

Della Resorts, Hiranandani Communities & Krisala Team-up for Rs 1,100 Cr Pune Township

Marking a new era in Indian real estate, Della, Hiranandani, and Krisala Developers introduce Rs 1,100 crore racecourse-themed mega township in Pune.



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In its first move in the Indian real estate sector, Della Resorts & Adventure has entered into a proprietary CDDMOTM Model with Hiranandani Communities and Krisala Developers to launch a landmark, racecourse-themed mega township in Pune with a revenue potential of Rs 1,100 crore. The theme-based hospitality-driven model unlocks a new investment class in real estate with the potential to yield up to 9% ROI. This model ensures that the value proposition extends 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 & 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

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 CDDMOTM approach, we're transforming real estate from a product into an experience and a static asset into a dynamic, yield-generating investment. This is the first time residential real estate offers returns exceeding 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."

Industry veteran, Dr. Niranjana 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. 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.

Innovation and trendsetting have always been hallmarks of Hiranandani. Our 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 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 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 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. 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 benchmark new national benchmark for residential real estate."

The project is in advanced planning stages, with land acquisition completed and design finalisation 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 by the end of 26 for private Residences. This hospitality-themed Township aims to redefine urban living, become a cultural hotspot in Pune, and serve as a replicable model across other emerging Indian metros.

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