

This ₹20,000 Cr Della dream to disrupt real estate in India

Jimmy Mistry's visionary CDDMO framework drives ₹20,000 crore worth of integrated, experience-led developments across India.

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Della European Wellness , Nagpur Resort and Private Residences

Founded by design futurist Jimmy Mistry, [Della Townships](#) is a next-generation, asset-light real estate company redefining how communities are imagined and built. Through its proprietary CDDMO™ model (Conceptualization, Design, Development, Marketing & Sales, Operations), Della is pioneering a shift in Indian real estate comparable to Airbnb's impact on hospitality and Uber's on mobility.

By integrating resorts, residences, recreation, [wellness](#), and now luxury destination outlet malls, Della Townships is reshaping how India lives, works, and dreams.

A Year of Ambitious Expansion

In the Financial Year 2025–2026, Della Townships pre-launched five large-scale townships with a Gross Development Value (GDV) of ₹5,800 crores, including Della Racecourse Pune, Della European Wellness Goa, two projects in Nagpur, and Della Racecourse Raipur.

An additional five townships are in the pipeline for pre-launch in the next two quarters, with a combined GDV of ₹14,000 crores, marking a significant leap toward the company's vision of building integrated, experience-led communities.

Development Rollout and Timelines

- Groundbreaking Target: Q1 2026 across all five projects
 - Phase 1 (12–18 months): Development of theme, infrastructure, hospitality, adventure, retail, and medical wellness components
 - Phase 2 (within 36 months): Branded residences and full township buildout
- This staged rollout ensures the core township experience becomes operational early, unlocking maximum investor confidence, footfall, and asset value.

Pre-Launched Townships in FY 2025–26

Sr. No.	Township Name	City	Land Area (Acres)	GDV (₹ Crs)	GDV (\$ Million)
1	Della Racecourse	Pune	40	₹1,250	\$150
2	Della European Wellness	Goa	7	₹365	\$43.8
3	Della European Wellness	Nagpur	35	₹385	\$46.2
4	Della Bor Reserve	Nagpur	275	₹1,800	\$216
5	Della Racecourse	Raipur	55	₹2,000	\$240

Total: 412 Acres | ₹5,800 Crores | \$696 Million

Upcoming Townships in FY 2025–26

Della's next five projects will span Mumbai, Maal-Kasara, Igatpuri, Nagpur, Ahmedabad, and Ranthambore, totaling 924 acres with a GDV of ₹12,260 crores (\$1.47 billion).

Cumulative Total (FY 2025–26):

1,336 Acres | ₹18,060 Crores | \$2.17 Billion

Upcoming Townships in FY 2026–27

Future expansion includes new developments in Kolkata, Dapoli, Ahmedabad, and Amaravati, covering 1,756 acres with a GDV of ₹22,610 crores (\$2.71 billion).

A Visionary Shift in Real Estate Thinking



Jimmy Mistry, Design Futurist & Founder of Della Townships

Speaking about the launch, [Jimmy Mistry](#), Design Futurist & Founder of Della Townships, said: "With Della Townships, we are proud to pioneer India's first asset-light real estate company dedicated to integrated township development. This model fundamentally changes how real estate is created, financed, and experienced. 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."

He added, "In this financial year alone, we have pre-launched five large-scale townships across Pune, Goa, Nagpur, and Raipur, representing a GDV of ₹5,800 crore under active development. We are now moving into the next phase with five additional townships scheduled for launch over the next two quarters, adding another ₹14,000 crore GDV to our portfolio. Collectively, that's nearly ₹20,000 crore of integrated townships under rollout — all without owning a single square foot of land."

Building Salutogenic Living Communities

Jimmy Mistry further emphasized that every Della Township is envisioned as a Salutogenic living community — designed to "Add Years to Life and Life to Years." "This is not just a new business model; it's a new mindset for India's real estate industry — one that replaces land banking with experience-led, purpose-driven development and redefines what it means to build for the future."