



Building on Trust & Delivering Promises...

Executive Overview

MISTA is a premier, highly sophisticated real estate development firm focused on transforming city skylines through rigorous architectural precision, and institutional integrity. Our portfolio features high performing commercial, retail, and luxury residential ecosystems engineered for sustained capital growth across generations.



Trusted Partner for

All Things Real Estate

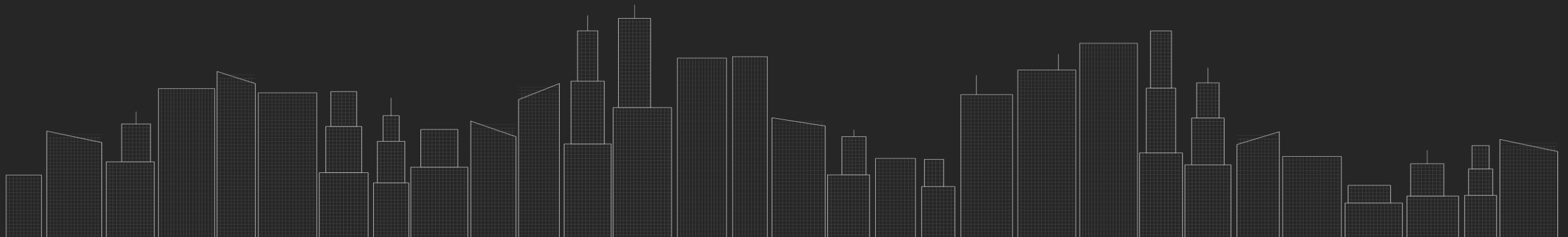
Residential | Commercial | Villas | Townships | Logistics | Co-Work & Co-Living Spaces



Years of Vision & Decades of International Experience. . .

We at MISTA **Vision** to become a name that people trust in real estate — by consistently delivering outstanding and self-sustaining properties that are beautifully designed and structured, with unwavering commitment to timelines and excellence, creating lasting value for everyone involved.

Our **Mission** is to make real estate investing accessible and profitable for everyone — by offering shared and fractional ownership in commercial and residential properties that generate steady passive income and grow in value over time.



OUR FOUNDATIONS ARE NOT IN CONCRETE,
IT IS BUILT WITH PEOPLE, TRUST, DEDICATION AND COMMITMENT...

4.5 Million+

Sq. Ft. Under Development

7.5 Million+

Sq. Ft. Ready for Future Growth

Bengaluru's 1st

Tallest Tower: 5B + 52 Floors

100 Acres+

Integrated Township

THE LEADERS OF THE GENERATION



Founder & CEO

Anil's journey as an extraordinary entrepreneur spans **23+ years** of building diverse, successful enterprises across the **United States and India**. Equipped with a Master's Degree in **Civil Engineering** from the **University of Bridgeport, USA**, his overarching vision has always been to introduce world-class lifestyle standards to the Indian market.

Backed by a profound track record in delivering complex mixed-use projects in South India, he founded Mista Infra Pvt. Ltd. Today, Anil is driving the brand's ambitious expansion—collaborating with global partners to establish next-generation commercial lifestyle hubs throughout cities nationwide.



Co-Founder & Director

Prathyusha is a **PMP® certified** senior management executive and dynamic entrepreneur holding a Bachelor of Technology in Instrumentation Technology from JNTU Hyderabad. Backed by a proven track record as a Technical Delivery Manager in the IT sector, she serves as Co-Founder and Director at Mista Infra.

A masterful team builder, Prathyusha actively drives **strategic enterprise leadership** and customer success while she optimizes high-level operations, cultivates collaborative cultures, and pioneers innovative solutions, ensuring Mista Infra delivers institutional-grade efficiency and scalable growth for the future.



Co-Founder & Director

Chamanya brings over **23+ years** of distinguished expertise in infrastructure and construction management to Mista Infra. A graduate in **Civil Engineering** from Siddhartha Engineering College, Vijayawada, he has a proven track record of steering monumental engineering feats.

As a veteran Project Manager for SEW Infra, Chamanya successfully led high-stakes, large-scale developments, including the Teesta Urja Hydroelectric Power Project in Sikkim, the Polavaram Right Canal in Andhra Pradesh, and the Myntdu Hydroelectric Project in Meghalaya. Leveraging this vast technical and operational command, he will spearhead construction management at Mista Infra, driving excellence.



Director & CDO

Ravindranadh brings over **22+ years** of distinguished global expertise in **Structural engineering** and project management to Mista. With a remarkable international career spanning **Spain, UAE, Kuwait, and Oman**, he has successfully delivered complex projects for Fortune 100 companies.

Driven by a passion for sustainable urban development, Ravindranadh leads multidisciplinary teams to design resilient, future-ready vertical cities and iconic landmarks. Holding advanced degrees in Civil and Structural Engineering, his technical mastery and global outlook position Mista at the forefront of infrastructure innovation.



Director & CSO

Ravi Kolluru is a **PMP-certified and MRICS-qualified** senior executive with **22+ years** of global leadership experience across the **UK, Middle East, India, and Australia**. Specializing in the full-lifecycle delivery of high-value, complex building and infrastructure projects across multiple asset classes, he is an industry authority on strategic operations and risk management.

Ravi holds advanced degrees in **Civil, Construction, and Infrastructure Engineering**, combining elite academic foundations with a proven global track record of managing multi-million-dollar capital developments through diverse, multicultural teams to drive business transformation and exceptional project governance.

LEADERS OF THE NEXT GENERATION



Executive Directors

Every era redefines how we live, work, and build. At **MISTA**, our legacy was forged by the visionary drive of our founders—**pioneering leadership built on hard work**, technical excellence, and an unwavering commitment to quality. Yet, to truly build cities for tomorrow, an enterprise must evolve alongside the generations it serves.

Growing up in the shadow of **MISTA's** success, **Dr. Jeevana** and **Dr. Joshithaa** witnessed firsthand the **dedication, resilience**, and **ethical principles** that turned ambitious foundation plans into thriving communities. Though both pursued rigorous **medical degrees**—honing elite analytical mindsets, quick problem-solving, and deeply empathetic human-centric care—their innate **passion** for business and family legacy called them home.

Transitioning from medicine to real estate represents more than a career pivot; it marks the thoughtful handholding and modernization of **MISTA's** core culture. As **Gen-Z** leaders, **Dr. Jeevana** and **Dr. Joshithaa** bring an authentic understanding of new-age lifestyle aspirations, tech-driven workspaces, sustainable urban living, and **evolving customer tastes**.

MISTA's strength has always been its ability to **listen to customers** at every stage of life. By amalgamating years of first-generation engineering mastery and institutional experience with the fresh, dynamic perspective of our next-generation leaders, **MISTA** bridges the gap between proven execution and future innovation.

Carrying forward the **family's core values** of transparency and integrity, **Dr. Jeevana** and **Dr. Joshithaa** are stepping into key management roles early to ensure **MISTA** remains ahead of the curve—crafting spaces that resonate deeply with tomorrow's homebuyer, investor, and global citizen.

Our In-House Teams

Construction Engg.

Finance

Architecture

In-House Audit

Structural Design

IT

Liasoning

Procurement &
Stores

Legal

Sales & CRM

Leasing & Corporate
Relations

Marketing & Branding

Business
Development

Investor Relations

Research & Analysis.

Safety

Human Resources



At **MISTA**, We are qualified, equipped and experienced to carry out end – end activities all in-House. Our core team of 20+ well experienced engineers come with **2 Decades** of corporate & international experience, leading Depts. of Architecture, Engineering, Construction, Design, and Research. To maintain transparency & one on one relations with investors and customers, Dept.'s of CRM, Sales, Marketing are all handled in-House.

Our Current Projects...



An aerial architectural rendering of the Mista Sri City skyscraper, a tall, modern building with a glass and steel facade, situated next to a multi-lane highway. The surrounding area includes lush greenery, a large pond, and a multi-sports arena with a curved roof. The sky is bright and hazy.

MISTA SRI CITY @ BUDIGERE CROSS

Mista Infra introduces a spectacular **5B + 52-story** skyscraper that adds a dazzling new dimension to Bengaluru's skyline. This completely self-sufficient, mixed-use masterpiece integrates premium residences, offices, with a world-class mall, polyclinics, educational hubs, and a multi-sports arena. Showcasing a stunning Burj Khalifa-style façade featuring India's tallest digital screen, this landmark development sets a new global benchmark for integrated urban luxury.

MISTA SRI CITY @ MYLAPURA



MISTA Mylapura is a premier **100+ acre integrated township** setting a new global benchmark for self-sustaining cities. Strategically located right on the 10-lane OMR National Highway, this mega-development seamlessly combines ultra-premium mansions, luxury villas, and villaments with a spectacular 60-story high-rise, state-of-the-art commercial towers, and vibrant high-street retail spaces. With Phase I currently in the approval process, MISTA Mylapura represents the ultimate fusion of luxury, convenience, and connectivity.

MISTA @ WHITEFIELD



MISTA Whitefield is a spectacular **5.5-acre** high-rise development soaring G + 36 floors across six premier mixed-use towers. Strategically positioned right next to the **Google campus**, the project embodies our innovative "0-Km ideology." By placing luxury residences and dynamic commercial spaces in one hyper-connected hub, MISTA Whitefield ensures that all daily essentials, work, and leisure are within an effortless 5-to-10-minute walk.

OUR GUIDING VALUES

We are anchored by a set of values that shape every decision and action we take.

With a commitment to delivering projects on time and creating immense value for our stakeholders,

We create thriving communities and enrich lives through spaces defined by excellence in every detail.



Transparency



Accountability



Quality



Creating Value

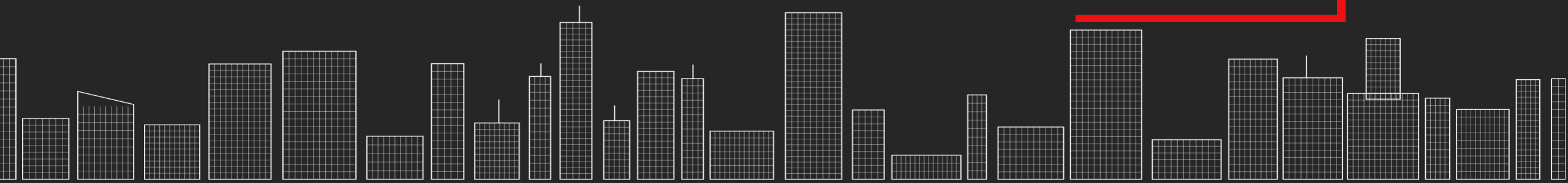
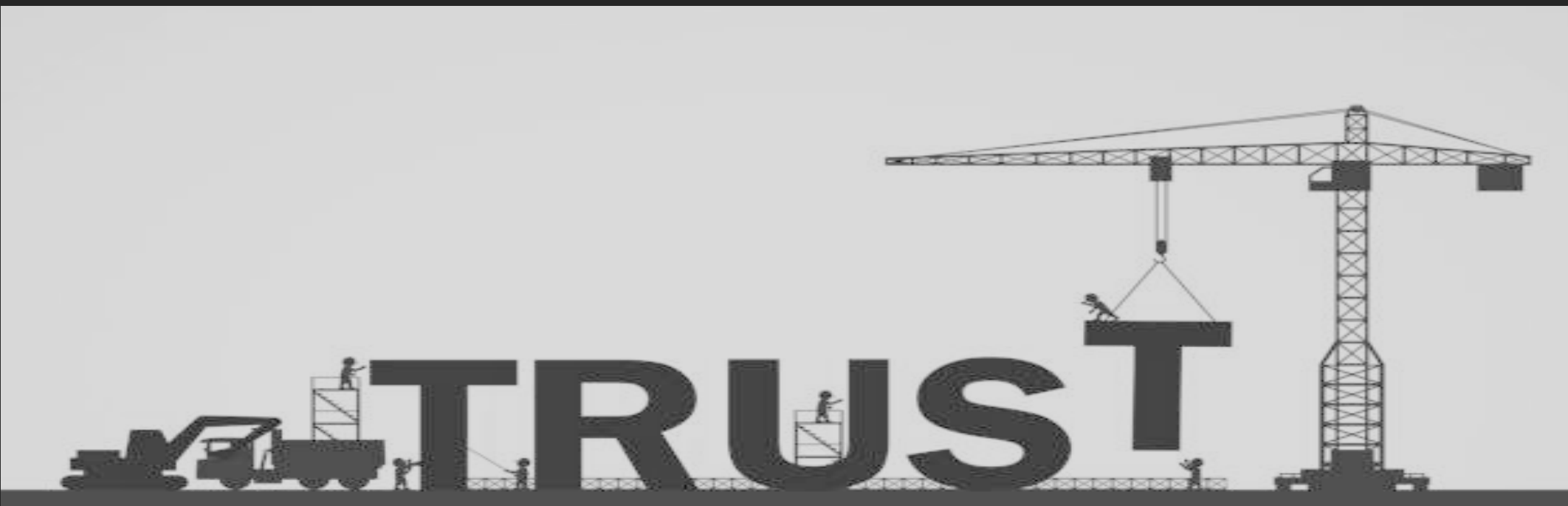


Bringing people Together



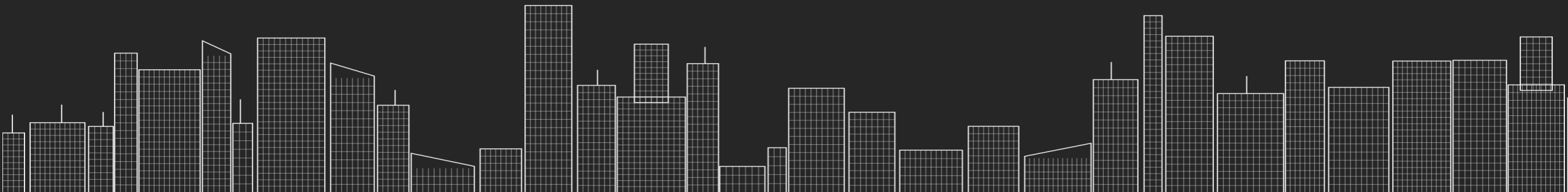
Every project in our journey is developed with Trust
and delivered with Integrity

TRUST



QUALITY

We have stood the test of the time and our every innovation and every space is
defined by Quality!



At MISTA, we promise excellence across every real estate segment and ensure that every project is crafted with precision and care. You can count on us for transparency, accountability, and a commitment to delivering immense value, making us your trusted partner for all your real estate needs

Residential



Commercial



Integrated Townships

Mall



Logistics



Villas & Mansions



Co-Live



Crafting A Foundation for the Future



100%

RERA COMPLIANCE

ZERO

LITIGATION HISTORY

TOP TIER

CAGR PROJECTIONS

100%

TRANSPARENCY

BE A PART OF OUR JOURNEY...

LET'S CREATE LANDMARKS...

LET'S BUILD LEGACY...

LET'S DEVELOP A COMMUNITY...



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