

The MINT Cities: Mysuru, Nagpur, Indore & Thiruvananthapuram – An Expert Analysis Report by Ashwinder R. Singh

Category: Business

written by International Khabar | March 18, 2025



Mysuru, Indore, Nagpur, and Thiruvananthapuram Poised to Lead India's Real Estate Evolution Through 2025. **In a compelling expert analysis of The MINT Report:** India's Next Real Estate Growth Quadrant, Ashwinder R. Singh, a leading expert in India's real estate sector, highlights the transformative potential of Mysuru, Indore, Nagpur, and Thiruvananthapuram (MINT). These cities, he argues, are redefining [growth paradigms through infrastructure innovation](#), economic diversification, and surging demand, positioning them as critical investment frontiers for the next decade.

Cities: Redrawing India's [Real Estate](#) Map

Mysuru, long regarded as Bengaluru's satellite, is now carving its own identity as a tech and infrastructure hub. The Bengaluru-Mysuru [Expressway has catalyzed residential](#) demand among Bengaluru professionals, while its burgeoning IT and startup ecosystem drives employment and housing needs. Annual housing price growth of 10-15% and a 40-50% spike in rentals reflect its rising appeal, particularly in localities like Kuvempu Nagar and Bogadi.



Ashwinder R. Singh, Vice Chairman of BCD Group and Co-Chairman of CII (NR Real Estate)

"Mysuru is no longer an overflowing market-it's a self-sustaining ecosystem with independent growth drivers," remarks **Ashwinder R. Singh.**

Indore's rapid ascent as an [industrial and commercial powerhouse mirrors the early trajectories of cities](#) like Gurugram and Pune. Anchored by industrial corridors, a thriving MSME sector, and IT expansion, the city's Super Corridor has evolved from vacant plots into a bustling hub of

[business](#) and residential activity. Residential prices here have soared 65% in the past year, bolstered by Indore's reputation as one of [India's cleanest cities](#).

"Indore combines industrial grit with urban livability-a formula that attracts both [businesses](#) and homebuyers," Singh notes.

Nagpur's strategic centrality and infrastructure investments, including the Nagpur-Mumbai Super Communication Expressway, have cemented its role as a logistics and industrial nerve centre. The MIHAN SEZ, projected to generate 50,000+ jobs, underpins an 18% annual appreciation in [real estate](#) values. Singh observes, "Nagpur's transformation from a Tier-2 city to a national investment magnet is a testament to visionary infrastructure planning."

Thiruvananthapuram blends technology and tourism to create a unique [real estate](#) proposition. Technopark, one of India's largest IT hubs with over 400 companies, fuels job creation and NRI investment interest. Concurrently, coastal infrastructure and tourism developments are driving demand for [premium residential](#) and commercial spaces. *"This city offers a rare convergence of tech talent, natural beauty, and urban planning-a trifecta for discerning investors," Singh highlights.*

A Compelling Case for Early Investment

Singh's analysis stresses that MINT cities offer affordability, with property values trailing Tier-1 metros, alongside exponential growth potential. Mega infrastructure projects-from expressways to SEZs-are accelerating urbanization, while shifting buyer preferences to favour well-planned Tier-2 cities over congested metros. *"These [markets](#) are at an inflection point," Singh states. "Investors who act now will capitalize on early-mover advantages as these cities mature into tomorrow's economic engines."*

About Ashwinder R. Singh

Ashwinder R. Singh, Vice Chairman of BCD Group and Co-Chairman of CII (NR Real Estate), brings over two decades of expertise in [shaping India's real estate](#) landscape. A three-time bestselling author-including a Shark Tank-featured title-he has held leadership roles at JLL Residential, ANAROCK, and [Bajaj Housing](#) Finance, offering unparalleled insights into development, advisory, and financing. His analysis of The MINT Report distils decades of frontline experience into actionable strategies for [investors and industry](#) stakeholders.

