

NEWS

# Della Resorts, Hiranandani Communities, Krisala Developers Team up for a ₹1,100 crore Themed Mega Township in Pune



**Mumbai, May 8, 2025:** In a first-of-its-kind move in the real estate sector, Della Resorts & Adventure has entered into a proprietary CDDMO Model with Hiranandani Communities and Krisala Developers to launch a landmark, racecourse-themed mega township in Pune with a revenue potential of INR 1,100 crore.

The hospitality-driven model unlocks a new investment class in real estate with the potential to yield up to nine per cent ROI. This model ensures that the value proposition extends far beyond real estate, creating a curated lifestyle ecosystem that blends unmatched luxury, community, and experiential hospitality.

Spanning over 40 acres in Pune’s rapidly developing North Hinjewadi, the township will include an 8 acre racecourse and international polo club, 128 private villa plots, 112 resort

private residences, 5-star luxury resort with 300 keys, 9 wedding destination venues, 12 corporate & MICE venues, extreme adventure park, Della Range Golf, wellness facilities and experiential spaces anchored by Della's signature design sensibilities.

The township's contemporary organic and British colonial architectural and design style resonates deeply with the aesthetic preferences of a new generation of homeowners and investors who value experiential living, steady returns and long-term asset growth.



The visionary behind this milestone development, **Jimmy Mistry, Founder-Chairman, Della Resorts and Adventure**, said, "This isn't just another township—it's the birth of a never-seen-before real estate model in India. With our CDDMO approach, we're transforming real estate from a product into an experience and from a static asset into a dynamic, yield-generating investment."

This is the first time residential real estate is offering returns that exceed traditional industry norms of three per cent—breaking conventional expectations, giving assured returns of up to nine per cent on real estate investments. "This is the luxury future fit living, curated with precision and powered by design, innovation and operational excellence."

Industry veteran **Niranjan Hiranandani, Chairman, Hiranandani Communities**, shared his view on this partnership, "The Indian real estate landscape is undergoing a paradigm shift driven by homebuyers' rising aspirations for lifestyle-focused living in integrated, one-stop destinations." The industry must embrace trends that emphasise the seamless integration of space and services to enhance customer centricity, he added.



"As the preferences of modern homebuyers continue to evolve, real estate developers are being nudged to collaborate with allied industries to create innovative ecosystems tailored to meet the needs of aspirational Indian homeowners."

He further added, "The development management agreement with Della Group strengthens our commitment to delivering curated experiential living spaces. This collaboration aims to redefine lifestyles, enhance the value proposition for both end-users and investors and set a new standard in the Indian real estate sector."



**Sagar Agarwal, CMD, Krisala Developers**, said, "The 105-acre integrated township we have envisioned with Hiranandani Communities is built on the pillars of scale, sustainability and smart urbanism. Our 40-acre collaboration with Della Townships is a natural extension of Krisala Developers' core strength in forging strategic partnerships that elevate both vision and value."

This segment will deliver multiple industry firsts in residential real estate, including premium private villa plots, signature residences, a racecourse, a resort and an adventure park, bringing hospitality into the heart of urban living," he added.

"Located in North Hinjewadi with seamless access to the Mumbai-Bangalore National Highway, the township is uniquely positioned to attract buyers and investors. Together with Della, we're creating a destination that blends liveability, aspiration and high-value investment, setting a new benchmark new national benchmark for residential real estate."

The project is in advanced planning stages with land acquisition completed and design finalisation under way. Phase 1 of the township is expected to launch in three months with possession slated for early next year for resort and villa plots and end 26 for private residences.

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