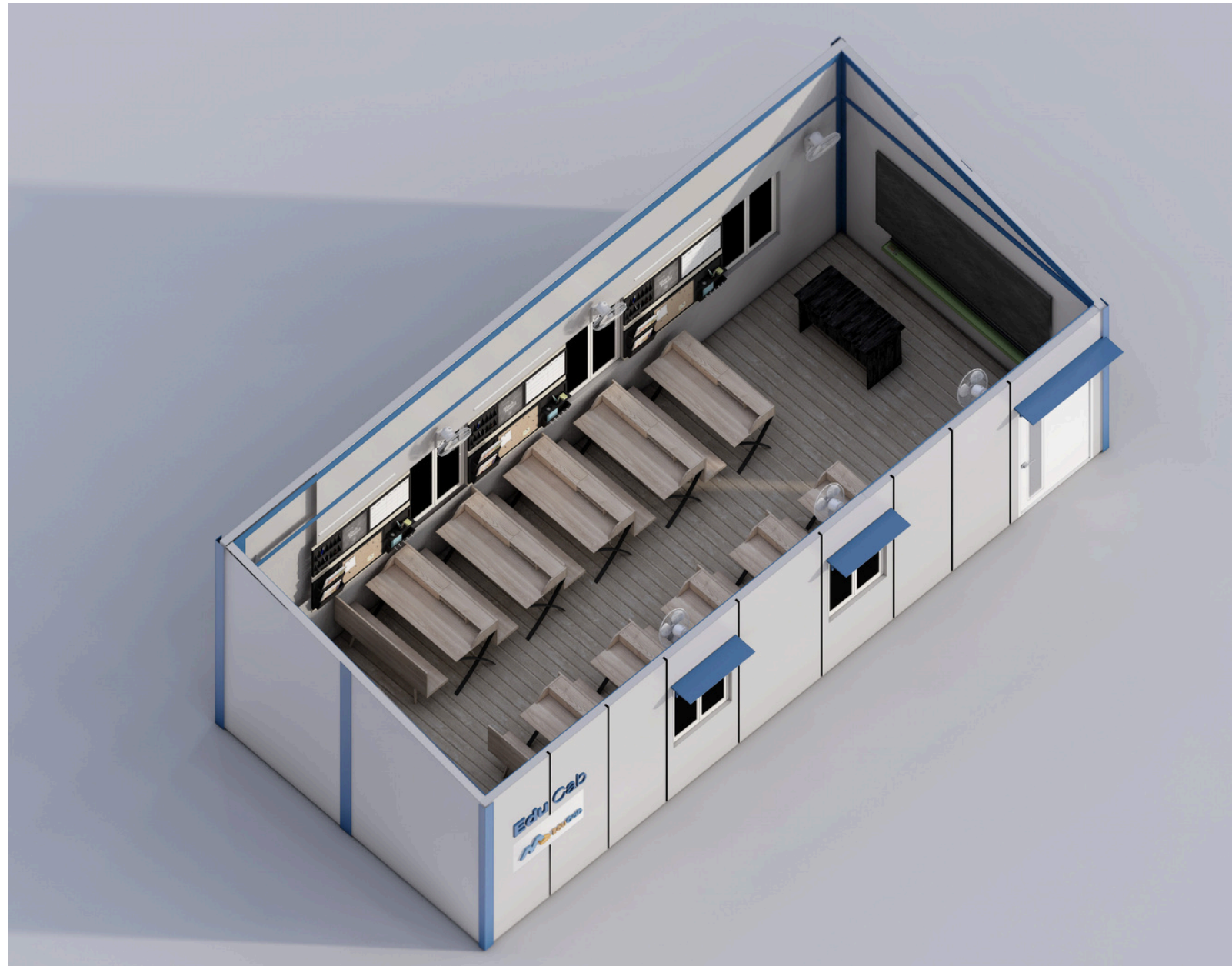


Student  
Ready



# Flexible Learning Spaces. Limitless Potential.

Enabling dynamic, future-ready learning with flexible, innovative structures.



## **Play-based Learning**

To enable children to explore, discover, and solve problems through play

## **Science Toolbox**

Internet-ready educational spaces for ease of learning

## **Voice Assisted Communication Training**

To enable learners to practice and improve their listening, speaking, reading, and writing (LSRW) skills

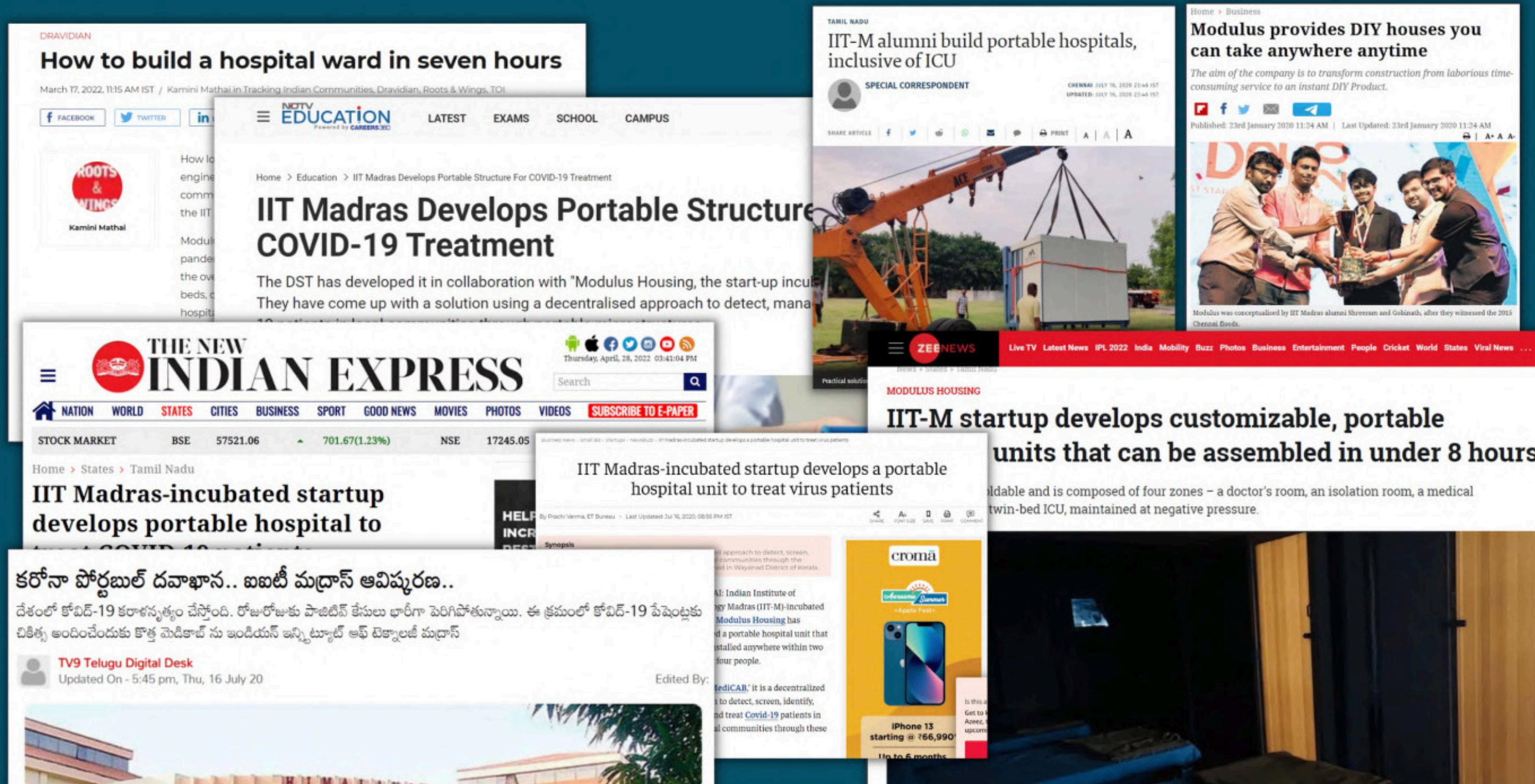
## **STEM-Ready Labs**

To equip specialized spaces with adaptable workstations and utilities for hands-on science, technology, engineering, and mathematics experiments.

# Our Reach



# Media





# Recognised by the Government.



The Hon'ble Union Education Minister  
Govt of India



The Hon'ble Prime Minister of India  
Govt of India



The Hon'ble Union Health Minister  
Govt of India



# Our Clientele



10+

NGOs

20+

MNC & CSR

5+

Private firms & PSUs

# Client Testimonials

”

## Prof. V. Kamakoti

Director, Institute of Technology,  
Madras.



Everytime, wisdom must suit a crisis. There is no point in saying I am wise, When it comes to a crisis I run off. This technology created by Modulus Housing has suited a crisis and has proved it.

”

## Bandhana Ja

Head Social Impact,  
Wells Fargo, India and Philiphines.



Modulus Housing efficiently and professionally executed the plan of setting up these portable transferrable annex hospital units at the cancer hospital in Muzaffarpur, which have been instrumental in providing relief and treatment to cancer and COVID-19 Patients.

”

## Meera Siva

Shelter Venture Fund Director,  
Habitat for Humanity, Chennai.



The purpose of this technology is to bring disruptive solutions to huge issues that small updates cannot sufficiently address. Our partnership with Modulus Housing for the deployment of MediCab and its journey with different stakeholders is an excellent example of solutions.

”

## Pratima Harite

Head of Philanthropy,  
Lenovo, Asia Pacific.



The 70-bed Negative pressure 'MEDICab' hospital built by Modulus Housing is one of several noteworthy solutions developed by startups incubated at IIT Madras...

”

## Nidhi Bhasin

CEO,  
NASSCOM Foundation India



During the pandemic, tech adoption accelerated three-folds. This is where we see a lot of Indian start-ups like Modulus Housing taking up social causes to create impact as part of their business models...

”

## Ankur Nagaria

Senior Manager,  
UW Bengaluru.



MON is a remote location and the CHC in MON had only 12 beds to treat a population of 50,000 people. With the help of Modulus Housing we were able to set-up a 30-bedded hospital which is currently used as a general ward & ICU



# Ready to Build Smarter?

Whether it's housing, utilities, offices, or specialized infrastructure — we deliver turnkey modular solutions that work from day one.

 [info@modulushousing.com](mailto:info@modulushousing.com)

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

