

Want to Invest in Serenity?



OWN YOUR **PRIVATE VILLA** IN A FIVE STAR FACILITATED RESORT



IHCL ENTERS INTO A STRATEGIC PARTNERSHIP FOR 150+ HOTELS IN INDIA



~ IHCL PORTFOLIO REACHES 550+ HOTELS AND ~ 55,000 ROOMS

~ DOUBLES ITS MID SCALE PRESENCE TO 240+ HOTELS

~ EXPANDS BRANDSCAPE WITH BRIJ HOTELS IN THE BOUTIQUE LEISURE SEGMENT



Indian Hotels Company (IHCL), India's largest hospitality company, today entered into a strategic partnership, signing definitive agreements to acquirecontrolling stakein ANK Hotels Pvt Ltd and Pride Hospitality Pvt Ltd and signed a distribution agreement with Brij Hospitality Pvt Ltd. With many decades of hospitality experience, the promoters of these companies belong to the illustrious Clarks hotels family. This takes IHCL's portfolio to over 550 hotels. Speaking on the milestone occasion, Mr. Puneet Chhatwal, Managing Director & Chief Executive Officer, IHCL said, "India's hospitality sector has witnessed sustained demand momentum over last three consecutive fiscal years, reflective of the country's growing economic prominence and rising discretionary spends. The outlook for the sector remains buoyant as demand outpaces supply and India continues to be an under-served hospitality market especially in the mid-market segment. Our partnership with ANK, Pride and Brij Hospitality is a multi-pronged approach addressing India's heterogenous market landscape and is in line with IHCL's five-year road map 'Accelerate 2030' of unlocking India's tourism potential." He added, "Furthering IHCL's leading presence in the midscale segment with the successful transformation of Ginger, this partnership doubles our portfolio with 240+ hotels addressing the growing needs of the aspirational traveller. Expanding our brandscape, the strong brand equity of Brij hotels in India's cultural and historical centres extends our offering in the experiential boutique luxury segment. With their rich legacy and hospitality expertise, the key managerial personnel of ANK, Pride and Brij Hospitality will continue to oversee the running of the respective companies, thereby providing business continuity and also enabling future growth of the companies." ANK Hotels Pvt Ltd and Pride Hospitality Pvt Ltd have a portfolio of 135 hotels in the midscale segment spread across 110 locations and are presently operated under The Clarks Hotels & Resorts, which over the next few months will be integrated operationally and migrated to IHCL's brandscape predominantly under the Ginger brand among others. These hotels are a on a capital light arrangement of management contracts and select operating leases. Brij Hospitality has a portfolio of 19 hotels in the experiential leisure segment in India's unique destinations.

Mr. Ankur Dalwani, Executive Vice President and Chief Financial Officer, IHCL, said, "IHCL will fund this investment through internal accruals given our strong cash flows. The primary investment in the companies will be used for unlocking value in the existing assets and for fuelling future growth opportunities.

Mr. Anoop Kumar, Founder of ANK Hotels Pvt Ltd said, "It is with great enthusiasm, that we move forward towards new vistas with India's largest hotel group. Our forefathers, who sowed the seeds of the hospitality sector in India in 1947, will be proud."

Mr. Aryavir Kumar, Promoter of ANK Hotels Pvt Ltd, said, "Combining over 200 years of collective hospitality legacy, we come together with IHCL, part of the iconic Tata Group. Together, we are a powerhouse of energy with a shared vision for growth and transformation. This is more than a partnership — it is a union of legacies, ready to inspire the future."

Mr. Anant Apurv Kumar and Udit Kumar Founders of Brij Hotels and Promoters of Clarks Group of Hotels, jointly said, "Together with IHCL, we carry forward the shared vision of our respective founders, Jamshed Ji Tata and Babu Brijpal Das Ji, in shaping and propelling India's tourism journey. IHCL's legacy of showcasing Indian hospitality to the world resonates deeply with our core objective at Brij Hotels – to immerse travellers in the authentic spirit of India's most storied destinations. Together, we will blend IHCL's century-old tradition of excellence with our experiential approach, creating journeys that honour our shared heritage, nurture local communities, and reveal to the world the India that we love in its most beautiful and timeless form. We extend our heartfelt gratitude to Mr. Vijay Thacker from Horwath HTL for helping facilitate this strategic alliance."

About ANK Hotels Pvt Ltd& Pride Hospitality Pvt. Ltd

The Clarks Hotels & Resorts stepped into the Midscale Segment in 2006, with their brand Clarks Inn, which filled an important gap between luxury and economy hotels. With the objective of achieving industry-leading net room growth over the medium term, driven by an asset-light strategy under the companies ANK Hotels Pvt Ltd & Pride Hospitality Pvt. Ltd. Together it is a portfolio of 135 hotels in India.

About Brij Hospitality Pvt. Ltd

Brij is a collection of boutique hotels that curates soulful journeys into India's heart—where heritage, nature, and mindful luxury intertwine. From restored palaces to hidden forest sanctuaries, every stay is an invitation to slow down, savour local flavours, and connect with timeless traditions. We work hand-in-hand with communities, source sustainably, and celebrate the stories of each land. Here, sunsets linger longer, welcomes are handwritten, and experiences are deeply personal—leaving you with more than memories, but a renewed sense of belonging. The company has a portfolio of 19 hotels of which 10 are operational and 9 are in development.

About Horwath HTL (Transaction Advisors)

At Horwath HTL, a global brand with 52 offices in 38 countries is a part of the Crowe Global network, a top 10 accounting and financial services network. Horwath HTL is the global leader in hospitality, tourism and leisure consulting. Mr. Vijay Thacker, FCA, is the Managing Director of Horwath HTL India and Partner & CEO of Crowe Advisory India. With an illustrious career spanning nearly four decades, he has been a pivotal figure in the evolution of the Indian hospitality industry since 1986.

About The Indian Hotels Company Limited

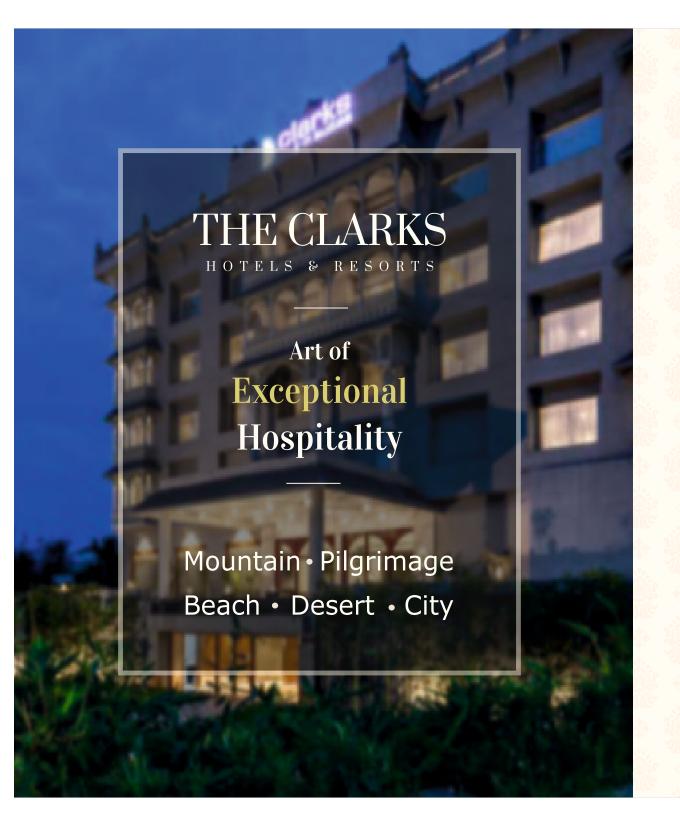
The Indian Hotels Company Limited (IHCL) and its subsidiaries bring together a group of brands and businesses that offer a fusion of warm Indian hospitality and world-class service. These include Taj – the iconic brand for the most discerning travellers and ranked as World's Strongest Hotel Brand 2025 and India's Strongest Brand 2025 as per Brand Finance; Claridges Collection, a curated set of boutique luxury hotels merging elegance with historical charm; SeleQtions, a named collection of hotels; Tree of Life, private escapes in tranquil settings; Vivanta, sophisticated upscale hotels; Gateway, full-service hotels designed to be your gateway to exceptional destinations and Ginger, which is revolutionising the lean luxe segment.

Incorporated by the founder of the Tata Group, Jamsetji Tata, the Company opened its first hotel – The Taj Mahal Palace, in Bombay in 1903. IHCL has a portfolio of over 550 hotels including 215 under development globally across 4 continents, 14 countries and in over 150+ locations. The Indian Hotels Company Limited (IHCL) is India's largest hospitality company by market capitalization. It is listed on the BSE and NSE.

ANNEXURE - PORTFOLIO AS ON DATE

TOTAL PORTFOLIO	#Hotels			#Rooms		
	Operatin g	Pipeline	Total	Operatin g	Pipeline	Total
Taj	87	48	135	13,001	8,154	21,155
Claridges Collection	3		3	379		379
SeleQtions	28	18	46	2,091	1,611	3,702
Gateway	10	26	36	748	3,643	4,391
Vivanta	29	23	52	3,780	3,418	7,198
Tree of Life	18	4	22	251	84	335
Brij	10	9	19	130	230	360
Midscale (Ginger + ANK & Pride)	154	87	241	9,756	7,805	17,561
Grand Total	339	215	554	30,136	24,945	55,081

DOMESTIC PORTFOLIO	#Hotels			#Rooms		
	Operatin			Operatin		
	g	Pipeline	Total	g	Pipeline	Total
Taj	74	36	110	10,692	6,327	17,019
Claridges Collection	3		3	379		379
SeleQtions	27	18	45	2,008	1,611	3,619
Gateway	10	26	36	748	3,643	4,391
Vivanta	26	22	48	3,416	3,288	6,704
Tree of Life	18	4	22	251	84	335
Brij	10	8	18	130	208	338
Midscale (Ginger + ANK & Pride)	151	87	238	9,732	7,805	17,537
Grand Total	319	201	520	27,356	22,966	50,322



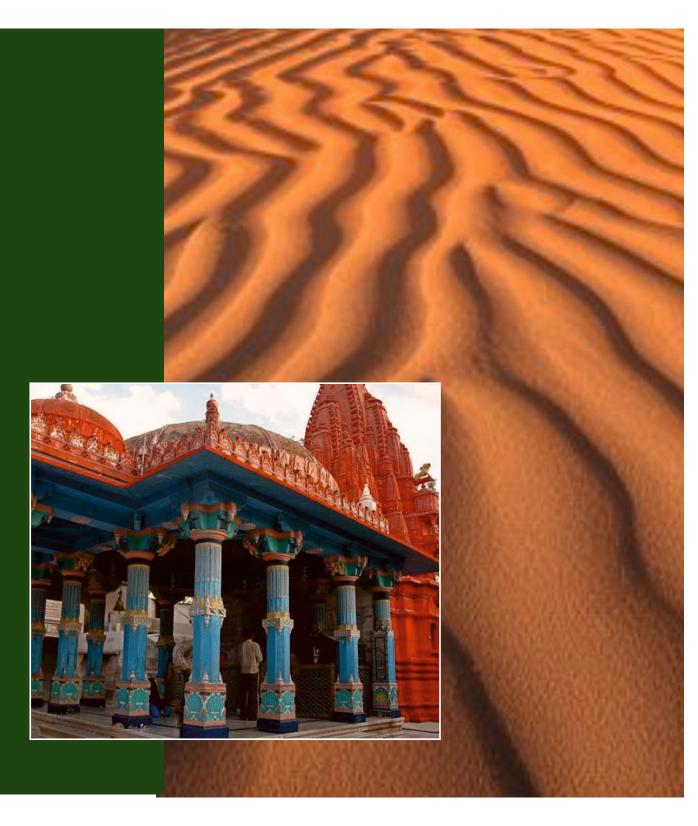


Pushkar

Heritage & Hospitality



The warmth of Pushkar's hospitality not only enhances the travel experience but also preserves its cultural fabric, making it a unique destination where history and modernity coexist harmoniously.

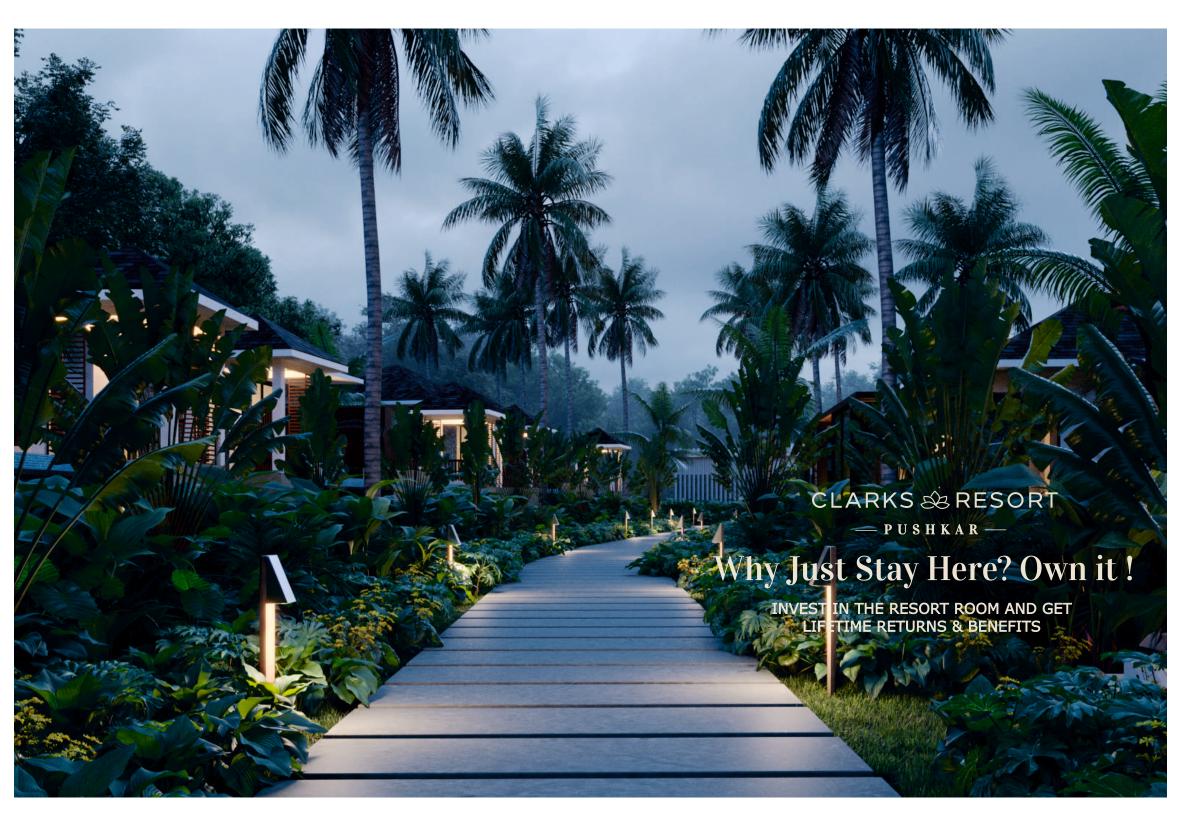


Sands
Lake
Hills
Heritage
Vibrant
Mystical
Scenic
Sacred Aura

Pushkar, a charming town in Rajasthan, India, is steeped in rich heritage and spiritual significance. Renowned for its sacred lake and the iconic Brahma Temple, Pushkar is a melting pot of cultures and traditions, attracting pilgrims and tourists alike. The town's heritage is reflected in its vibrant bazaars, ancient ghats, and exquisite architecture, showcasing a blend of Rajputand Mughalinfluences.







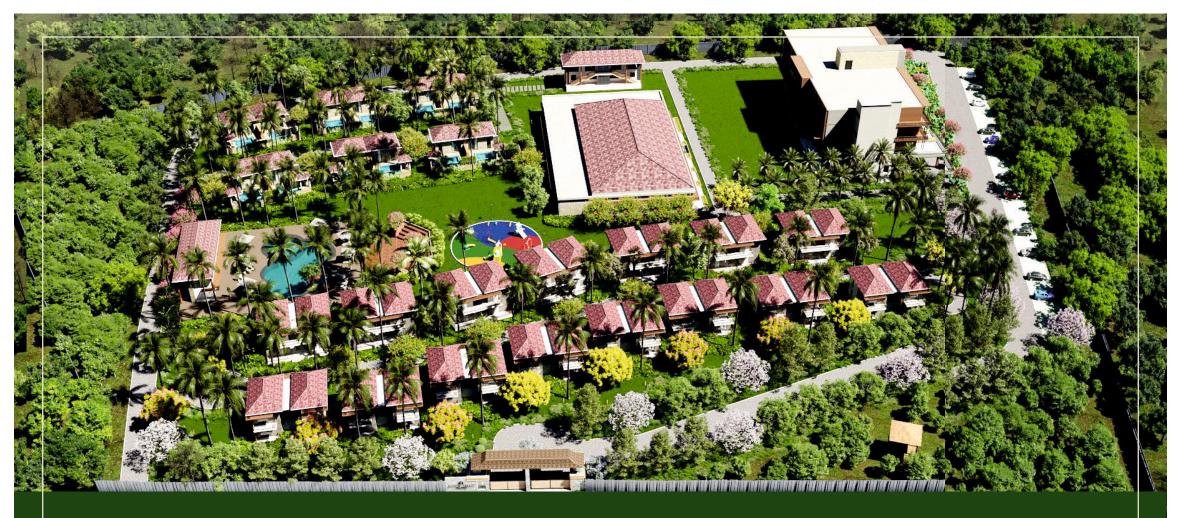
Villa Categories



Superior Room	83
Executive Room	20
Executive Suite	18
Executive Suite with Open Shower	18
Pool Villa	12
Garden Cottage	9
Presidential Suite Villa	2

MAKE YOUR CHOICE OF ELEGANCE

162
TOTAL UNITS





CLARKS & RESORT

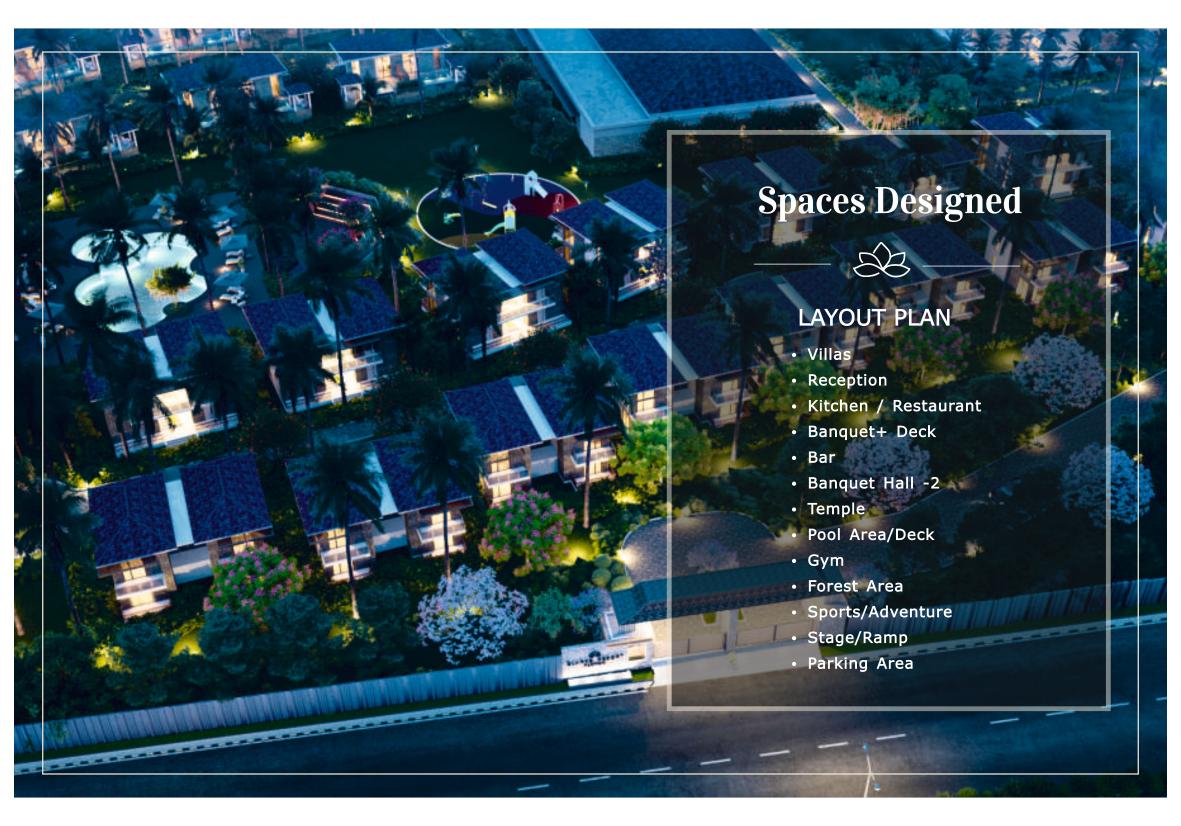
— PUSHKAR —

The Palatial Scenic View











Ready To Own Paradise?



INVEST, HOLIDAY & EARN





Superior Room

Ground Floor + First Floor + Second Floor+Third Floor

83
UNITS

Carpet Area - 387.00 Sq.ft Super Builtup Area- 576.98 Sq.ft. (Including Balcony)

Executive Room

Ground Floor+First Floor

 $20\,{ t units}$

Carpet Area - 410.00 Sq.ft Super Builtup Area - 603.25 Sq.ft (Including Balcony)



Ground Floor & First Floor Layout Plan

Executive Suite

First Floor

18 UNITS

Carpet Area - 508.60 Sq.ft Super Builtup Area - 683.58 Sq.ft (BUA+1/4 of Common Areas)



Executive Suite with Shower

Ground Floor

18 units

Carpet Area - 508.60 Sq.ft Super Builtup Area - 742.78 Sq.ft (BUA+Open Shower+1/4 of Common Areas)











Pool Villa



Ground Floor with Pool Backyard

12

UNITS

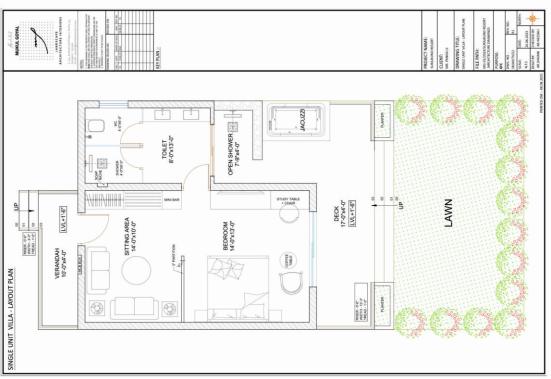
1245 Sq.Ft (Approx.)

2 Rooms each (2x6 = 12 Rooms)









Garden Cottage



09

1622 Sq. Ft. Approx.

Carpet Area : 431.729 Sq.Ft BuiltUp Area : 507.272 Sq.Ft Verandah Area : 68.731 Sq.Ft

Deck & Open Shower Area: 287.128 Sq.Ft

Lawn Area: 326.953 Sq.Ft Super Builtup Area: 1622 Sq.Ft

Super Builtup Area=
Builtup + Lawn+ Open Shower+ Deck+ Verendah



Presidential Suite Villa

& -----

 $02 \\ \text{UNITS}$

2527 Sq.Ft (Approx.)

2 Rooms in the Presidential Villa with Swimming Pool







Crafting Unforgetable Moments of Opulence



LEISURE IN NATURAL ABODE

Immerse in Nature's Beauty, escape to luxury, our resort offers natural backdrops to unwind and celebrate togetherness.

Get rejuvenating sessions at our **Spa**, or take a refreshing dip at crystal-clear **Pool.** Little ones will love the vibrant **Kids Zone**, while fitness enthusiasts can make use of our well-equipped

Gym!

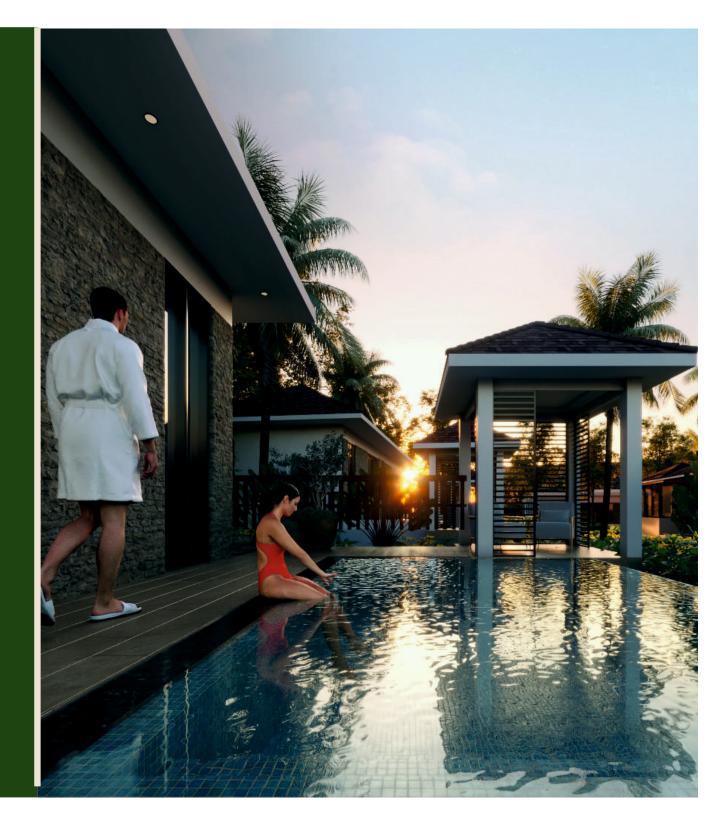
Our spacious **Banquets** are ideal for grand celebrations, especially for those seeking a dreamy

Wedding Destination!

Indulge in our authentic

Culinary Delights & Fine Dining.

Discover & socialize in our exclusive designed **Club** who seek pinnacle of leisure and elegance. and crate beautiful memories with your loved ones in a peaceful, scenic setting.







Benefits for Unit Buyers

01

02

03

04*

05°

Buyers will get the ownership through sale deed and Perpetual lease Deed.



Valid in Clarks Resort Pushkar On

Buyers will be part on revenue generated by resort on Room Rent, F&B, Spa, Events, Weddings, Conferences, Meetings and all other activities.



Valid in Clarks Resort Pushkar Oni

Buyers will get 14 Complimentary Night Vouchers every year, which are Transferable & saleable.

(Nights only at Clarks Resort Pushkar)



Buyers will get Breakfast Complimentary and 25% discount on Food & 25% Discount on Beverages.

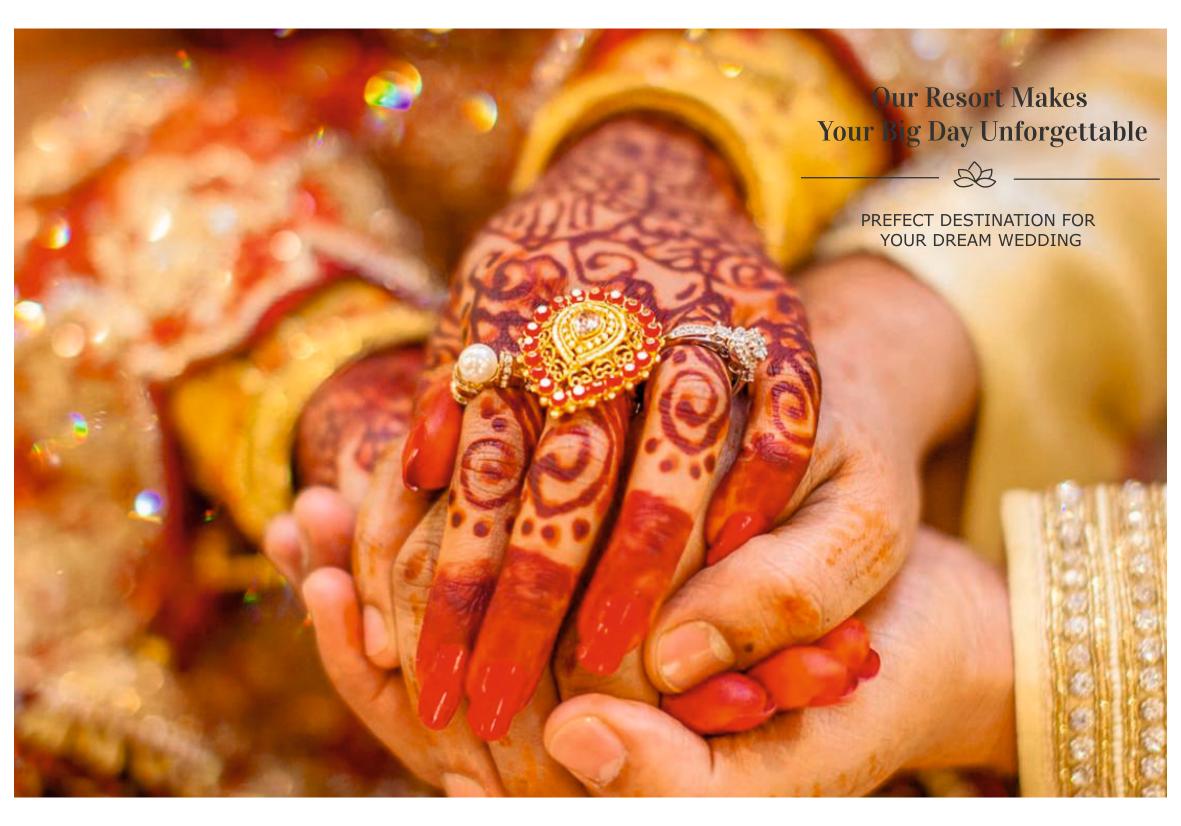


Valid in Clarks Resort Pushkar (

While staying, Buyers or their family members will get one complimentary Service of Spa or Nature Therapy (For One Person Only) and 25% discount on such service thereafter.



Valid in Clarks Resort Pushkar Only





Presidential Villa





Buyers booked PRESEDENTIAL VILLA will get 150 rooms (Full Resort) with Double occupancy per day for 2 days/2 nights total 300 Rooms Only complimentary (Utility Charges Applicable,

Superior Room	Buyers booked SUPERIOR ROOM will get 80 rooms with Double occupancy per day for 2 days/2 nights total 160 Rooms Only complimentary. (Utility Charges Applicable, Extra Bed Chargeable, one time offer). (Terms & Conditions applied)
Executive Room	Buyers booked EXECUTIVE Room will get 100 rooms with Double occupancy per day for 2 days/2 nights total 200 Rooms Only complimentary (Utility Charges Applicable, Extra Bed Chargeable one time offer). (Terms & Conditions applied)
Executive Suite	Buyers booked EXECUTIVE Suite Room will get 110 rooms with Double occupancy per day for 2 days/2 nights total 220 Rooms Only complimentary (Utility Charges Applicable, Extra Bed Chargeable one time offer). (Terms & Conditions applied)
Executive Suite with Shower	Buyers booked EXECUTIVE SUITE ROOM WITH SHOWER will get 110 rooms with Double occupancy per day for 2 days/2 nights total 220 Rooms Only complimentary (Utility Charges Applicable, Extra Bed Chargeable one time offer). (Terms & Conditions applied)
Pool Villa	Buyers booked POOL VILLA will get 125 rooms with Double occupancy per day for 2 days/2 nights total 250 Rooms Only complimentary. (Utility Charges Applicable, Extra Bed Chargeable one time offer). (Terms & Conditions applied)
Garden Cottage	Buyers booked GARDEN COTTAGE will get 135 rooms with Double occupancy per day for 2 days/2 nights total 270 Rooms Only complimentary. (Utility Charges Applicable, Extra Bed Chargeable one time offer). (Terms & Conditions applied)

Extra Bed Chargeable one time offer).

(Terms & Conditions applied)

Elite Previleges

ENJOY EXCEPTIONAL BENEFITS TO YOUR INVESTMENT











Express
Check In &
Check Out.

Special Owners Lounge Service at Clarks Resort, Pushkar like Airport Lounge. Front Office Manager will welcome the Owners as a VIP guest with Tikka & Mala. Also one person will be dedicated to look after them and that person will show around the property.

Complimentary
Dinner with cake
for villa owner &
family for any 3
events like
Birthday &
Anniversary.
(Valid Up to 6 people)

Complimentary membership of Travadise for the first 5 years.



Dreamline Group

Reg. 07AAKFD8020F1ZN





6500+ CUSTOMERS 500+ ASSOCIATES

Dreamline Group established in 2007. it's Jaipur based real estate company. It has been working for customers need and satisfaction.

Dreamline Group is working in many sector like real estate, minerals and hospitality. Work ethics and loyal customers are base of Dreamline Group.

Mr. Pankaj Meena

CHAIRPERSON & MANAGING DIRECTOR

Our Ventures

Dreamline Colonisers & Developers
D Pankaj Group of Hotels
Dreamline Real Mart
Mahadev Minerals
Dreamline Farms

www.dreamlinegroups.com



Key Products & Services











TOWNSHIPS

VILLAS

FARMHOUSES |

RESORT

MINES



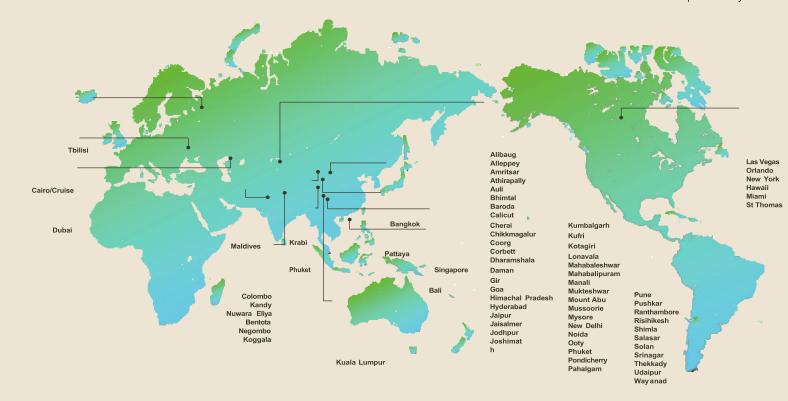




Open Your
World To
Dream
Vacations
With
Travedise

Travedise World Co. is an emerging leader in the vacation exchange industry with strengths of a vast network of affiliated properties worldwide, sound technical infrastructure and a passion to drive value and transparency for vacationers. 175+ resorts in Eastern Europe, Middle East, United States of America, Indian subcontinent, and Asia 50 plus years of excellence in the hospitality and vacation ownership industry. Exclusive benefits for the members - Holiday Exchanges, Travedise Cruises and Concierge. Complete transparency of vacation exchanges. Assured exchanges at unbelievable pricing.

- Complimentary Enrollment
- Complete Transparency of Available Inventory
- Assured Holidays Destinations at exotic locations like Maldives, Dubai, Singapore, Sri Lanka, Hawaii, Florida, Las Vegas, Miami, Phuket, Krabi, Bali and more.......
- Hassle Free Multiple Vacations Without Any Pauses and Clauses
- Unbelievable Pricing
- Complete Flexibility of Split Weeks Exchanges You Can Enjoy 2 Short Holidays and 2 Different Destinations
- More Than an Exchange Travedise Cruises and Concierge Privileges
- Exclusive Offers on Multiple Holidays



HOW EXCHANGE WORKS



DEPOSIT
Deposit their week with
Travedise World



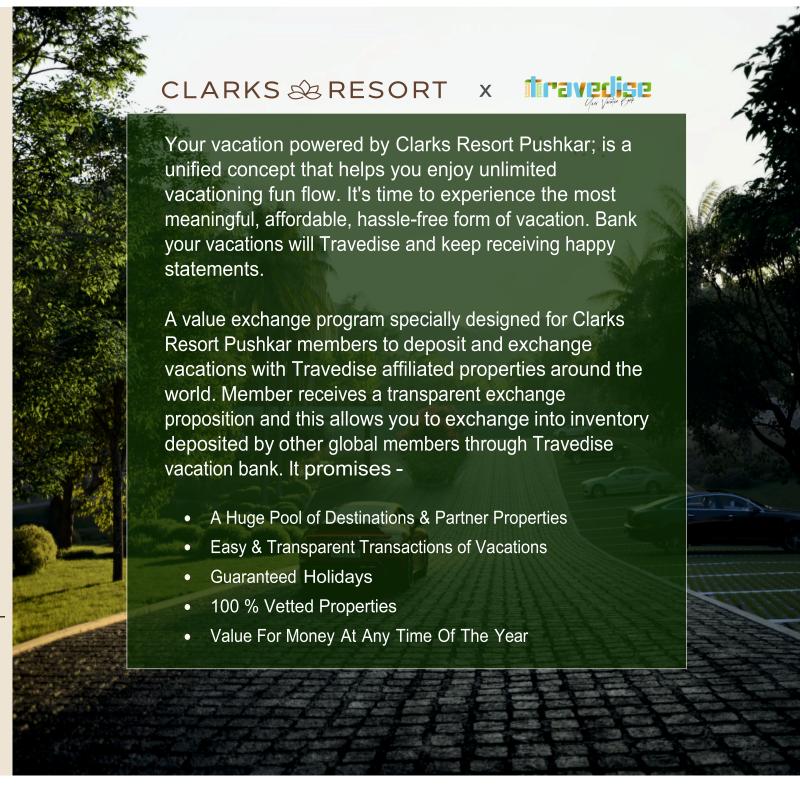
EXCHANGE
Owner use their week
to exchange for another
week at another hotel



VALUE PROPOSITION FOR MEMBERS WITH TRAVEDISE

BUILDINGA NEWWAYOF VACATIONING.

- Complimentary Enrollment
- Complete Transparency of Available Inventory
- Assured Holidays Destinations at exotic locations like Maldives, Dubai, Singapore, Sri Lanka, Hawaii, Florida, Las Vegas, Miami, Phuket, Krabi, Bali and more.......
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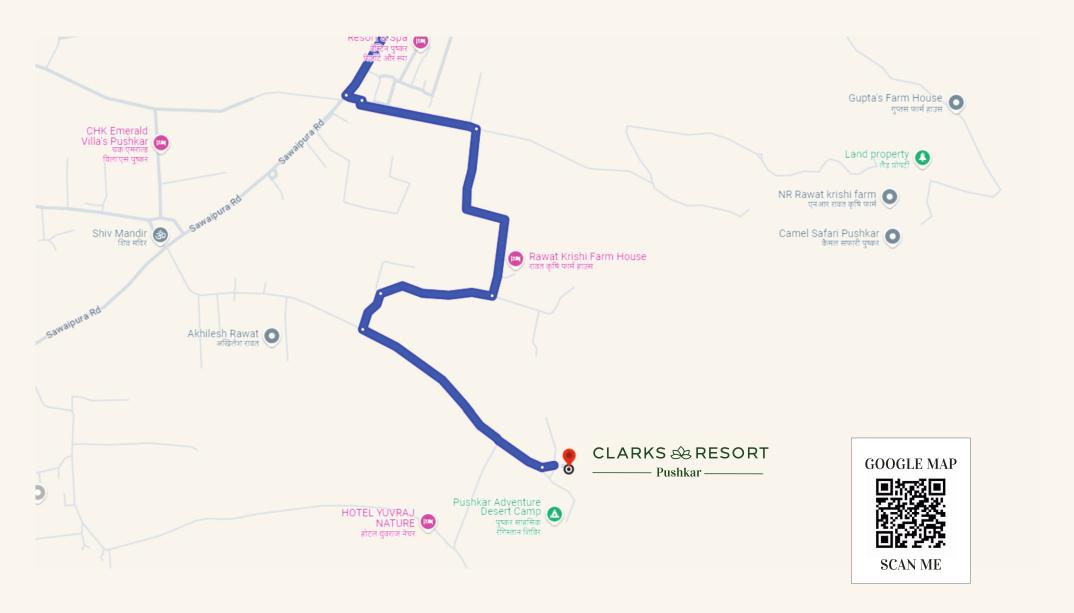
CLARKS & RESORT

Reach your Dream Destination



Location Map

CLARKS RESORT Motisar Sawai Pura Road, Suraj Kund Pushkar, Rajasthan-305022



Dreamline Group



Upcoming Projects









Goa Jaipur Udaipur Kumbalgarh



Ready For Your Next Investment?



YOUR OWN PIECE OF PARADISE AWAITS

Enquire About Our Villas! CALL - +91 **92577 97775**

www.clarkspushkar.com

Jaipur Office

503, Jaipur Center, B2 Bypass, Tonk Road, Jaipur, Rajasthan -302018

Delhi Office

607,7th Floor, Westend Mall, Janakpuri, Near Janakpuri West Metro Station, New Delhi -110058

Site Office

Clarks Resort Motisar Sawai Pura Road, Suraj Kund Pushkar, Rajasthan-305022