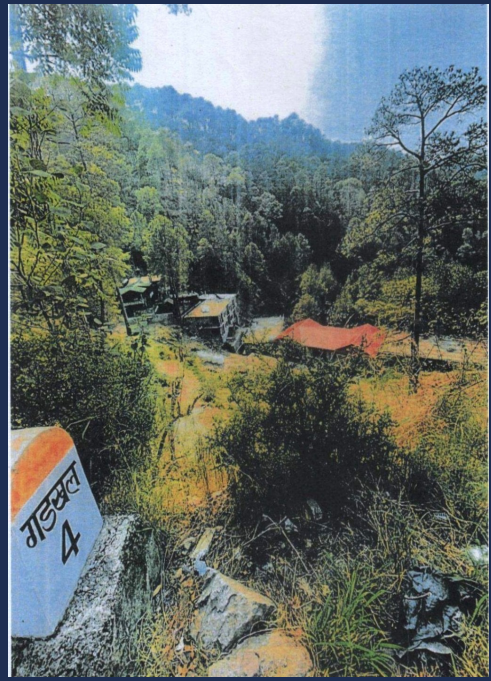
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KASAULI HILLS · HIMACHAL PRADESH

Prime Commercial Site *for Sale in Kasauli.*

A 20-suite boutique resort estate on 5 bighas 16 biswas — 30,500 sq ft civil structure complete (approx. 70%) — at Kainchi Mor, Village Kwali, adjacent to Kasauli Hills Resort, Distt. Solan (H.P.)



The estate from the 4-km stone, Garkhal road

GUIDE PRICE

₹ 16,00,00,000

Rupees Sixteen Crore · Asset held under Dreamcatcher Inn Pvt. Ltd.

AN EXCLUSIVE SALE MANDATE · ELEVÉREALTY

THE OPPORTUNITY

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A resort three-quarters built, in a market fully arrived.

Dreamcatcher Inn is a rare, mid-construction hospitality asset in the Kasauli hills — four buildings comprising twenty deluxe suites, standing on a fully retained estate of 5 bighas 16 biswas with power, water and road access already in place.

With the civil structure approx. 70% complete and statutory permissions secured — offered as a clean company transfer — the incoming owner inherits years of groundwork — and the freedom to finish the property to their own brand and standard.

5.16

BIGHA ESTATE

5 bighas 16 biswas, fully retained

30,500

SQ FT BUILT

Completed civil structure, 4 blocks

20

DELUXE SUITES

Each with three rooms, bath & balcony

48,000

SQ FT PERMISSIBLE

~17,500 sq ft headroom to expand

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Four buildings. Twenty suites. One estate.

BLOCK 1

6 Suites

Triple Storey

Primary residential block facing Open Area 1

BLOCK 2

6 Suites

Triple Storey

Twin block alongside Block 1; valley aspect

BLOCK 3

4 Suites

Double Storey

Advanced finish — tiling & electricals in place

BLOCK 4

4 Suites

Double Storey

Advanced finish — tiling & electricals in place

TOTAL BUILT FOOTPRINT 30,500 sq ft civil structure · 280 ft × 140 ft footprint · height 25 ft · danga approx. 500 ft

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Every key is a residence in itself.

All twenty suites follow one generous template — three rooms, a private bath and a valley-facing balcony — sized for families, long stays and premium ADRs rather than standard hotel keys.

Master Room	18′ × 30′	with double bed
Second Room	9′ × 13′	with single bed
Third Room	10′ × 7′	with single bed
Bath	6′ × 8′	attached
Balcony	10′ × 9′	private, open



ONE SUITE =

3 Rooms + Bath + Balcony

× 20 keys across the estate

THE ESTATE LAYOUT

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5 bighas 16 biswas, thoughtfully zoned.

MAIN ROAD — DHARAMPUR · KWALI (KAINCHI MOR)

OPEN AREA 1 — reception · restaurant & kitchen · parking

BLOCK 1
3 storeys · 6 suites

BLOCK 2
3 storeys · 6 suites

BLOCK 3
2 storeys · 4 suites

BLOCK 4
2 storeys · 4 suites

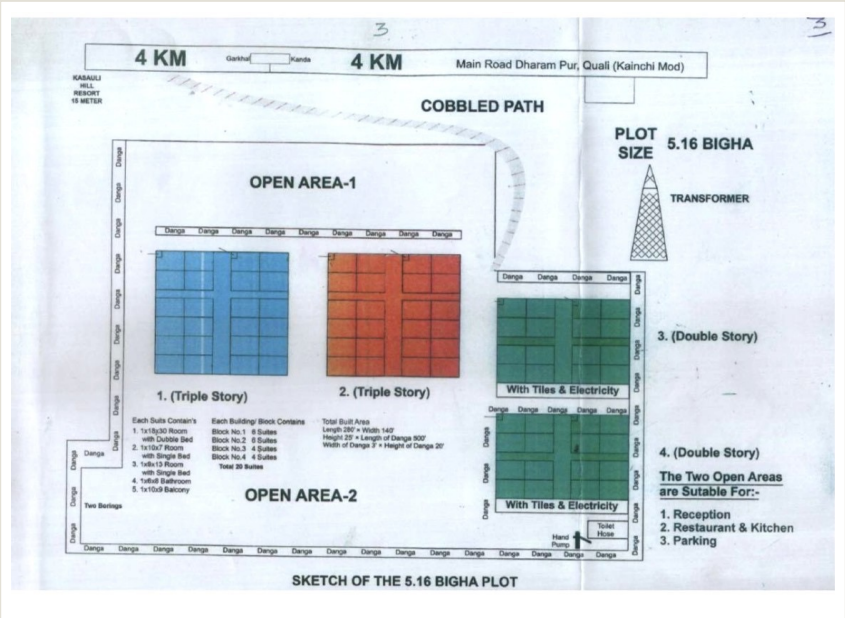
OPEN AREA 2

ON-SITE: Transformer (NE corner) · 2 × borings + hand pump · Stone danga on all boundaries

- Cobbled path connects the main road to the estate
- Two open areas earmarked for reception, restaurant-cum-kitchen & parking
- Perimeter allows a walking track around all sides
- Kasauli Hills Resort ~15 m; Garkhal 4 km

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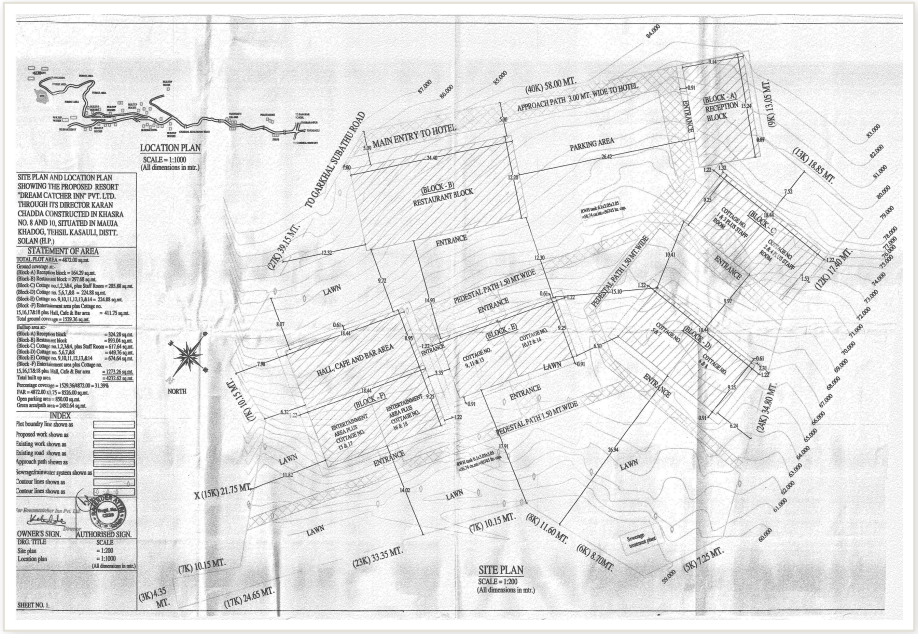
The original site sketch.



Seller's working sketch of the 5.16-bigha plot — blocks, open areas, danga retention, transformer, borings and the cobbled path to the Dharampur–Kwali main road. See the previous page for the simplified redrawn plan.

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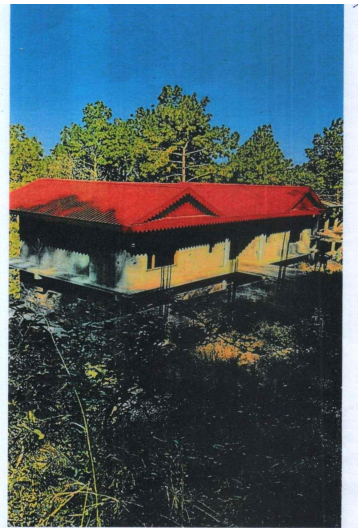
The architect's site plan.



Site & location plan of the proposed resort (scale 1:200) — Khasra No. 8 & 10, Mauja Khadog, Tehsil Kasauli. Total plot area 4,872 sq. mt · built-up area 4,232.62 sq. mt · ground coverage 31.39%.

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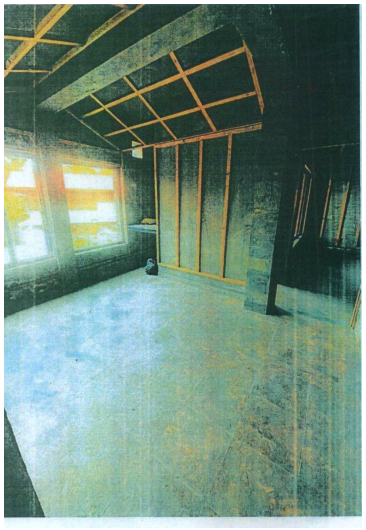
Built in stone, standing in pine.



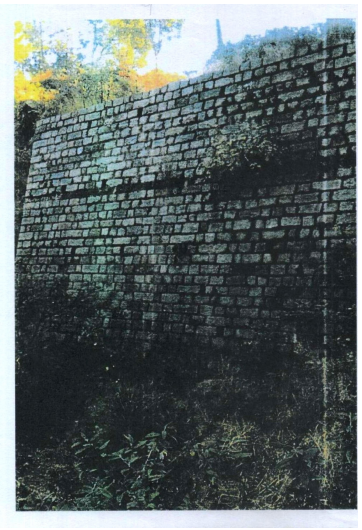
Block 1 — triple storey, 6 suites



Block 3 — double storey, 4 suites



Suite interior, in progress



Stone retaining walls, estate-wide

Actual site photographs from the seller's dossier. Full-resolution photo set and site walkthrough available to serious buyers on request.

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The unglamorous work is already done.

Power, Live

Dedicated electric transformer with running electricity on the premises.

Water, Assured

Two borings and a hand pump; running water available across the site.

Fully Retained

Engineered stone retaining walls — 3 ft founding depth, up to 20 ft height — across the estate.

Road Access

Cobbled approach path from the Dharampur–Kwali main road to the property.

Service Zones

Open areas reserved for reception, restaurant-cum-kitchen and guest parking.

Guest Experience

Boundary profile permits a scenic walking track encircling the resort.

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On the right side of the ridge.

Village Kwali (**Kainchi Mor**), adjacent to Kasauli Hills Resort — inside a proven hospitality corridor on the Chandigarh & Delhi NCR weekend circuit.



Route from Dharampur (NH-5, Kalka–Shimla) — approx. 26 min. Site marked "Dream Catcher".

GETTING THERE

15 m	Kasauli Hills Resort (adjoining)
4 km	Garkhal market crossing
~26 min	Dharampur on NH-5 (Kalka–Shimla)
Nearby	Lawrence School, Sanawar
~1.5 hrs	Chandigarh
~6 hrs	Delhi NCR by road

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Clean structure. Hard-won permissions.

Held Under a Dedicated Company

Dreamcatcher Inn Private Limited

Incorporated 3 November 2015 under the Companies Act, 2013

CIN: U55101DL2015PTC287025

Single-asset SPV — offered as a company transfer (share sale), so permissions travel with the asset to the buyer.

Section 118 Permission Secured

Govt. of Himachal Pradesh — Revenue Dept.

Permission under Section 118, H.P. Tenancy & Land Reforms Act, 1972 for a tourism unit — secured on 10.03.2017 (Khasra No. 8 & 10, Mauja Khadog, Tehsil Kasauli)

Note: construction has been on hold for the last four years — the permission will require revalidation.

Certificate of Incorporation, Section 118 order and land records available for inspection under NDA. Revalidation of the Section 118 permission to be factored into buyer due diligence.

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Permissions already in place.

Change of Land Use (CLU)	Obtained by the company for the hotel development.
Hotel / tourism-unit permission	Section 118 permission dated 10.03.2017 — revalidation applies after the construction pause.
Electricity connection	Sanctioned connection with dedicated transformer installed at site.
Water bore permission	Sanctioned; two borings and a hand pump operational on the premises.
Other local approvals	Local permissions and approvals held by the company; records available under NDA.

Company transfer case — the permissions travel with Dreamcatcher Inn Pvt. Ltd. to the incoming buyer.

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Why acquire, not build.

Years, compressed

Land assembly, Section 118, retention and structure typically consume 4–6 years in Himachal. Here, that runway is already behind you.

Finish to your flag

At approx. 70% completion, interiors and positioning remain open — plus ~17,500 sq ft of further buildable headroom (48,000 sq ft permissible).

A proven micro-market

Kasauli's weekend and leisure demand from Chandigarh Tricity and Delhi NCR is established, with premium resorts operating in the immediate vicinity.

Suite-led economics

Twenty large family suites support premium ADRs and longer stays versus standard room inventory of comparable size.

Illustrative commercial rationale — buyers should conduct independent market and technical due diligence.

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THE OFFER

Let's finish what the hills began.

GUIDE PRICE

₹ 16 Crore

For the entire estate of 5 bighas 16 biswas — four blocks, 30,500 sq ft of civil structure, infrastructure and permissions — by way of company transfer of Dreamcatcher Inn Pvt. Ltd.

PRIVATE ENQUIRIES — ELEVÉREALTY

WhatsApp / Call: **+91 78148 10958** Web: **eleverealty.in**

Site visits by appointment · Detailed dossier & documentation shared under NDA