



Secure Your Future with a High-Growth
Investment in Commercial Real Estate

Chickpet Market Landscape – A Thriving Business Hub of CBD Bangalore

- Clothing & Footwear (Brigade Road, Commercial Street, Mamulpet)
- Electronics (SP Road)
- Automobile & Accessories (JC Road)
- Home Décor & Furniture (Shivajinagar)
- Lighting & Lamps (Iyengar Road)
- Antiques & Toys (Mamulpet)

Estimated About **25,000 Shops**
Functioning Across All
Businesses

- Jewellery & Accessories (Chickpet, Avenue Road)
- Food Street (VV Puram)
- Printing (Sultanpet)
- Flowers, Fruits & Vegetables (KR Market)
- Books & Stationery (Avenue Road)

Current Struggles of Merchants	Current Struggles of Customers
<ul style="list-style-type: none">❖ No scope for further expansion❖ Poor parking facilities and infra❖ Expensive auxiliary service areas – warehouses, services❖ Logistic issues in handling raw materials❖ Far from new growth areas of Bangalore	<ul style="list-style-type: none">❖ Travel time of over 2 hours from most of Bangalore areas❖ Poor support infra like parking, rest room, etc.❖ Mobility from place to place❖ Not family friendly

Yes I'm Interested
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A Need Arises for a Wholesale Market with Better Ecosystem in the New Growth Corridor of Bengaluru

- Create a second-best destination for Merchants like Chickpet for business expansion
- An ecosystem to support businesses, comprising of warehouses, workshops, along with retail spaces
- Robust transport system with Logistics Hub, Warehouses for ease of Business
- Build a family friendly wholesale market with ample parking and supporting infra
- Providing free AC Shuttle Service for pick up and drop of potential customers, Buggies Transits within Market
- Providing doorstep Delivery Services, Security, CCTV Surveillance, Cloak Rooms

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Bangalore East – A Ripe Market with Dense Population with Excellent Social Infrastructure & Connectivity

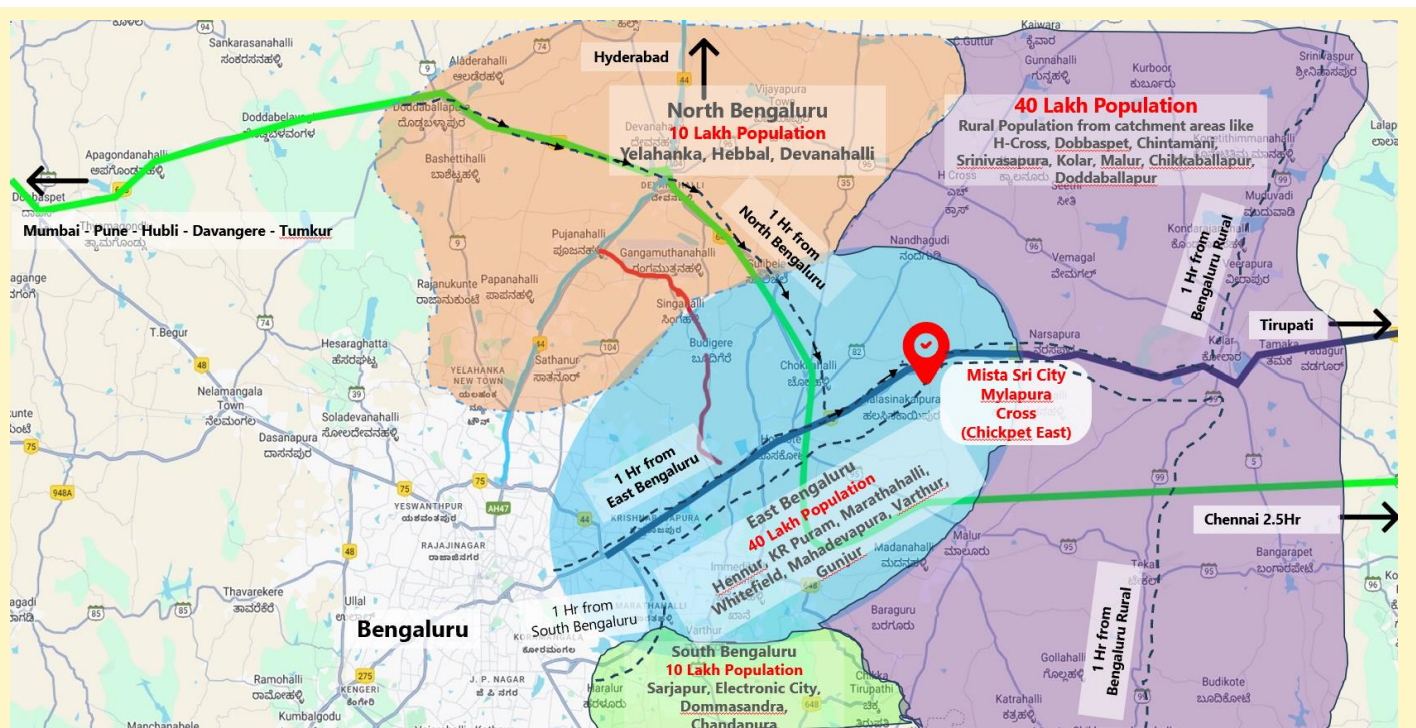


- Mylapura Cross – A location that is abundantly intertwined with National & State Highways, just about 5 min drive from STRR Junction (Hoskote)
- **Seamlessly Connected with North & South Bangalore along with East Bangalore and Gateway for Bangalore Rural**
- VIT & GCC Universities(200+ Acres) within 3 km away from Mylapura
- Elevated Corridor from KR Puram to STRR Junction, Proposed Metro from KR Puram to Hoskote, & Upcoming Intra/Inter State Satellite Bus Terminal

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EAST BANGALORE (Mylapura Cross) – Strategically Connected with North, South and Rural Bangalore within 1 Hour Drive

Total Targeted Population : 1 Crore (25 Lakh Families)



- Whitefield, Hennur, KR Puram, Marathahalli, Varthur, Gunjur – **within 1 hr**
- Yelahanka, Hebbal, Devanahalli – **within 1 hr**
- Sarjapur, Electronic City, Dommasandra, Chandapura – **within 1 hr**
- Surrounding Towns of H-Cross, Dobbaspet, Chintamani, Srinivasapura, Kolar, Malur, Chikkaballapura, Doddaballapura – **within 1 hr**

A Robust Market with Significant Consumer Spending Power

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CHICKPET EAST – A New Wholesale Commercial Business Hub in East Bangalore, MISTA Sri City -Mylapura Cross

[Yes I'm Interested](#)
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5,000+ Retail and Shopping Spaces inspired by Chickpet Market, **Cluster by Cluster in Phased Manner**
Replicating the same Streets with Same Sectors as the Original Chickpet Market



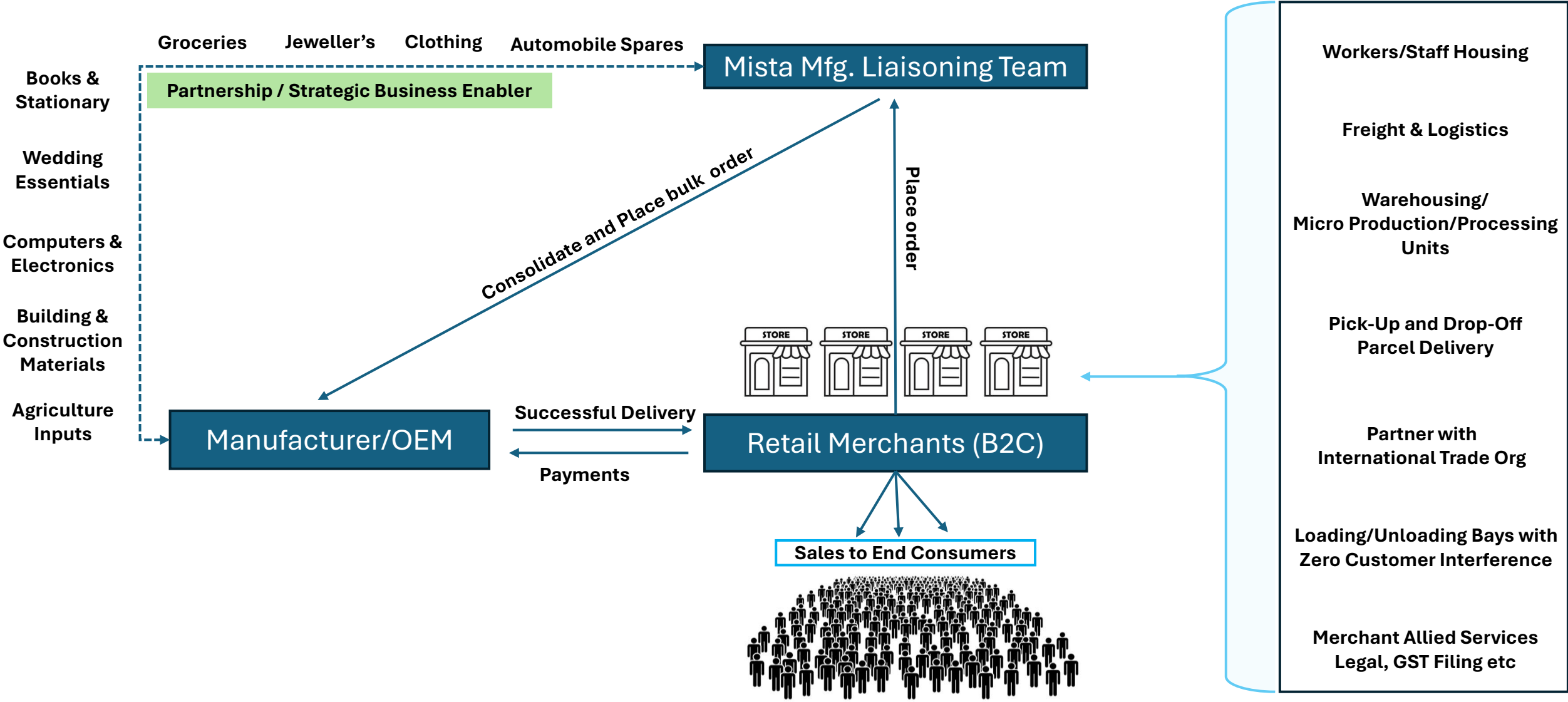
One Stop Destination For Wholesale Needs & Other Facilities Include

- Small and Medium Workshops
- Office Spaces
- Service Spaces
- Ample & Organized Parking
- Delivery Services
- Vehicle Free Streets
- Air-Conditioned Bus Free Shuttles from Namma Metro
- Buggy Services & Self Ride Bicycle within the Market
- Warehouses For Inventory Storage
- Collection Point at Exit for Goods purchased

Clothes & Footwear, Electronics, Automobile & Accessories, Home Décor & Furniture, Lighting & Lamps, Antiques & Toys, Jewellery & Accessories, Food & Snacks, Printing Material, Flowers, Fruits & Vegetables, Books & Stationery etc

Proposed Model for Retailers in Chickpet East, Mylapura to be established by Mista

Supported by
Robust Ecosystem



Investments in Chickpet East, the Upcoming Wholesale Market of Bangalore

Investment

- Invest as low as **₹12 Lakhs** and get **300 Sqft of Undivided Built-Up Area with a Revenue-Sharing Model**. Both Mista and Investor to **Sign MoU** for the above investment.
- Invest **₹24 lakhs** and get **600 Sqft of Undivided Built-Up Area with a Revenue-Sharing Model**, and get land registered as a security to your investment

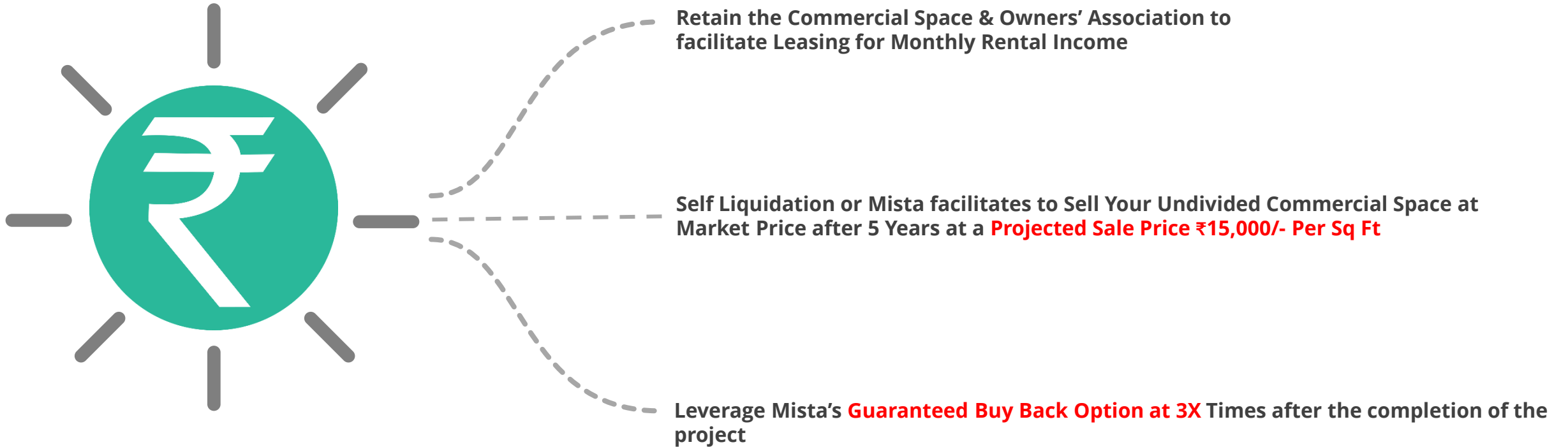


Projected ROI

- Earn a Base Rental Income between **₹50 - ₹150 per Sqft / Month** with huge future potential

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Options to Realize Your Investment After Completion Of The Project (5 Years From Jan 2025)



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

Partnering Opportunities in Commercial Space with Guaranteed Buyback Option

-Projected price ₹ 15,000/- Per Sq Ft for Commercial Shop by 2030

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

Earn rental income of 15% and above per month

STEP-7



STEP-6

- Enter into Sharing Agreement and get allotted Undivided Super Built Up Area in Commercial Space

STEP-3

- Get UDS Land of **X Sq Ft** registered on your name (As Security for your Investment)

STEP-4

- Enter into Joint Development with MISTA

STEP-5

- Get allotted Undivided Super Built-up Area of **600 Sq Ft** (for 24 lacs investment) along with a Proportionate Undivided Plot Area

Investor



STEP-1

Expression of Interest

Booking amount of **5% of the investment or ₹ 1 Lakh (whichever is lower)**

STEP-2

- Investment **₹ 24 Lakhs and above with in 60 days of EOI**
- MOU with MISTA & Land registration within 90 days on full payment

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Future Developments in Phase-2 Wholesale

Investments for these Developments will be taken at a later stage



Roof Top High Street Retail

- Clothing Malls
- Jewellery Marts

Roof Top Shopping Mall

- Branded Shops: Apparels, Gadgets etc.
- Entertainment Zones: Gaming areas, VR experiences, and live performances
- Food Court: A wide variety of cuisines and food options
- Movie Theater: Movies and live sports screenings

Open Sky Roof Top Markets

- Fresh Market: Organic Produce, Fruits, Vegetables, and Seasonal Flowers
- Flea Market: Unique Handicrafts, Collectibles, and Boutique items
- Street Food: Portable Food Booths & Food Carts etc

India's First-of-its-kind Connected Rooftop for Lifestyle, Entertainment & Food

Why is it Special?

- First-of-its-kind rooftop experience in India
- Promotes sustainable urban spaces with innovative rooftop design
- Combines entertainment and convenience in a centralized location

Unique Feature

- A one-stop rooftop destination for leisure, shopping, and convenience in an open-air space
- Integrated rooftop parking for maximum accessibility



Experience **Future Ready One Stop destination** that caters to every need -Wholesale Shopping, Lifestyle Essentials, Fresh Groceries, and Family Entertainment etc.

From kids' play zones to cinemas, it's a space that blends convenience and fun like **no other place in India**. A truly unique project designed to **enhance value for all, increase footfall**, and **redefine shopping experiences**

About Mista

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Building The South India's Tallest Commercial Towers in Bangalore with First of its Kind, Burj Khalifa-Like LED Facade Display - **Mista Sri City Budigere Cross, Bengaluru**



A 50-Acre Integrated City with Mansions & Luxury Villas, High-Rise Apartments, Retail, and Commercial Towers at **Mista Sri City Mylapura Cross, Bengaluru**



[Click or Scan](#)
for Sri City Budigere
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Thank You

For Expression of Interest, Call

+91 - 9663926555; 9740357555; 9740258555

www.mistainfra.com

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