# Della Group inks pacts for integrated townships across 412 acres in four cities

By Kailash Babar, ET Bureau Last Updated: Oct 28, 2025, 11:06:00 PM IST



**Synopsis**
Della Group is launching five integrated townships across India. This marks their entry into an asset-light model, collaborating with landowners for development. The projects span 412 acres with a GDV of Rs 5,800 crore. Further alliances are in advanced talks for an additional Rs 14,000 crore portfolio. This strategy focuses on design and execution expertise.

Representative Image

Realty developer Della Group has entered into partnership with landowners to develop five integrated townships spread over 412 acres across Pune, Goa, Nagpur and Raipur with a gross development value (GDV) of Rs 5,800 crore.

The projects are part of the company's first phase of development plan for 2025-26 and mark its foray into an asset-light model that involves collaboration for land and execution.

Founded by designer and entrepreneur Jimmy Mistry, Della Group is planning to develop projects under its CDDMO model, covering conceptualization, design, development, marketing and operations, across multiple cities.

"Instead of the traditional, capital-heavy route of land acquisition, our asset-light framework allows us to focus on design excellence, innovation and speed of execution, creating value through expertise and brand rather than static ownership," Jimmy Mistry, founder, Della Group, told ET. "This is India's first asset-light real estate company focused on integrated township development, redefining how projects are created and financed."

Of these, the Pune project, spread across 40 acres, has a GDV of Rs 1,250 crore, followed by the Raipur township at Rs 2,000 crore, the Bor Reserve in Nagpur at Rs 1,800 crore and two wellness-focused developments in Goa and Nagpur with GDVs of Rs 365 crore and Rs 385 crore, respectively.

In addition to these, Della Group is in advanced talks for the second set of alliances to be concluded over the next two quarters, with a combined GDV of Rs 14,000 crore. This portfolio includes developments in Thane, Kasara, Igatpuri, Nagpur, Ahmedabad and Ranthambore. These upcoming projects, covering about 924 acres, are expected to begin groundwork in early 2026, Mistry said.

The five projects under already concluded pacts are currently in the stages of master planning, architectural design and municipal approvals, with RERA applications to follow. The company expects to begin groundwork on these by the first quarter of 2026.

The first phase of each project, which includes infrastructure, hospitality, wellness, adventure and retail components, is targeted for completion in 12-18 months of commencement. The second phase, comprising branded residences and full township build out, is planned to be completed within 36 months, Mistry added.

All these projects, both under concluded pacts and advanced talks, span over 1,300 acres with a cumulative GDV of over Rs 18,000 crore, marking one of the larger township development pipelines under an asset-light collaboration model in the country.

Capital-light real estate development minimizes a developer's capital investment by partnering with landowners or investors instead of buying land. Adopted globally, the model allows developers to scale faster, reduce financial risk and expand across markets by focusing on design, management and branding while partners provide land or capital support.



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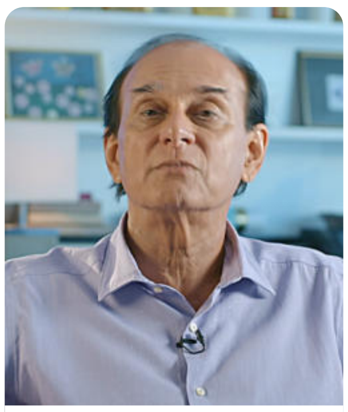

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