



# Investment Opportunities

## Mista Sri City - Mylapura Cross

50+ Acre Integrated City with Mansions & Luxury Villas, High-Rise Apartments, Wholesale & Retail Spaces, and Commercial Towers



[Yes I'm Interested](#)  
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## A Unique Lifetime Investment Opportunity

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Invest in a Mansion/Villa with the **security of Registered Land**



Earn between **3-4 times** your investment in **5 Years**



Mista offers **Guaranteed Buyback** option on completion of the Villa/Mansion phase of the project

### Land Acquisition Update Mylapura Cross

Total Land Acquired **29.15 Acres**

Mista Estimated Land Parcel **50+ Acres**

# High Speed Connectivity & Interlinked Infrastructure For North & East Bangalore

## Existing Infrastructure

- Satellite Ring Road (STRR)
- Old Madras Road
- Kempegowda Airport
- Bangalore - Chennai Greenfield Expressway
- Bangalore Hyderabad National Highway
- Yelahanka Elevated Corridor

## Under Construction

- VIT University (150 acres) – 5 mins
- Garden City University (150 acres) – 7 mins



## IT Parks

- Aerospace Park – 30 mins
- ITPL - 40 mins
- ORR IT Corridor – 45 mins
- Electronic City – 60 mins
- Manyata Tech Park – 40 mins
- Yelahanka IT Corridor - 60 mins

## Proposed Infrastructure

- KR Puram - Kolathur Elevated Corridor
- Namma Metro KR Puram to Hoskote
- STRR – Electronic City
- Satellite Bus Terminal

# An Ultra Luxury Hamlet Facing Lake Side & Forest Wilderness – Alongside Urban Infra



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or  
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## Phase - 1 (June 2029)

25-Acre Luxury Villas & Mansions

## Phase - 2 (December 2030)

20-Acre of Retail Space

## Phase - 3 (2035)

10-Acre Highrise Residential Towers

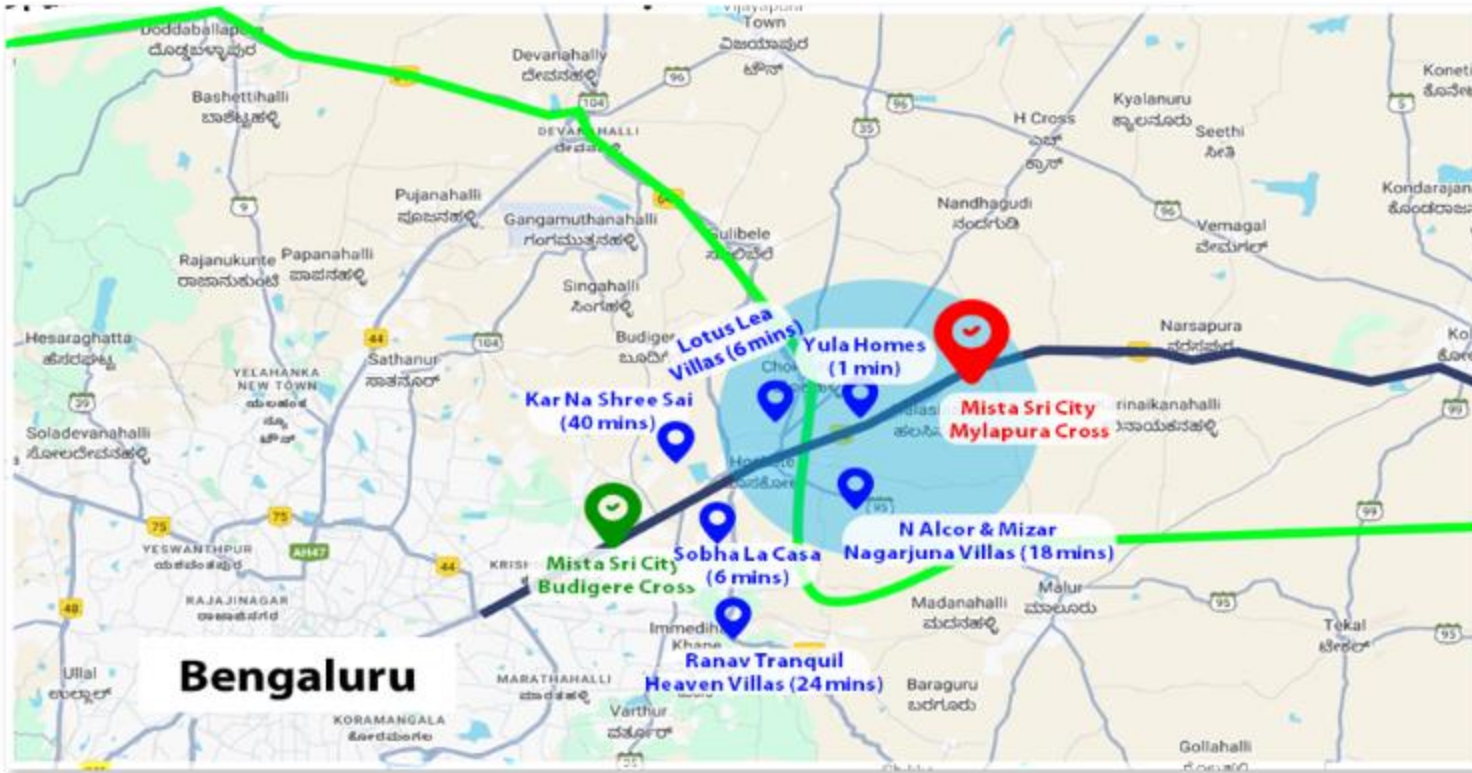
## Phase - 4 (2038)

5-Acre Highrise Commercial Towers

### Project Timelines (Phase 1)



# A Glimpse Of Other Villa Projects Near STRR-OMR Junction



S No	Project Name	PSF Quoted	Distance from NH75
1	Sobha La Casa	12,000	6 mins (1.8 Kms)
2	Nagarjuna N-Alcor & Mizar	10,000	18 mins (9.3 Kms)
3	Ranav Tranquil Haven	9,000	24 mins (9.3 Kms)
4	Kar Na Sree Sai Brindavan	12,500	40 mins (14.4 Kms)
5	Yula Homes	12,000	1 min ( 1 Km)
6	Samanvaya - Lotus Lea Villas	10,100	6 mins (2.43 Kms)

## As per the Current Market Trends -

Average Price for Villa Projects in the area is INR 10,000/ - Per Sq ft, projected to grow to over INR 12,000/ - Per Sq ft in the next 24-30 months

## All the other Villa Projects in the vicinity are -

Not on Highways and Mista Sri City Mylapura is located right on the NH75 Highway which will certainly fetch premium price

## Choose G+2 Premium Villas with 8 Type Options

Villa Types (Ground + 2)	Plot Size	Plot Area Sq Ft	Super Built Up Area Sq Ft	Facing	BHK	Car Parking	Investment Price INR At <b>3,000/- Per Sq Ft (Non-negotiable)</b>	Launch Price 2027 At INR <b>8,000/- Per Sq Ft</b>	Projected Price 2028 At INR <b>10,000/- Per Sq Ft</b>	Buy Back Mista Guaranteed Returns <b>2.5X Times INR</b>
<a href="#">Type-1A</a>	31x27	837	1923	E	3	1	57.69 Lakhs	1.54 Cr	1.92 Cr	1.44 Cr
<a href="#">Type-1B</a>	31x27	837	1987	W	3	1	59.61 Lakhs	1.59 Cr	1.99 Cr	1.49 Cr
<a href="#">Type-2A</a>	33x33	1089	2473	E	4	1	74.19 Lakhs	1.98 Cr	2.47 Cr	1.85 Cr
<a href="#">Type-2B</a>	33x35	1155	2639	W	4	1	79.17 Lakhs	2.11 Cr	2.64 Cr	1.98 Cr
<a href="#">Type-3A</a>	37x37	1369	3316	E	5	2	99.48 Lakhs	2.65 Cr	3.32 Cr	2.48 Cr
<a href="#">Type-3B</a>	37x37	1369	3323	W	5	2	99.69 Lakhs	2.66 Cr	3.32 Cr	2.49 Cr
<a href="#">Type-3C</a>	37x37	1369	3292	E	5	1	98.76 Lakhs	2.63 Cr	3.29 Cr	2.46 Cr
<a href="#">Type-3D</a>	37x37	1369	3299	W	5	1	98.97 Lakhs	2.64 Cr	3.30 Cr	2.47 Cr

### Note\*

- For Detailed Investments From Type 1 to 3, Please refer Annexure in Slide-12 to Slide-19 or **Click on Villa Type**
- Areas in Sq ft are Tentative
- Buy Back on completion of the Villa/Mansion Phase of the project

**Yes I'm Interested**  
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# Choose G+3 Mansions with 12 Type Options

The Mansions come with **2 levels of driveway-**

1) For Vehicles Movement & 2) Bicyclers, Joggers & Pedestrians and Level 2 will act as Driveway cum Park.

These Villas come with a dedicated floor for **Personal Club House**, a customizable **ground floor** for utilities like Maid Room, Storage, Parking etc., and the **Terrace as a Party area**.

Villa Types (Ground+3)	Plot Size	Plot Area Sq Ft	Super Built Up Area Sq Ft	Facing	BHK	Car Parking	Investment Price INR At <b>3,000/- Per Sq Ft (Non-negotiable)</b>	Launch Price 2027 At INR <b>10,000/- Per Sq Ft</b>	Projected Price 2028 At INR <b>12,000/- Per Sq Ft</b>	Buy Back Mista Guaranteed Returns <b>2.5X Times</b>
<a href="#">Type-4A</a>	33x33	1089	3587	E	4	2	1.07 Cr	3.59 Cr	4.30 Cr	2.69 Cr
<a href="#">Type-4B</a>	33x33	1089	3465	W	4	2	1.03 Cr	3.47 Cr	4.16 Cr	2.59 Cr
<a href="#">Type-5A</a>	35x35	1225	4038	E	5	2	1.21 Cr	4.04 Cr	4.85 Cr	3.02 Cr
<a href="#">Type-5B</a>	35x35	1225	4026	W	5	2	1.20 Cr	4.03 Cr	4.83 Cr	3.01 Cr
<a href="#">Type-6A</a>	35x45	1575	5384	E	5	3	1.61 Cr	5.38 Cr	6.46 Cr	4.03 Cr
<a href="#">Type-6B</a>	35x45	1575	5399	W	5	3	1.62 Cr	5.40 Cr	6.48 Cr	4.04 Cr
<a href="#">Type-7A</a>	35x50	1750	6041	E	5	4	1.81 Cr	6.04 Cr	7.25 Cr	4.53 Cr
<a href="#">Type-7B</a>	35x50	1750	6040	W	5	4	1.81 Cr	6.04 Cr	7.25 Cr	4.53 Cr
<a href="#">Type-8A</a>	40x50	2000	7031	E	6	4	2.10 Cr	7.03 Cr	8.44 Cr	5.27 Cr
<a href="#">Type-8B</a>	40x50	2000	7037	W	6	4	2.11 Cr	7.04 Cr	8.44 Cr	5.28 Cr
<a href="#">Type-9A</a>	40x60	2400	8586	E	6	4	2.57 Cr	8.59 Cr	10.30 Cr	6.44 Cr
<a href="#">Type-9B</a>	40x60	2400	8590	W	6	4	2.57 Cr	8.59 Cr	10.31 Cr	6.44 Cr

### Note\*

- For Detailed Investments From Type 4 to 9, Please refer Annexure in Slide-20 to Slide-31 or **Click on Villa Type**
- Areas in Sq ft are Tentative
- Buy Back on completion of the Villa/Mansion Phase of the project

**Yes I'm Interested**  
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# Your Investment Roadmap & Personal Guide

## Partnering Opportunities In Land & Villa With Guaranteed Buyback Option

- Projected Price of **INR 10,000/-** Per Sq Ft for Villa Types 1 to 3 by 2029
- Projected price **INR 12,000/-** Per Sq Ft for Mansion Types 4 to 9 by 2029

**(3 to 4 Times approx. appreciation on your Investment)**

**Completion of Villas/Mansions phase by 2029 with buyback guaranteed return of 2.5 times of your investment**



**Yes I'm Interested**  
**Click Here** 

**STEP-6**

- Phase 1 launch after 3 years

**STEP-7**

- Enter into Sharing Agreement and get allotted Built Up Area of Specified Villa/Mansion

**STEP-3**

- Get UDS Land of **X Sq Ft** registered in firm's name (Security to your Investment)

**STEP-4**

- Enter into Joint Development with MISTA

**STEP-5**

- Get allotted Built-up Area based on investment along with a Proportionate Plot Area of the Selected Villa

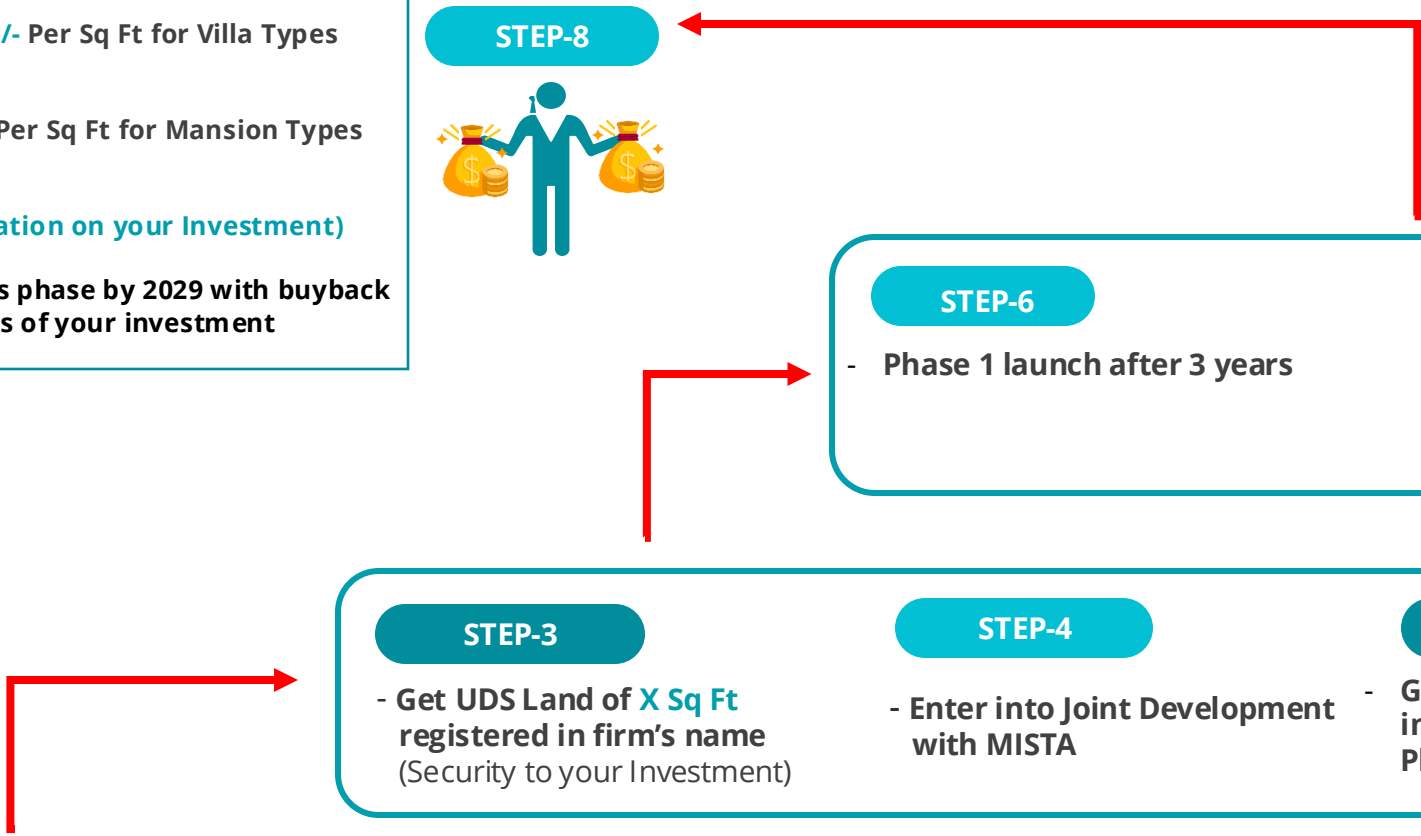
**Investor**

**STEP-1**

**Expression of Interest**  
Booking amount of **INR 100,000/-**

**STEP-2**

- Firm Registration & Investment
- MOU with MISTA



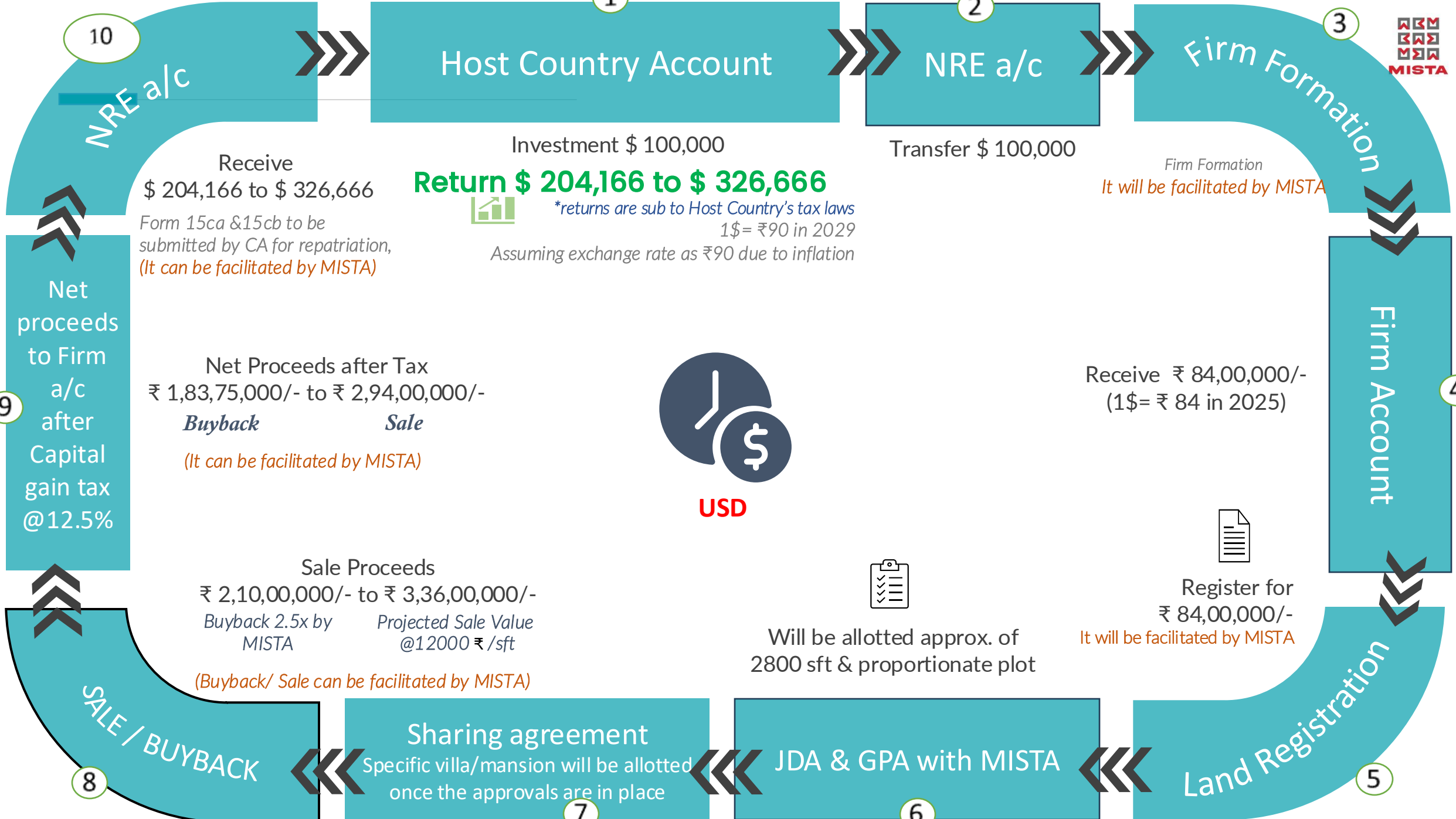


# Options To Realize Your Investment after 5 Years



Note\* Secure Your Investment Through Land Registration

[Yes I'm Interested  
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10

NRE a/c

Receive  
\$ 204,166 to \$ 326,666  
Form 15ca & 15cb to be submitted by CA for repatriation, (It can be facilitated by MISTA)

Host Country Account

Investment \$ 100,000

**Return \$ 204,166 to \$ 326,666**



\*returns are sub to Host Country's tax laws  
1\$ = ₹90 in 2029  
Assuming exchange rate as ₹90 due to inflation

2

NRE a/c

Transfer \$ 100,000

3

Firm Formation

Firm Formation  
It will be facilitated by MISTA

4

Firm Account

Receive ₹ 84,00,000/-  
(1\$ = ₹ 84 in 2025)



USD

9

Net proceeds to Firm a/c after Capital gain tax @12.5%

Net Proceeds after Tax  
₹ 1,83,75,000/- to ₹ 2,94,00,000/-  
*Buyback*                      *Sale*  
(It can be facilitated by MISTA)

Sale Proceeds  
₹ 2,10,00,000/- to ₹ 3,36,00,000/-  
*Buyback 2.5x by MISTA*                      *Projected Sale Value @12000 ₹/sft*  
(Buyback/ Sale can be facilitated by MISTA)



Will be allotted approx. of 2800 sft & proportionate plot



Register for ₹ 84,00,000/-  
It will be facilitated by MISTA

8

SALE / BUYBACK

Sharing agreement

Specific villa/mansion will be allotted once the approvals are in place

7

JDA & GPA with MISTA

6

Land Registration

5

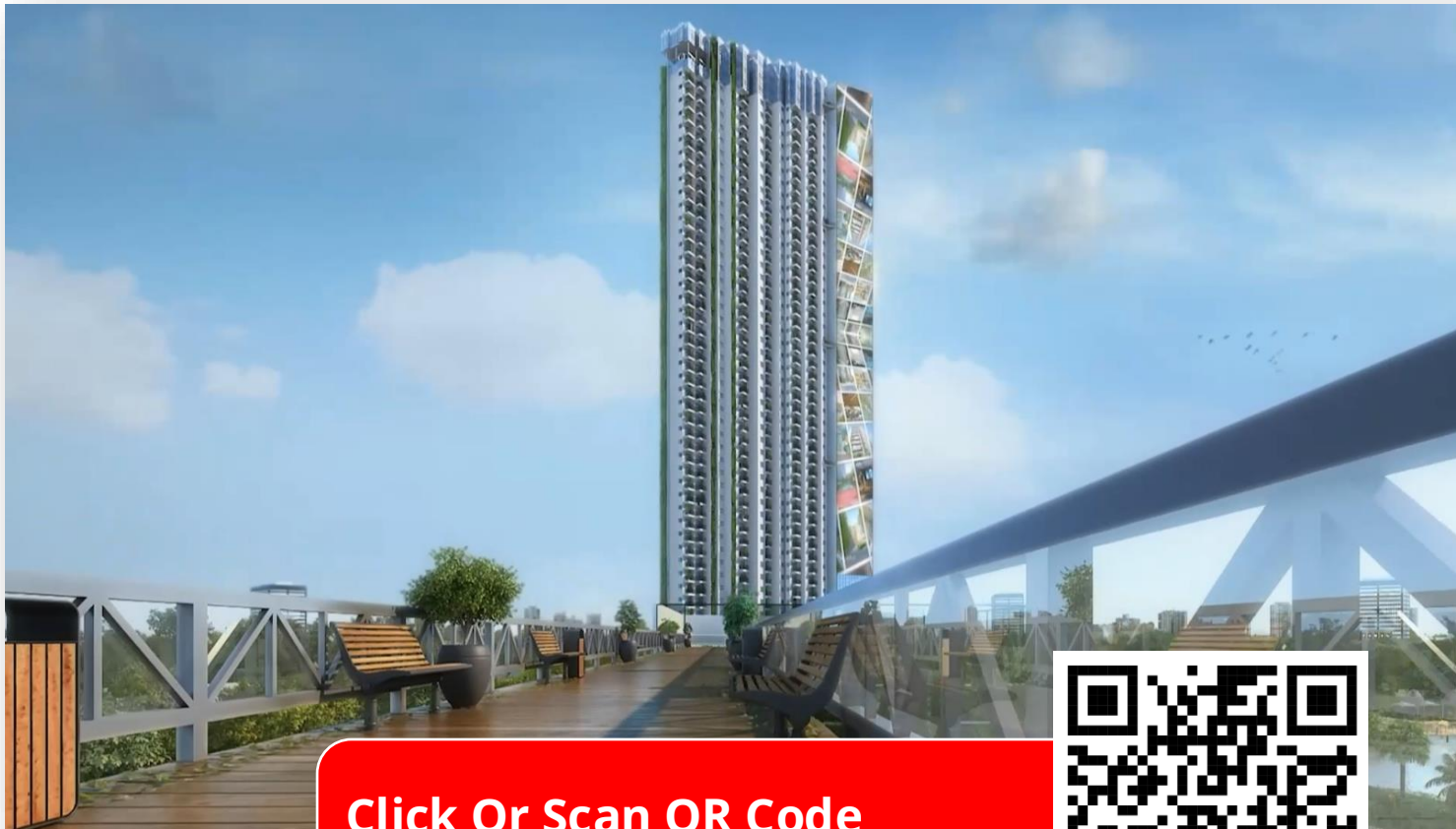
# Specifications

Structure	Reinforced Cement Concrete Framed Structure to withstand Wind and Seismic Loads
Floor Height	11' Height from Floor-to-Floor
Super Structure	8" thick solid block for External Walls and 4" thick solid block work for Internal Walls
<b>Painting</b>	
External	Texture Finish and 2 coats of Exterior Emulsion Paint Asian / Dulux / Reputed make
Internal	Smooth Putty Finish with 2 coats of Premium Acrylic Emulsion Paint of reputed make
<b>Doors, Windows &amp; Railings</b>	
Main Door	Teak Wood Door Frame & 8" Shutter with Hardware of reputed make
Internal Doors	Engineered Wood Door Frame & Flush Door with Hardware of reputed make
Toilet Doors	Engineered Wood Door Frame & Flush Door with Hardware of reputed make
French Doors	Aluminum / UPVC Door Frame of reputed profile sections
Windows	Aluminum / UPVC Window Frame of reputed profile sections
<b>Flooring</b>	
Drawing Room, Living Room, Dining Room, Pooja Room and All Bedrooms	Vitrified Tiles of reputed make
Bathrooms	Acid-resistant, Anti-skid Ceramic Tiles of RAK, Kajaria, NITCO or equivalent make
All Balconies	Flooring with Anti-skid Vitrified Tiles of reputed make
Utility	Flooring with Anti-skid Vitrified Tiles of reputed make
Staircase	Granite

<b>Tile Cladding</b>	
Bathrooms	Dado up to 8' height with Glazed Ceramic Tiles of reputed make
Utility	Dado up to 4' height with Tiles of reputed make
<b>CP &amp; Sanitary Fixtures</b>	
Bathrooms	Bathrooms consisting of Granite Countertop, EWS with Flush Tank of Duravit, V&B or equivalent make
	All CP Fittings are of V&B or of reputed make
<b>Electrical Fixtures</b>	
Internal Electrical Fixtures	Concealed Copper Wiring of reputed make, Power Outlets for Air Conditioners in all bedrooms and living room
	Plug points for TV and Audio Systems etc., 3-Phase Supply, Miniature Circuit Breakers (MCBs) of reputed make, Switches of reputed make
Switches	Branded Modular Switches of Legrand / Honeywell
Bathrooms	Power Outlets for Geysers in all bathrooms
<b>Kitchen &amp; Utility Area</b>	
Kitchen	Power Plug for Cooking Range Chimney, Refrigerators, Microwave Ovens, Mixer / Grinders
Utility Area	Power Plug for Washing Machine and Dishwasher
<b>Communications, Cable TV and Internet</b>	
Telephone Points	Telephone Points in all Bedrooms, Drawing / Living Room
Cable TV	Provision for Cable TV Connections in Drawing Room, Living Room and all Bedrooms
Internet	Provision for Internet Connections in Living Room

## About Mista ([www.mistainfra.com](http://www.mistainfra.com))

Building The South India's Tallest Commercial Towers in Bangalore East with First of its Kind, Burj Khalifa-Like LED Facade Display which is 15 Minutes Away From Proposed Mista Sri City – Mylapura Cross



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[Mista Sri City Budigere Cross Location](#)



## Thank You

For Expression of Interest, Call

+91 – 9663926555 / +91 – 9740357555 / +91 – 9740258555



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[Mista Sri City, Mylapura Cross](#)  
[Project Location](#)

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# Type - 1A Villa - Detailed Investment Plan and ROI

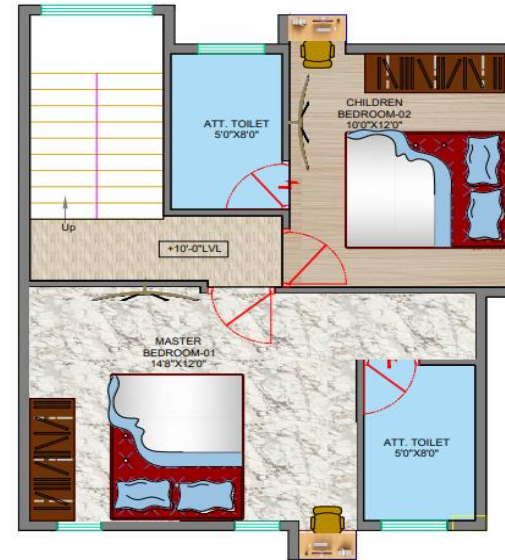
**Investor Price (INR) 57.69 Lakhs**



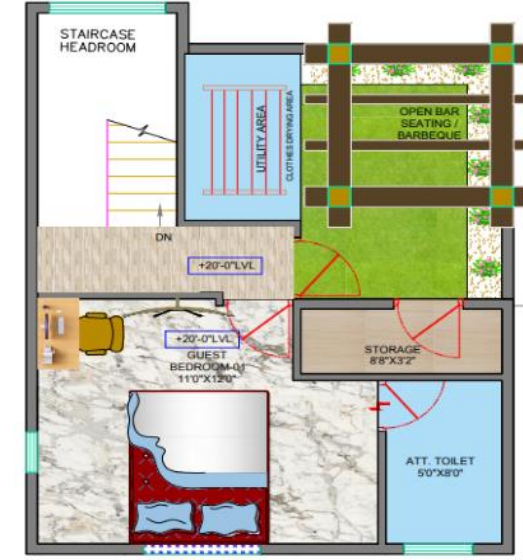
**3D Model Elevation**



**Ground Floor**



**First Floor**



**Second Floor**

Plot Dimension	31 x 27
Plot Area Sq Ft	837
Super Built Up Area Sq Ft	1923
Plot Facing - East	Door - East
BHK	Three
Parking	One

**Launch Price At INR 8,000/- in Year 2028** **1.54 Cr**

**Projected Price At INR 10,000/- in 2029 (Phase 1 Completion)** **1.92 Cr**

**MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase** **1.44 Cr**

### Exclusive Premium Additions

- Façade Shadow Lighting
- Niche Areas for Work & Study
- Video Door Phone, Main Door Digital Lock, Centralized Security System
- Walk-In Closet, Level Difference
- Glass Roof Bed Room (Sky-View)
- Gym, Storage
- Terrace Planter box with Grass Mat

**[Yes I'm Interested](#)**  
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### Common Amenities

- |                          |                 |               |                   |           |              |
|--------------------------|-----------------|---------------|-------------------|-----------|--------------|
| Manned Guarding Security | Visitor Parking | Swimming pool | CCTV Surveillance | Temple    | Banquet Hall |
| Children Play Area       | Club House      | Gym           | Spa & Saloon      | DG Backup | STP&WTP      |

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# Type - 1B Villa - Detailed Investment Plan and ROI

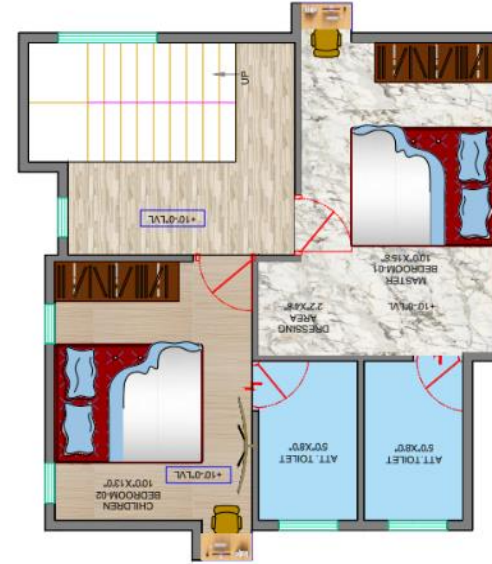
Investor Price (INR) 59.61 Lakhs



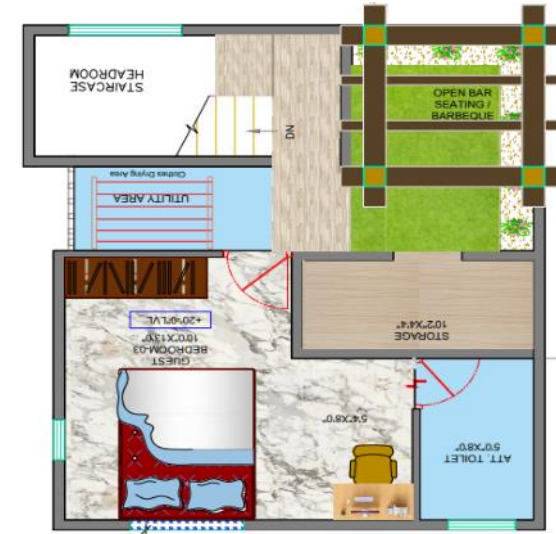
3D Model Elevation



Ground Floor



First Floor



Second Floor

Plot Dimension	31 x 27
Plot Area Sq Ft	837
Super Built Up Area Sq Ft	1987
Plot Facing - West	Door - North
BHK	Three
Parking	One

Launch Price At INR 8,000/- in Year 2028	1.59 Cr
Projected Price At INR 10,000/- in 2029 (Phase 1 Completion)	1.99 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	1.49 Cr

### Exclusive Premium Additions

- Façade Shadow Lighting
- Niche Areas for Work & Study
- Video Door Phone, Main Door Digital Lock, Centralized Security System
- Walk-In Closet, Level Difference
- Glass Roof Bed Room (Sky-View)
- Gym, Storage
- Terrace Planter box with Grass Mat

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### Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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# Type - 2A Villa - Detailed Investment Plan and ROI

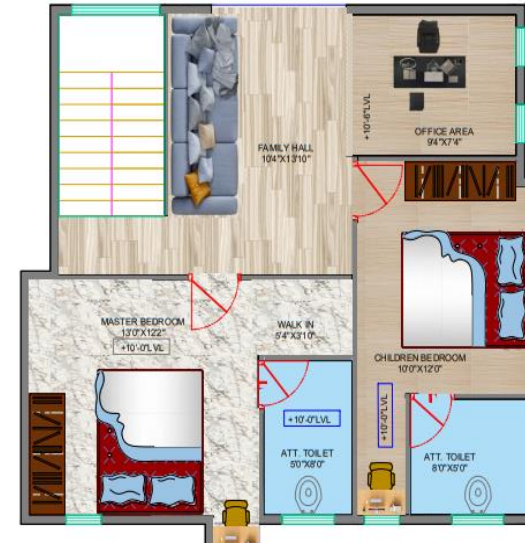
Investor Price (INR) 74.19 Lakhs



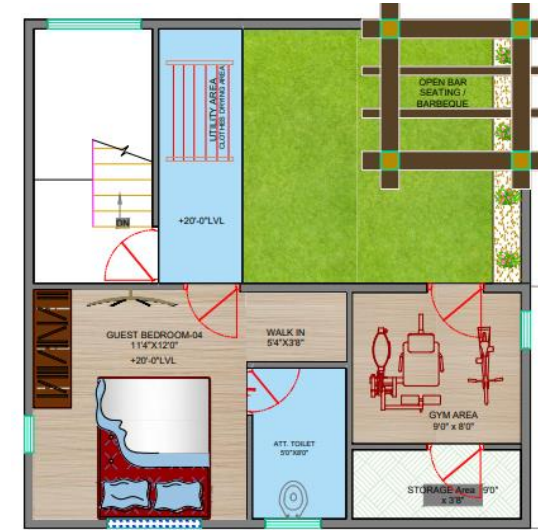
3D Model Elevation



Ground Floor



First Floor



Second Floor

Plot Dimension	33 x 33
Plot Area Sq Ft	1089
Super Built Up Area Sq Ft	2473
Plot Facing - East	Door - East
BHK	Four
Parking	One

Launch Price At INR 8,000/- in Year 2028	1.98 Cr
Projected Price At INR 10,000/- in 2029 (Phase 1 Completion)	2.47 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	1.85 Cr

- Exclusive Premium Additions**
- Office Room, Façade Shadow Lighting
  - Puja Room, Niche Areas for Work & Study
  - Video Door Phone, Main Door Digital Lock, Centralized Security System
  - Walk-In Closet, Level Difference
  - Glass Roof Bed Room (Sky-View)
  - Gym, Storage
  - Terrace Planter box with Grass Mat

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<b>Common Amenities</b>	Manned Guarding Security	Visitor Parking	Swimming pool	CCTV Surveillance	Temple	Banquet Hall
	Children Play Area	Club House	Gym	Spa & Saloon	DG Backup	STP&WTP

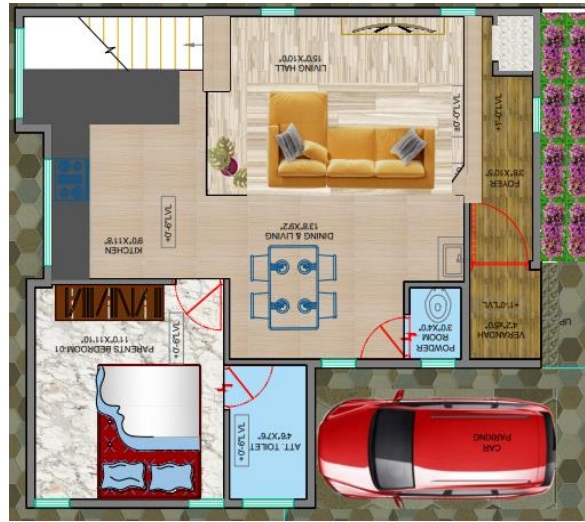
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# Type - 2B Villa - Detailed Investment Plan and ROI

Investor Price (INR) 79.17 Lakhs



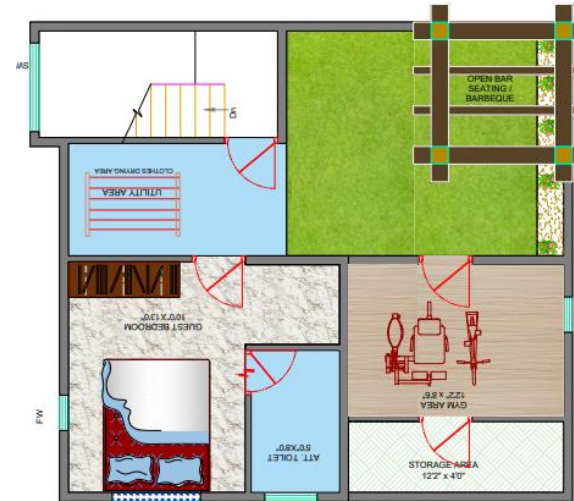
3D Model Elevation



Ground Floor



First Floor



Second Floor

Plot Dimension	33 x 35
Plot Area Sq Ft	1155
Super Built Up Area Sq Ft	2639
Plot Facing - West	Door - North
BHK	Four
Parking	One

Launch Price At INR 8,000/- in Year 2028	2.11 Cr
Projected Price At INR 10,000/- in 2029 (Phase 1 Completion)	2.64 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	1.98 Cr

### Exclusive Premium Additions

- Office Room, Façade Shadow Lighting
- Puja Room, Niche Areas for Work & Study
- Video Door Phone, Main Door Digital Lock, Centralized Security System
- Walk-In Closet, Level Difference
- Glass Roof Bed Room (Sky-View)
- Gym, Storage
- Terrace Planter box with Grass Mat

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### Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP



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# Type - 3A Villa - Detailed Investment Plan and ROI

Investor Price (INR) 99.48 Lakhs



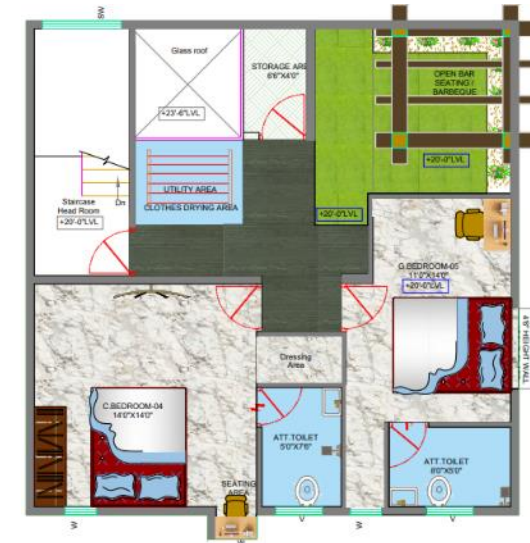
3D Model Elevation



Ground Floor



First Floor



Second Floor

Plot Dimension	37 x 37
Plot Area Sq Ft	1369
Super Built Up Area Sq Ft	3316
Plot Facing - East	Door - East
BHK	Five
Parking	Two

Launch Price At INR 8000/- in Year 2028	2.65 Cr
Projected Price At INR 10,000/- in 2029 (Phase 1 Completion)	3.32 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	2.48 Cr

### Exclusive Premium Additions

- Office Room, Façade Shadow Lighting
- Puja Room, Niche Areas for Work & Study
- Video Door Phone, Main Door Digital Lock, Centralized Security System
- Walk-In Closet, Level Difference
- Glass Roof Bed Room (Sky-View)
- Gym, Storage
- Terrace Planter box with Grass Mat

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### Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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# Type - 3B Villa - Detailed Investment Plan and ROI

Investor Price (INR) 99.69 Lakhs



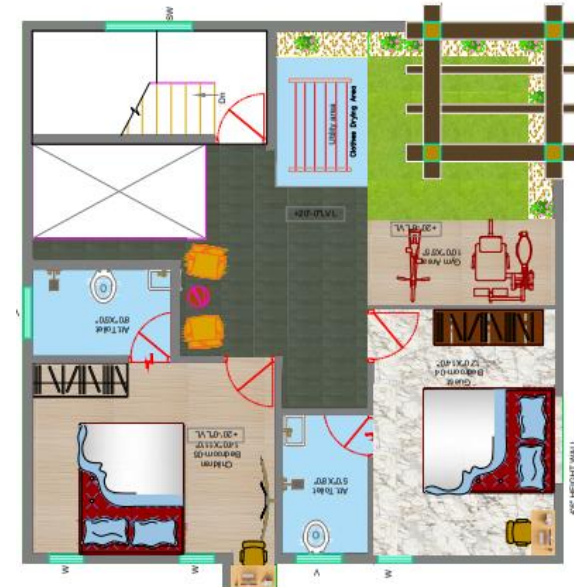
3D Model Elevation



Ground Floor



First Floor



Second Floor

Plot Dimension	37 x 37
Plot Area Sq Ft	1369
Super Built Up Area Sq Ft	3323
Plot Facing - West	Door- North
BHK	Five
Parking	Two

Launch Price At INR 8,000/- in Year 2028	2.66 Cr
Projected Price At INR 10,000/- in 2029 (Phase 1 Completion)	3.32 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	2.49 Cr

### Exclusive Premium Additions

- Office Room, Façade Shadow Lighting
- Puja Room, Niche Areas for Work & Study
- Video Door Phone, Main Door Digital Lock, Centralized Security System
- Walk-In Closet, Level Difference
- Glass Roof Bed Room (Sky-View)
- Gym, Storage
- Terrace Planter box with Grass Mat

[Yes I'm Interested](#)  
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### Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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# Type - 3C Villa - Detailed Investment Plan and ROI

Investor Price (INR) 98.76 Lakhs



3D Model Elevation



Ground Floor



First Floor



Second Floor

Plot Dimension	37 x 37
Plot Area Sq Ft	1369
Super Built Up Area Sq Ft	3292
Plot Facing - East	Door - East
BHK	Five
Parking	One

Launch Price At INR 8,000/- in Year 2028	2.63 Cr
Projected Price At INR 10,000/- in 2029 (Phase 1 Completion)	3.29 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	2.46 Cr

### Exclusive Premium Additions

- Office Room, Façade Shadow Lighting
- Puja Room, Niche Areas for Work & Study
- Video Door Phone, Main Door Digital Lock, Centralized Security System
- Walk-In Closet, Level Difference
- Glass Roof Bed Room (Sky-View)
- Gym, Storage
- Terrace Planter box with Grass Mat

[Yes I'm Interested](#)  
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### Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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# Type - 3D Villa - Detailed Investment Plan and ROI

Investor Price (INR) 98.97 Lakhs



3D Model Elevation



Ground Floor



First Floor



Second Floor

Plot Dimension	37 x 37
Plot Area Sq Ft	1369
Super Built Up Area Sq Ft	3299
Plot Facing - West	Door - North
BHK	Five
Parking	One

Launch Price At INR 8,000/- in Year 2028	2.64 Cr
Projected Price At INR 10,000/- in 2029 (Phase 1 Completion)	3.30 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	2.47 Cr

### Exclusive Premium Additions

- Office Room, Façade Shadow Lighting
- Puja Room, Niche Areas for Work & Study
- Video Door Phone, Main Door Digital Lock, Centralized Security System
- Walk-In Closet, Level Difference
- Glass Roof Bed Room (Sky-View)
- Gym, Storage
- Terrace Planter box with Grass Mat

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### Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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**Investor Price (INR) 1.07 Cr**

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# Type - 4A Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk - In Closet,
- Home Automation Electrical Provisioning



3D Model Elevation

Plot Dimension	33 x 33
Plot Area Sq Ft	1089
Super Built Up Area Sq Ft	3587
Plot Facing - East	Door - East
BHK	Four
Parking	Two

Launch Price At INR 10,000/- in Year 2028	3.59 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	4.30 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	2.69 Cr

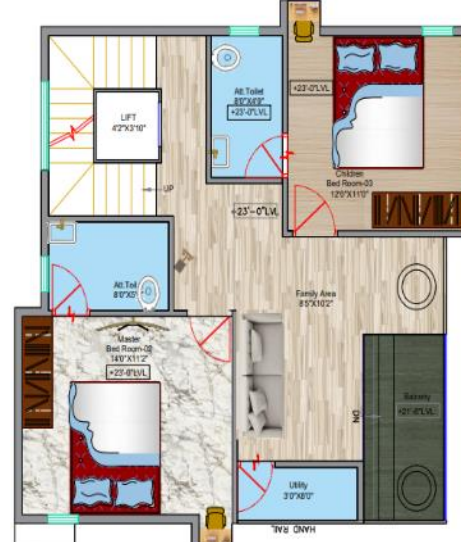
Ground Floor

First Floor

Second Floor

Third Floor

Terrace



## Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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**Investor Price (INR) 1.03 Cr**

**Yes I'm Interested**

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# Type - 4B Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk - In Closet,
- Home Automation Electrical Provisioning



Plot Dimension	33 x 33
Plot Area Sq Ft	1089
Super Built Up Area Sq Ft	3465
Plot Facing - West	Door - North
BHK	Four
Parking	Two

Launch Price At INR 10,000/- in Year 2028	3.47 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	4.16 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	2.59 Cr

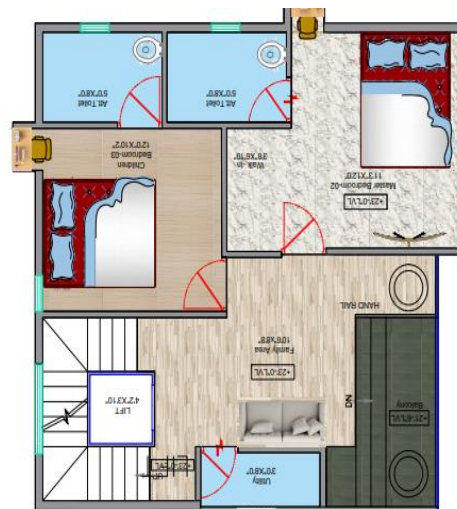
Ground Floor



First Floor



Second Floor



Third Floor



Terrace



## Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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**Investor Price (INR) 1.21 Cr**

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# Type - 5A Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk - In Closet,
- Home Automation Electrical Provisioning



Plot Dimension	35 x 35
Plot Area Sq Ft	1225
Super Built Up Area Sq Ft	4038
Plot Facing - East	Door - East
BHK	Four
Parking	Two

Launch Price At INR 10,000/- in Year 2028	4.04 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	4.85 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	3.02 Cr

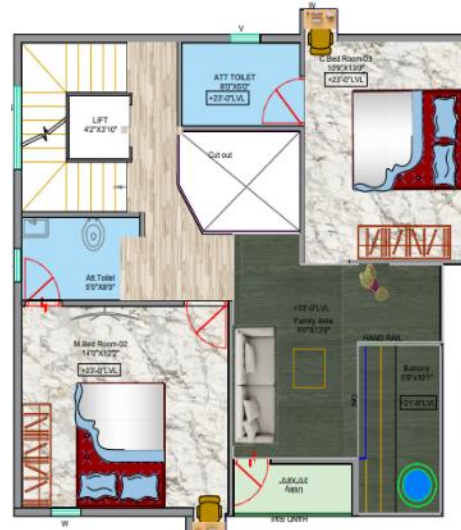
Ground Floor



First Floor



Second Floor



Third Floor



Terrace



## Common Amenities

Manned Guarding Security  
Children Play Area

Visitor Parking  
Club House

Swimming pool  
Gym

CCTV Surveillance  
Spa & Saloon

Temple  
DG Backup

Banquet Hall  
STP&WTP

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**Investor Price (INR) 1.20 Cr**

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# Type - 5B Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk - In Closet,
- Home Automation Electrical Provisioning

Plot Dimension	35 x 35
Plot Area Sq Ft	1225
Super Built Up Area Sq Ft	4026
Plot Facing - West	Door - North
BHK	Four
Parking	Two

Launch Price At INR 10,000/- in Year 2028	4.03 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	4.83 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	3.01 Cr



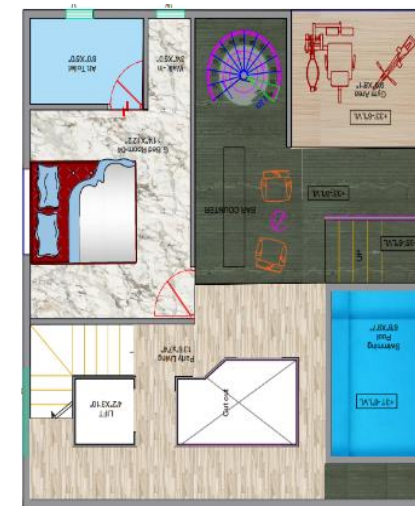
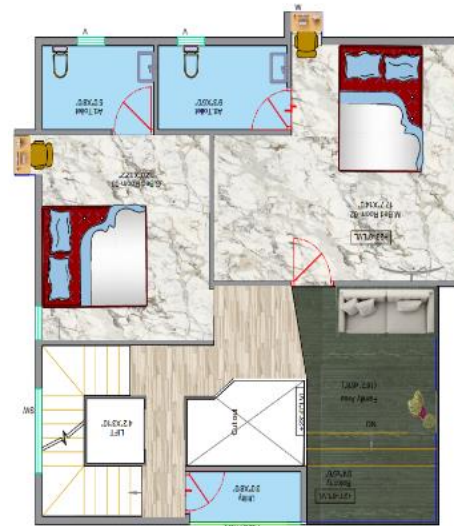
Ground Floor

First Floor

Second Floor

Third Floor

Terrace



## Common Amenities

Manned Guarding Security  
Children Play Area

Visitor Parking  
Club House

Swimming pool  
Gym

CCTV Surveillance  
Spa & Saloon

Temple  
DG Backup

Banquet Hall  
STP&WTP



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**Investor Price (INR) 1.61 Cr**

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# Type - 6A Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk-In Closet, Living Room Garden, Terrace Steps,
- Home Automation Electrical Provisioning

Plot Dimension	35 x 45
Plot Area Sq Ft	1575
Super Built Up Area Sq Ft	5384
Plot Facing - East	Door - East
BHK	Five
Parking	Three

Launch Price At INR 10,000/- in Year 2028	5.38 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	6.46 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	4.03 Cr



**Ground Floor**

**First Floor**

**Second Floor**

**Third Floor**

**Terrace**



## Common Amenities

Manned Guarding Security  
Children Play Area

Visitor Parking  
Club House

Swimming pool  
Gym

CCTV Surveillance  
Spa & Saloon

Temple  
DG Backup

Banquet Hall  
STP&WTP

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**Investor Price (INR) 1.62 Cr**

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# Type - 6B Mansion - Detailed Investment Plan and ROI



Plot Dimension	35 x 45
Plot Area Sq Ft	1575
Super Built Up Area Sq Ft	5399
Plot Facing - West	Door - North
BHK	Five
Parking	Three

Launch Price At INR 10,000/- in Year 2028	5.40 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	6.48 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	4.04 Cr

- Exclusive Ultra Luxury Additions**
- Traffic Free Podium
  - Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
  - Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
  - Glass Roof Bed Room (Sky-View)
  - Gym, Lift, Poolside Screening
  - Terrace Planter box with Grass Mat
  - Rooftop Party Area, Level Difference
  - Triple Height, Walk-In Closet, Living Room Garden, Terrace Steps,
  - Home Automation Electrical Provisioning

**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**



**Terrace**



**Common Amenities**

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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**Investor Price (INR) 1.81 Cr**

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# Type - 7A Mansion - Detailed Investment Plan and ROI



Plot Dimension	35 x 50
Plot Area Sq Ft	1750
Super Built Up Area Sq Ft	6041
Plot Facing - East	Door - East
BHK	Five
Parking	Four

Launch Price At INR 10,000/- in Year 2028	6.04 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	7.25 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	4.53 Cr

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk-In Closet, Living Room Garden, Terrace Steps,
- Home Automation Electrical Provisioning

Ground Floor

First Floor

Second Floor

Third Floor

Terrace



## Common Amenities

Manned Guarding Security  
Children Play Area

Visitor Parking  
Club House

Swimming pool  
Gym

CCTV Surveillance  
Spa & Saloon

Temple  
DG Backup

Banquet Hall  
STP&WTP

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**Investor Price (INR) 1.81 Cr**

**[Yes I'm Interested](#)**

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# Type - 7B Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk-In Closet, Living Room Garden, Terrace Steps,
- Home Automation Electrical Provisioning

Plot Dimension	35 x 50
Plot Area Sq Ft	1750
Super Built Up Area Sq Ft	6040
Plot Facing - West	Door - North
BHK	Five
Parking	Four

Launch Price At INR 10,000/- in Year 2028	6.04 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	7.25 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	4.53 Cr



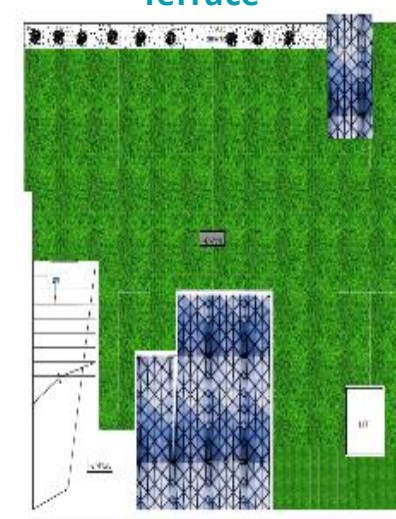
**Ground Floor**

**First Floor**

**Second Floor**

**Third Floor**

**Terrace**



## Common Amenities

- |                          |                 |               |                   |           |              |
|--------------------------|-----------------|---------------|-------------------|-----------|--------------|
| Manned Guarding Security | Visitor Parking | Swimming pool | CCTV Surveillance | Temple    | Banquet Hall |
| Children Play Area       | Club House      | Gym           | Spa & Saloon      | DG Backup | STP&WTP      |

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**Investor Price (INR) 2.10 Cr**

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# Type - 8A Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk-In Closet, Living room Swirl Steps, Living Room Garden, Terrace Steps, Indoor Games Area
- Home Automation Electrical Provisioning

Plot Dimension	40 x 50
Plot Area Sq Ft	2000
Super Built Up Area Sq Ft	7031
Plot Facing - East	Door - East
BHK	Six
Parking	Four

Launch Price At INR 10,000/- in Year 2028	7.03 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	8.44 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	5.27 Cr



Ground Floor

First Floor

Second Floor

Third Floor

Terrace



## Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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**Investor Price (INR) 2.11 Cr**

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# Type - 8B Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk-In Closet, Living room Swirl Steps, Living Room Garden, Terrace Steps, Indoor Games Area
- Home Automation Electrical Provisioning



3D Model Elevation

Plot Dimension	40 x 50
Plot Area Sq Ft	2000
Super Built Up Area Sq Ft	7037
Plot Facing - West	Door - North
BHK	Six
Parking	Four

Launch Price At INR 10,000/- in Year 2028	7.04 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	8.44 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	5.28 Cr

Ground Floor



First Floor



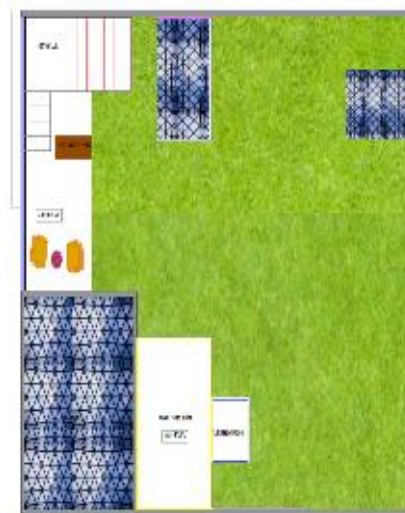
Second Floor



Third Floor



Terrace



## Common Amenities

- Manned Guarding Security
- Visitor Parking
- Swimming pool
- CCTV Surveillance
- Temple
- Banquet Hall
- Children Play Area
- Club House
- Gym
- Spa & Saloon
- DG Backup
- STP&WTP

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**Investor Price (INR) 2.57 Cr**

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# Type - 9A Mansion - Detailed Investment Plan and ROI

## Exclusive Ultra Luxury Additions

- Traffic Free Podium
- Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
- Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar
- Glass Roof Bed Room (Sky-View)
- Gym, Lift, Poolside Screening
- Terrace Planter box with Grass Mat
- Rooftop Party Area, Level Difference
- Triple Height, Walk-In Closet, Living room Swirl Steps, Living Room Garden, Terrace Steps, Indoor Games Area
- Home Automation Electrical Provisioning

Plot Dimension	40 x 60
Plot Area Sq Ft	2400
Super Built Up Area Sq Ft	8586
Plot Facing - East	Door - East
BHK	Six
Parking	Four

Launch Price At INR 10,000/- in Year 2028	8.59 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	10.30 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	6.44 Cr



3D Model Elevation

Ground Floor



First Floor



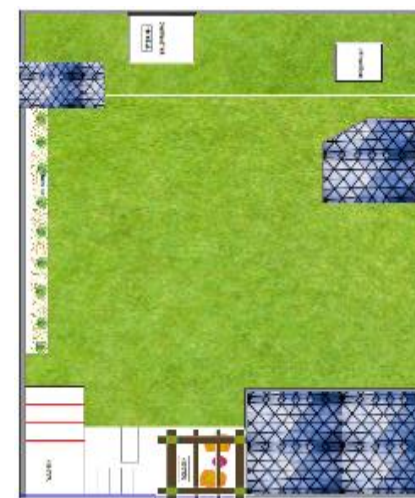
Second Floor



Third Floor



Terrace



## Common Amenities

Manned Guarding Security  
Children Play Area

Visitor Parking  
Club House

Swimming pool  
Gym

CCTV Surveillance  
Spa & Saloon

Temple  
DG Backup

Banquet Hall  
STP&WTP

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**Investor Price (INR) 2.57 Cr**

**[Yes I'm Interested](#)**

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# Type - 9B Mansion - Detailed Investment Plan and ROI



Plot Dimension	40 x 60
Plot Area Sq Ft	2400
Super Built Up Area Sq Ft	8590
Plot Facing - West	Door - North
BHK	Six
Parking	Four

Launch Price At INR 10,000/- in Year 2028	8.59 Cr
Projected Price At INR 12,000/- in 2029 (Phase 1 Completion)	10.31 Cr
MISTA Guaranteed Buy Back at 2.5X Times on completion of the Villa/Mansion phase	6.44 Cr

- Exclusive Ultra Luxury Additions**
- Traffic Free Podium, Maid Room, Office Room Two Levels, Storage, Video Door Phone, Main Door Digital Lock, Centralized Security System
  - Puja Room, Niche Areas for Work & Study, Fountain, Swimming Pool, Bar, Glass Roof Bedroom (Sky-View), Gym, Lift, Poolside Screening, Terrace Planter box with Grass Mat, Rooftop Party Area, Level Difference
  - Triple Height, Walk-In Closet, Living room Swirl Steps, Living Room Garden, Terrace Steps, Indoor Games Area
  - Home Automation Electrical Provisioning

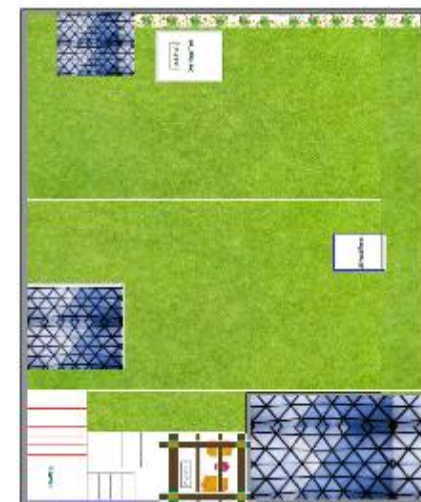
**Ground Floor**

**First Floor**

**Second Floor**

**Third Floor**

**Terrace**



## Common Amenities

- |                          |                 |               |                   |           |              |
|--------------------------|-----------------|---------------|-------------------|-----------|--------------|
| Manned Guarding Security | Visitor Parking | Swimming pool | CCTV Surveillance | Temple    | Banquet Hall |
| Children Play Area       | Club House      | Gym           | Spa & Saloon      | DG Backup | STP&WTP      |