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## OPERATIONS

# Della and Hiranandani partner to launch a ₹1,100 crore project

A racecourse-themed, hospitality-led mega township in North Hinjewadi sets a new benchmark for luxury living and high-return investments.....

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In a first-of-its-kind move in the Indian 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 themed-based, hospitality-driven model unlocks a new investment class in real estate with a potential to yield up to 9% 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.

### **A 40-acre hospitality-first lifestyle destination in North Hinjewadi**

Spanning over 40 acres in Pune's North Hinjewadi, the township will include an 8-acre Racecourse & International Polo Club, 128 Private Villa Plots, 112 Resort Private Residences, a 5-star luxury resort with 300 keys, 9 wedding destination venues, 12 corporate & MICE venues, an 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.

### **Redefining real estate: Transforming products into experiences**

The visionary behind this milestone development, **Jimmy Mistry**, Founder and Chairman of 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 3%—breaking conventional expectations and giving assured returns of up to 9% on real estate investments. This is the luxury future-fit living, curated with precision and powered by design, innovation, and operational excellence."

### **Evolving aspirations call for integrated, curated ecosystems**

Industry veteran **Niranjan Hiranandani**, Chairman of 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 emphasize the seamless integration of space and services to enhance customer centricity.

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. The strategic joint venture with Krisala Developers on a 105-acre township in North Hinjewadi, Pune, marks the Hiranandani Group's entry into Pune's rapidly growing real estate market.

Furthermore, 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."

## Delivering scale, sustainability, and strategic partnerships

Enthused about this collaboration, [\*\*Sagar Agarwal\*\*](#), CMD of 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. 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 livability, aspiration, and high-value investment—setting a new national benchmark for residential real estate."

## What lies ahead: timelines and vision

The project is currently in advanced planning stages, with land acquisition completed and design finalization underway. Phase 1 of the township is expected to launch in 3 months, with possession slated for early next year for resort and villa plots, and end of 2026 for private residences.

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