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REAL ESTATE

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In a first-of-its-kind initiative, Della Resorts & Adventure has partnered with Hiranandani Communities and Krisala Developers to develop a Rs 11 billion racecourse-themed township in North Hinjewadi, Pune. Based on Della’s proprietary CDDMO™ model, the hospitality-led, design-driven project aims to deliver up to 9 per cent returns—significantly higher than the typical 3 per cent in residential real estate.

Spanning 40 acres within a 105-acre master plan, the mega township will feature an 8-acre racecourse and international polo club, 128 private villa plots, 112 resort residences, a 300-key luxury resort, nine wedding venues, 12 corporate and MICE spaces, an adventure park, a golf range, and wellness amenities. The project architecture blends contemporary organic and British colonial design, targeting aspirational homeowners and yield-seeking investors.

“This is the birth of a never-seen-before real estate model in India,” said Jimmy Mistry, Founder and Chairman, Della Resorts & Adventure. “Our CDDMO™ approach transforms real estate into a curated, yield-generating experience.”

Commenting on the joint venture, Dr Niranjan Hiranandani, Chairman, Hiranandani Communities, said, “This marks our group’s entry into Pune with a future-ready, integrated lifestyle ecosystem.”

Phase 1 will launch within three months, with possession of villa and resort plots expected by early next year and private residences by end-2026. The model is intended to be replicable in other emerging metros.