



Investment Opportunities

Mista Sri City - Mylapura Cross

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



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A Unique Lifetime Investment Opportunity



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 **43 Acres**

Mista Estimated Land Parcel **60+ 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
- ORRIT 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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Phase - 1 (June 2030)

30-Acre Luxury Villas & Mansions

Phase - 2 (December 2032)

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)

Land Acquisition 2025

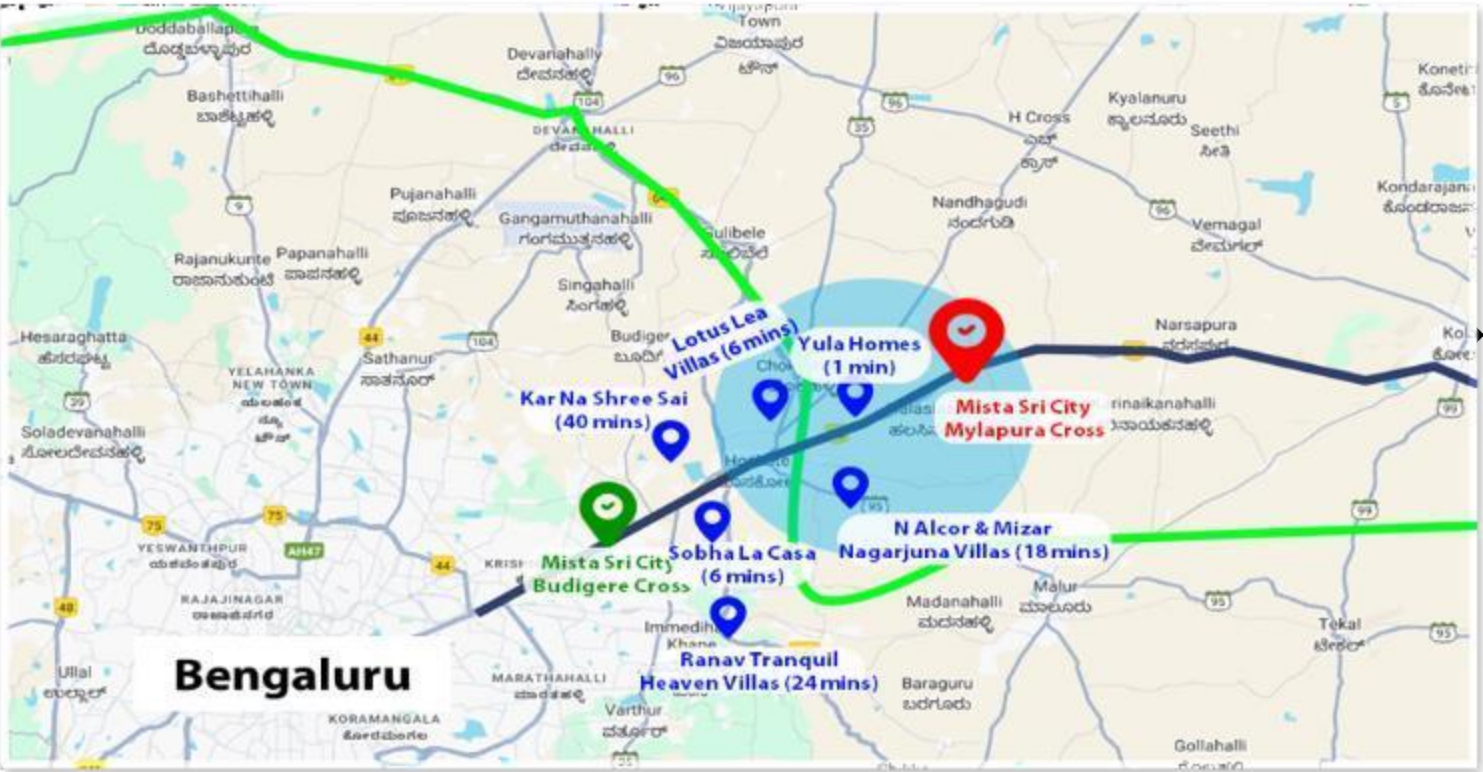
Change of Land, Conversions & Khata- Dec 2026

BMRDA Approval Dec 2027

Villa/Mansion Phase Completion June 2030

Construction Start Jan 2028

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 3,500/- Per Sq Ft (Non- negotiable)	Launch Price 2028 At INR 8,000/- Per Sq Ft	Projected Price 2030 At INR 10,000/- Per Sq Ft	Buy Back Mista Guaranteed Returns ~2.5X Times INR
Type-1A	31x27	837	1923	E	3	1	67.31 Lakhs	1.54 Cr	1.92 Cr	1.68 Cr
Type-1B	31x27	837	1987	W	3	1	69.55 Lakhs	1.59 Cr	1.99 Cr	1.74 Cr
Type-2A	33x33	1089	2473	E	4	1	86.56 Lakhs	1.98 Cr	2.47 Cr	2.16 Cr
Type-2B	33x35	1155	2639	W	4	1	92.37 Lakhs	2.11 Cr	2.64 Cr	2.31 Cr
Type-3A	37x37	1369	3316	E	5	2	1.16 Cr	2.65 Cr	3.32 Cr	2.90 Cr
Type-3B	37x37	1369	3323	W	5	2	1.16 Cr	2.66 Cr	3.32 Cr	2.91 Cr
Type-3C	37x37	1369	3292	E	5	1	1.15 Cr	2.63 Cr	3.29 Cr	2.88 Cr
Type-3D	37x37	1369	3299	W	5	1	1.15 Cr	2.64 Cr	3.30 Cr	2.89 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

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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**.

Mansion Types (Ground+3)	Plot Size	Plot Area Sq Ft	Super Built Up Area Sq Ft	Facing	BHK	Car Parking	Investment Price INR At 3,500/- Per Sq Ft (Non-negotiable)	Launch Price 2028 At INR 10,000/- Per Sq Ft	Projected Price 2030 At INR 12,000/- Per Sq Ft	Buy Back Mista Guaranteed Returns ~2.5X Times
Type-4A	33x33	1089	3587	E	4	2	1.26 Cr	3.59 Cr	4.30 Cr	3.14 Cr
Type-4B	33x33	1089	3465	W	4	2	1.21 Cr	3.47 Cr	4.16 Cr	3.03 Cr
Type-5A	35x35	1225	4038	E	5	2	1.41 Cr	4.04 Cr	4.85 Cr	3.53 Cr
Type-5B	35x35	1225	4026	W	5	2	1.41 Cr	4.03 Cr	4.83 Cr	3.52 Cr
Type-6A	35x45	1575	5384	E	5	3	1.88 Cr	5.38 Cr	6.46 Cr	4.71 Cr
Type-6B	35x45	1575	5399	W	5	3	1.89 Cr	5.40 Cr	6.48 Cr	4.72 Cr
Type-7A	35x50	1750	6041	E	5	4	2.11 Cr	6.04 Cr	7.25 Cr	5.29 Cr
Type-7B	35x50	1750	6040	W	5	4	2.11 Cr	6.04 Cr	7.25 Cr	5.29 Cr
Type-8A	40x50	2000	7031	E	6	4	2.46 Cr	7.03 Cr	8.44 Cr	6.15 Cr
Type-8B	40x50	2000	7037	W	6	4	2.46 Cr	7.04 Cr	8.44 Cr	6.16 Cr
Type-9A	40x60	2400	8586	E	6	4	3.01 Cr	8.59 Cr	10.30 Cr	7.51 Cr
Type-9B	40x60	2400	8590	W	6	4	3.01 Cr	8.59 Cr	10.31 Cr	7.52 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

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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 2030

- Projected price **INR 12,000/-** Per Sq Ft for Mansion Types 4 to 9 by 2030

(3 - 4 Times approx. appreciation on your Investment)

Completion of Villas/Mansions phase by 2029 with buyback guaranteed return of 2 times of your investment

STEP8



STEP6

- Phase 1 launch after 3 years

STEP7

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

STEP3

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

STEP4

- Enter into Joint Development with MISTA

STEP5

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



Investor

STEP1

Expression of Interest

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

STEP2

- Firm Registration & Investment
- MOU with MISTA

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Options To Realize Your Investment after 5 Years



Note* Secure Your Investment Through Land Registration

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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
Painting	
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
Doors, Windows s Railings	
Main Door	Teak Wood Door Frame C 8" Shutter with Hardware of reputed make
Internal Doors	Engineered Wood Door Frame C Flush Door with Hardware of reputed make
Toilet Doors	Engineered Wood Door Frame C 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
Flooring	
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

Tile Cladding	
Bathrooms	Dado up to 8' height with Glazed Ceramic Tiles of reputed make
Utility	Dado up to 4' height with Tiles of reputed make
CP s Sanitary Fixtures	
Bathrooms	Bathrooms consisting of Granite Countertop, EWS with Flush Tank of Duravit, VCB or equivalent make
	All CP Fittings are of VCB or of reputed make
Electrical Fixtures	
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
Kitchen s Utility Area	
Kitchen	Power Plug for Cooking Range Chimney, Refrigerators, Microwave Ovens, Mixer / Grinders
Utility Area	Power Plug for Washing Machine and Dishwasher
Communications, Cable TV and Internet	
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)

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



[Click Or Scan QR Code](#)

[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

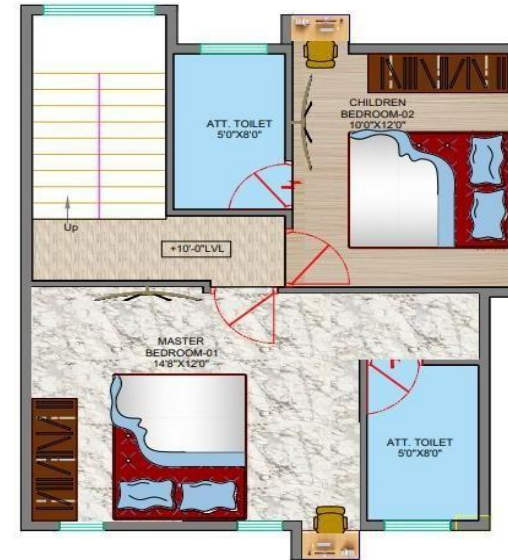
Investor Price (INR) 67.31 Lakhs



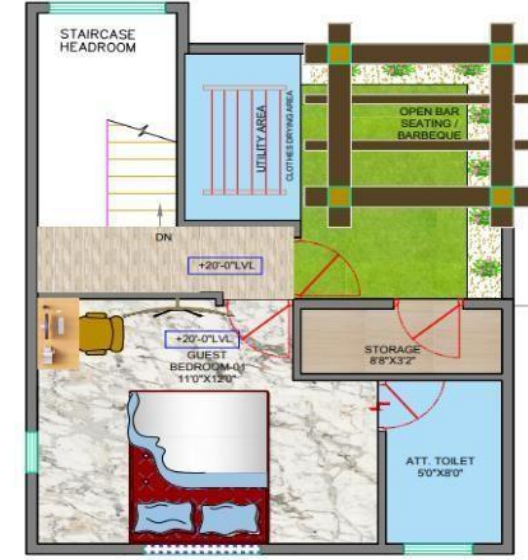
3D Model Elevation



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 2030 (Phase 1 Completion) 1.92 Cr

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase 1.68 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
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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Type – 1B Villa - Detailed Investment Plan and ROI

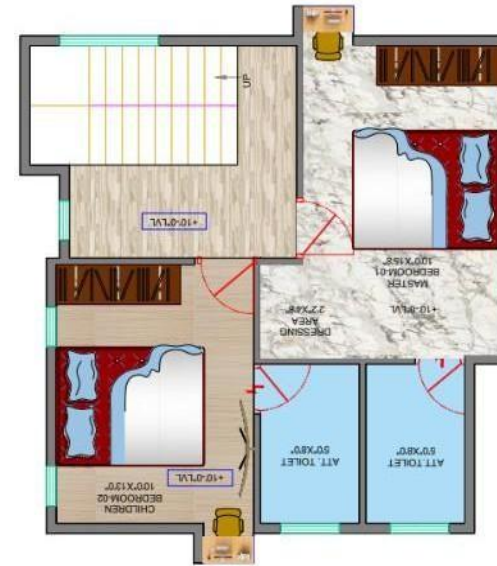
Investor Price (INR) 69.55 Lakhs



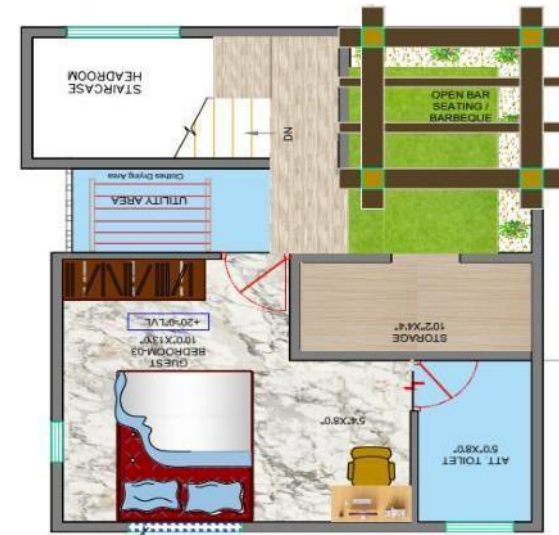
3D Model Elevation



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 2030 (Phase 1 Completion) 1.99 Cr

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase 1.74 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
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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Type – 2A Villa - Detailed Investment Plan and ROI

Investor Price (INR) 86.56 Lakhs



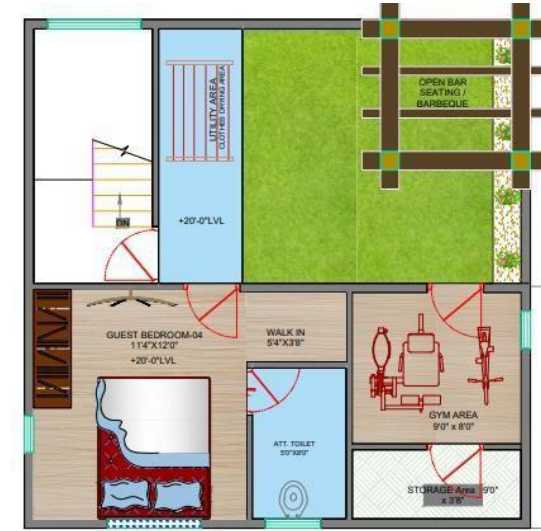
3D Model Elevation



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 2030 (Phase 1 Completion)	2.47 Cr
MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase	2.16 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
Children Play Area

Visitor Parking
Club House

Swimming pool
Gym

CCTV Surveillance
Spa & Saloon

Temple
DG Backup

Banquet Hall
STP&WTP

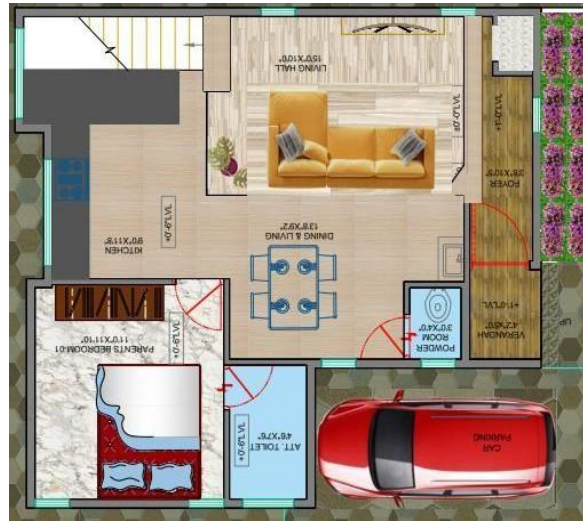
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Type – 2B Villa - Detailed Investment Plan and ROI

Investor Price (INR) 92.37 Lakhs



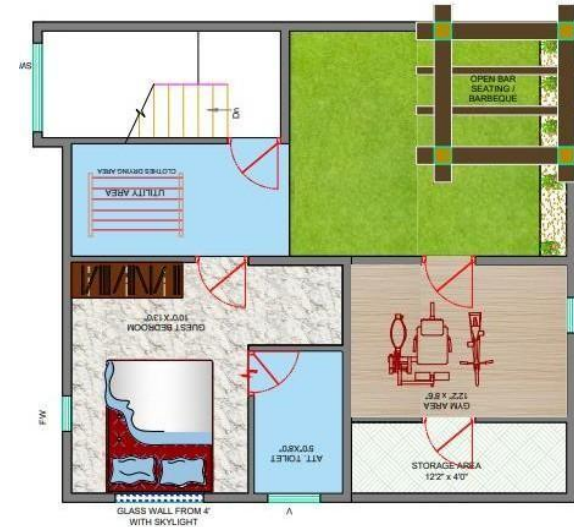
3D Model Elevation



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 2030 (Phase 1 Completion)	2.64 Cr
MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase	2.31 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
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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Type – 3A Villa - Detailed Investment Plan and ROI

Investor Price (INR) 1.16 Cr



**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 2030 (Phase 1 Completion) **3.32 Cr**

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase **2.90 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
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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Type – 3B Villa - Detailed Investment Plan and ROI

Investor Price (INR) 1.16 Cr



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 2030 (Phase 1 Completion)	3.32 Cr
MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase	2.91 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
Children Play Area

Visitor Parking
Club House

Swimming pool
Gym

CCTV Surveillance
Spa & Saloon

Temple
DG Backup

Banquet Hall
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Type – 3C Villa - Detailed Investment Plan and ROI

Investor Price (INR) 1.15 Cr



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 2030 (Phase 1 Completion) 3.29 Cr

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase 2.88 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
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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Type – 3D Villa - Detailed Investment Plan and ROI

Investor Price (INR) 1.15 Cr



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 2030 (Phase 1 Completion) 3.30 Cr

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase 2.89 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
Children Play Area

Visitor Parking
Club House

Swimming pool
Gym

CCTV Surveillance
Spa & Saloon

Temple
DG Backup

Banquet Hall
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Investor Price (INR) 1.26 Cr

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Type – 4A Mansion - Detailed Investment Plan and ROI



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 2030 (Phase 1 Completion) 4.30 Cr

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase 3.14 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,
- 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) 1.21 Cr

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Type – 4B Mansion - Detailed Investment Plan and ROI



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 2030 (Phase 1 Completion) **4.16 Cr**

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase **3.03 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,
- 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) 1.41 Cr

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Type – 5A Mansion - Detailed Investment Plan and ROI



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 2030 (Phase 1 Completion)	4.85 Cr
MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase	3.53 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,
- Home Automation Electrical Provisioning

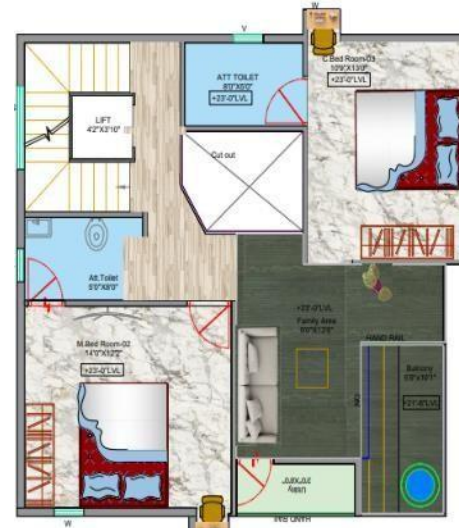
Ground Floor



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) 1.41 Cr

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Type – 5B Mansion - Detailed Investment Plan and ROI



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 2030 (Phase 1 Completion) **4.83 Cr**

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase **3.52 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,
- 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) 1.88 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



3D Model Elevation

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 2030 (Phase 1 Completion)

6.46 Cr

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

4.71 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) 1.89 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 2030 (Phase 1 Completion) **6.48 Cr**

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase **4.72 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



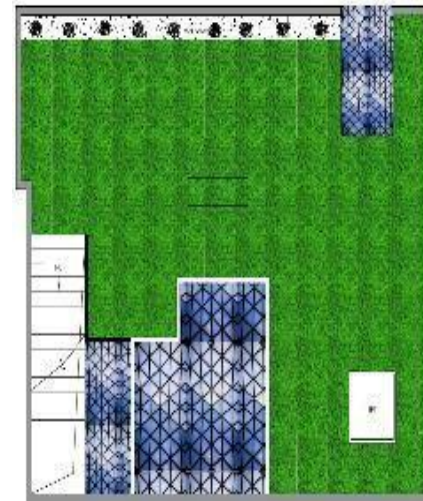
Second Floor



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) 2.11 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 2030 (Phase 1 Completion) 7.25 Cr

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase 5.29 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) 2.11 Cr

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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 2030 (Phase 1 Completion)	7.25 Cr
MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase	4.23 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) 2.46 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 2030 (Phase 1 Completion)	8.44 Cr
MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase	6.15 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) 2.46 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



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 2030 (Phase 1 Completion)	8.44 Cr
MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase	6.16 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

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Investor Price (INR) 3.01 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 2030 (Phase 1 Completion) 10.30 Cr

MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase 7.51 Cr

3D Model Elevation

Ground Floor

First Floor

Second Floor

Third Floor

Terrace



Common Amenities

Manned Guarding Security
Children Play Area

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Club House

Swimming pool
Gym

CCTV Surveillance
Spa & Saloon

Temple
DG Backup

Banquet Hall
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Investor Price (INR) 3.01 Cr

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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 2030 (Phase 1 Completion)	10.31 Cr
MISTA Guaranteed Buy Back at ~2.5 X Times on completion of the Villa/Mansion phase	7.52 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



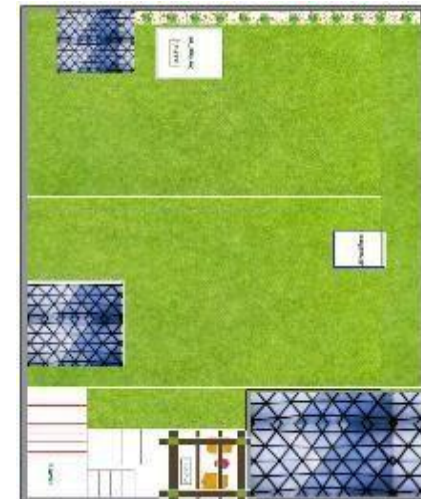
Second Floor



Third Floor



Terrace



Common Amenities

Manned Guarding Security
Children Play Area

Visitor Parking
Club House

Swimming pool
Gym

CCTV Surveillance
Spa & Saloon

Temple
DG Backup

Banquet Hall
STP&WTP