



MANNAT

A PROJECT BY



**MINU
ENHANCE**
DEVELOPERS

MANNAT



Nestled elegantly against the twilight sky, this contemporary high-rise offers a harmonious blend of modern sophistication and timeless architectural grace. The building's clean lines and repetitive facade are punctuated by a distinctive ground floor featuring grand, interconnected arches, a nod to classic design principles. Ascending towards its stepped crown, intricate arched details and a beautifully illuminated parapet, proudly displaying the name "MANNAT," create a unique and memorable silhouette. Each residence within benefits from private balconies, seamlessly integrating indoor and outdoor living, while the overall light color palette enhances the building's refined aesthetic, making it a distinguished landmark in the urban landscape.



ABOUT DEVELOPER



Minu Group began its journey in 1987, where it emerged from being a marketing agency into a diversified group with its footprints in several other sectors like Retail, Entertainment, FMCG, Logistics, Warehousing, Real estate and a presence across 10 states and 2 UTs of India.

Enhance Group began in the 1980s' and has been working for Government Organisations such as BSNL, CCL, BCD etc. The Group entered into the Development Business under the brand name of Shreya Constructions in 2005 and has successfully completed various projects for Companies, Hospitals, Schools, Industries, Private-building & Homes, and has been the permanent member of BAI (Builders' Association of India) and Federation of Jharkhand Chamber of Commerce & industries for more than 20 years.

Minu Enhance Developers is a joint venture established in 2021 by both the Groups, whereby they are committed to providing modern residential and commercial projects, built as per world class real estate concepts with the highest standards of professionalism, ethics, quality and customer service.



OUR TEAM

PRINCIPAL ARCHITECT



Zia Ur Rahman

Zarcon, led by Principal Architect Zia Ur Rahman, is a distinguished architectural firm with over 15 years of experience in delivering innovative and impactful designs across India. Based in Ranchi, the firm has successfully completed more than 1500 projects, ranging from institutional and hospitality spaces with focus on Housing. With a dedicated team of 15 professionals, each bringing unique expertise, Zarcon specializes in creating thoughtful, community-centric designs that not only cater to functional needs but also evoke a sense of belonging and ownership. Architect Zia Ur Rahman's vision revolves around crafting spaces that foster connection and provide a distinct identity, making each project not just a structure but a meaningful part of the community it serves.

ASSOCIATE ARCHITECT



Abdullah

Abdullah is an accomplished architect at Zarcon, bringing a wealth of expertise in both architecture and interior design. With a Master's in Architecture from IIT Roorkee and a Bachelor's in Architecture from IIT Kharagpur, he has developed a strong foundation in innovative design principles. His extensive experience spans a wide range of projects, where he consistently delivers functional, creative, and aesthetically compelling solutions. Abdullah is committed to creating spaces that not only meet the practical needs of the users but also inspire and elevate their surroundings.

STRUCTURAL ENGINEER



Siddharth Desai

With 47 years of excellence, Sarjan Consultants is a leader in structural design, with nearly 15,000 completed projects – including over 3,000 high-rises. Their deep expertise spans residential, corporate, commercial, industrial, institutional, entertainment, and religious sectors.

Nationally recognized for embracing cutting-edge technology and advanced methodologies, Sarjan delivers innovative, efficient, and customized design solutions with a personalized, detail-driven approach.

CONSULTANT INTERIOR



Tahura Shariff

A talented interior designer from Ranchi, Jharkhand, brings a unique approach to her craft. Dedicated to delivering exceptional results, Tahura is passionate about creating spaces that exceed her users' expectations.

Her design philosophy is centered around incorporating style, elegance, comfort, and sophistication into every project. Tahura's attention to detail and commitment to understanding her users' needs and expectations ensure that every element of the design elevates the essence of the space.

Through her collaborative approach, Tahura works closely with her users to create timeless and functional designs that transform bare areas into comfortable and inviting spaces. Her expertise spans both residential and commercial projects, and her passion for delivering exceptional results has earned her a reputation as a leading interior designer in her field.

LANDSCAPE ARCHITECT



Vagish Naganur

Vagish Naganur, founder of Design Ground, is committed to crafting exceptional residential landscapes that blend beauty, function, and livability. With a deep understanding of ecological principles, he designs outdoor spaces that respond to the site's natural features and support biodiversity.

From intimate garden sanctuaries to expansive community green spaces, Vagish's work balances personal needs with collective well-being. His thoughtful, site-specific approach ensures each design enhances daily life, fosters connection with nature, and builds a lasting sense of place.

CONSULTANT ARCHITECT



Sheetal Agarwal

Sheetal, a meticulous architect dedicated to transforming spaces into realities. With an unwavering passion for precision and a keen eye for detail, Sheetal brings projects to life with flawless execution and uncompromising quality. With a deep understanding of the intricacies of design, construction, and functionality, Sheetal navigates the complexities of architectural projects with ease, ensuring seamless transitions from concept to completion.

Having passed architecture from Lucknow in 1999 having vast experience as a senior team member for IIT Guwahati, Delhi, IIT Indore, residential projects, to farm houses and exhibitions in India International Trade Centre, Pragati Maidan in New Delhi

CONSTRUCTION TECHNOLOGIST



Atul Agarwal

He is a visionary construction technologist, and innovator with a passion for transforming the built environment. With a strong educational foundation in Construction Technology (B.Tech) and Urban & Regional Planning (M.Tech) from CEPT University, Atul has established himself as a thought leader in the construction industry.

With extensive experience in executing groundbreaking projects across the globe, Atul has developed a unique expertise in leveraging technology to drive sustainable and efficient construction practices. His pioneering work in promoting rainwater harvesting and innovative drinking water technologies has made a significant impact on communities.

He is also an active contributor to various initiatives, including TEDxKanke, Rotary Club, Toastmasters demonstrating his commitment to knowledge sharing, community development, and entrepreneurship. his commitment to knowledge sharing, community development, and entrepreneurship.

MEP CONSULTANT



SM ENGINEERING CONSULTANTS

SM Engineering consultants has been established in 2020. Started by MEP professionals and grown into a leading MEP consultants. Over the past years it has a Mechanical, Electrical and Plumbing (MEP) powerhouse with vast domain expertise in planning, designing and execution of sustainable buildings of all real estate types.

Today SM Engineering consultants is associated with leading architects and construction houses, thanks to its ability to handle very large projects in most professional manner.

We go the extra mile to stay cutting edge of technology and knowledge related to MEP industry. We take the service oriented approach towards our customers and partners. We encourage and reward creative thinking and innovative solutions and above all integrity in everything we do.

FIRE CONSULTANT



Ramiz Zafar

Founder FIREFLY which was established under the flagship of S.N. Marketing & services started by his father in the year 1998.

The firm is dealing with Fire safety engineering, installation and consultation for Residential, Commercial and Industrial projects across Jharkhand, Bihar & Orrisa.

The firm has successfully completed many known projects in private as well as government sectors like MECON LTD. ,CENTRAL UNIV JHARKHAND, NTPC, INDIAN OIL CORPORATION etc.

The firm believes in creating a fire safe setup taking due care of the Government norms and Building code guidelines.

The firm has till date gained remarkable NOC for its every project done from the Jharkhand State Fire Department and is also recognised by the same.

ELEVATOR CONSULTANT



Alok Singh

Mr. Alok Singh, a seasoned expert in elevator and escalator consulting, dedicated to guiding developers and users through the intricate process of selecting and installing the ideal vertical transportation solution.

With a strong educational foundation as an alumnus of IIM Ranchi, Alok brings a unique blend of technical expertise and business acumen to the table. As the founder of Engineering Solution and Associates, He has established a reputation for delivering exceptional results in Eastern India.

He specializes in product finalization, project management, and quality audits, ensuring that clients receive tailored solutions that meet their specific needs, timelines, and budgets. With a relentless focus on safety, compliance, and operational excellence.

KEY HIGHLIGHT



No Legs Towards Holy Qibla While Sleeping



No Toilet Towards Holy Qibla



Library Cum Cultural Centre



Children's Indoor Play Area



Men's Swimming Pool



Women's Indoor Swimming Pool



Seperate Prayer Room for Men & Women



Seperate Wadhu for Men & Women



Prayer Hall with Shan



Seperate Gym for Men & Women



Seperate Changing Room for Men & Women



Community Hall with Kitchen & Open Area



Open Air Theatre



Rooftop BBQ Area



Children's Outdoor Play Area



Ladies Recreation Area with Garden



3 High Speed Elevators



Comfortable Parking



Double Height Grand Entrance Lobby



Mesmerizing View from all the Flats



11ft Ceiling Height



LOCATION MAP

KEY DISTANCES



G-MAP

Latitude: 23.404970
Longitude: 85.364491



Masjid
206m



Bariyatu Thana
2.6 km



D.A.V Public School
1.2 km



Nearest Hospital
2.2 km



Birsa Munda Airport
14.3 km



Fire Station
6.4 km



Ranchi Sports Academy
1.8 km



Railway Station, Ranchi
7.8 km



Booty More Bus Stand
3.3 km



A SAFE HOME FOR YOUR LOVED ONCE



RFID Based Automatic Boom Barriers



24x7 Security



CCTV Monitoring



Smart Access Control in Common Areas



Fire Fighting Compliance



FITNESS



Jogging Track



Separate Gym for Men & Women



Separate Pool for Men



Covered Swimming Pool & Changing Room for Women



LAUGHTER & JOY



Women's Sitting Area



Rooftop Open Theatre



Rooftop Barbeque



SPIRITUALITY & LEARNING



Separate Wadhu Area for Men & Women



Separate Prayer Rooms for Men's & Women's



Sahn Area



Library



FOR YOUR LITTLE ONES



Indoor Play Area



Rooftop Open Play Area



Kids Pool



Library



Bi-Cycle Parking



FOR JOYUS MOMENT TOGETHER



Womens Recreation Area with Garden



Grand Lobby



Community Hall with Kitchen & Garden Area

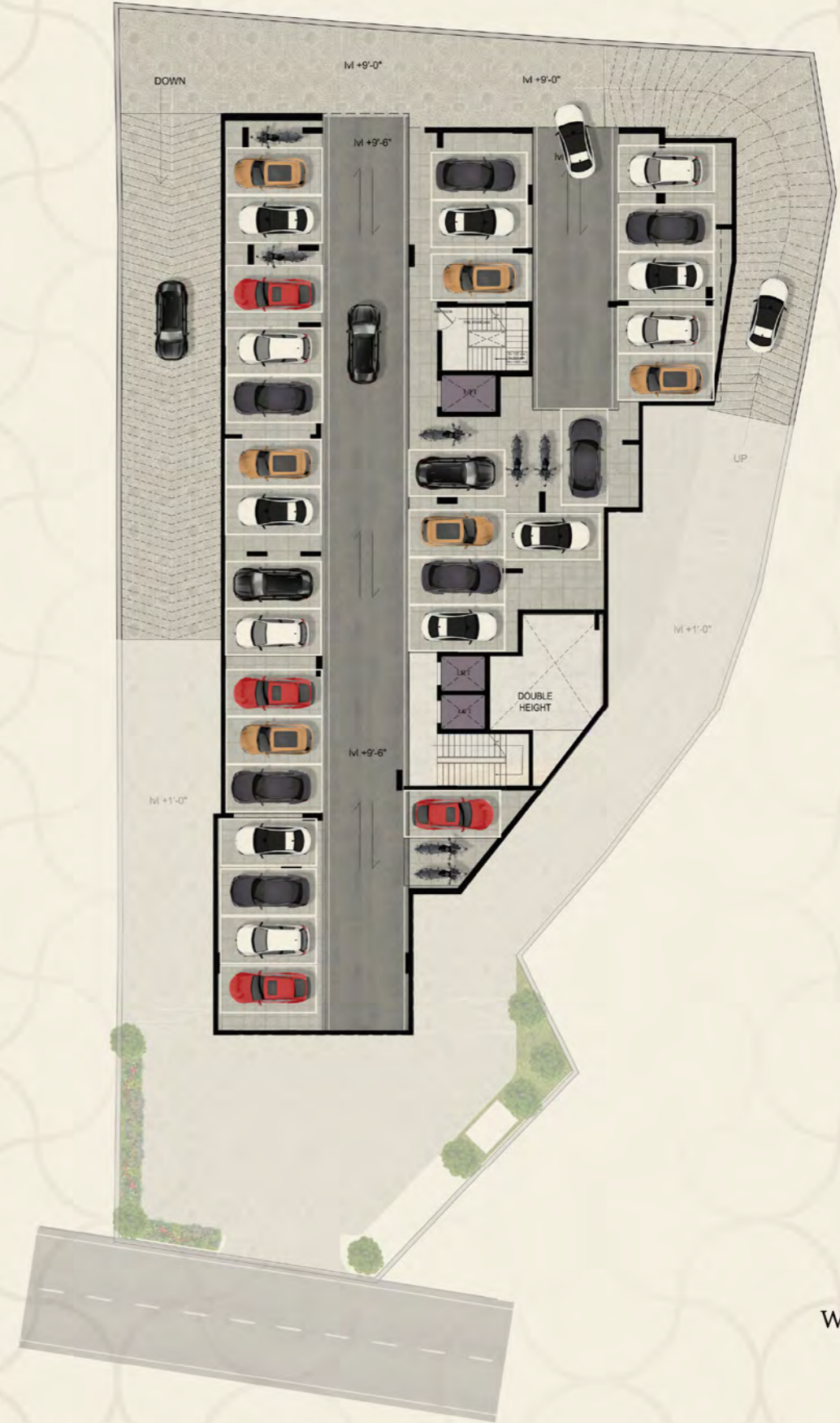


Open Air Gathering Space



GROUND FLOOR PARKING

1ST FLOOR PARKING

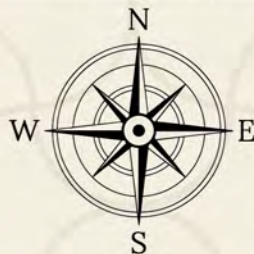
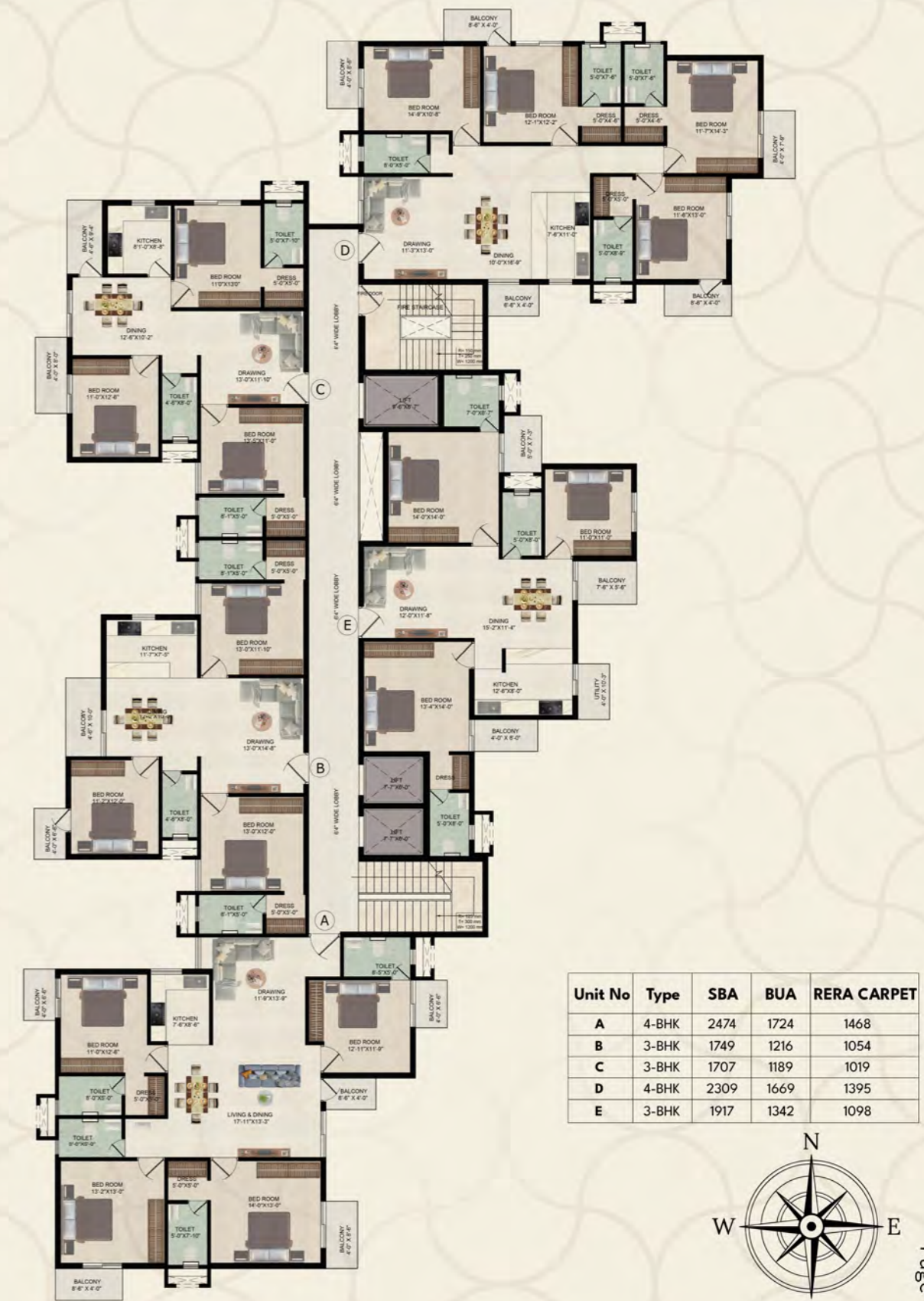
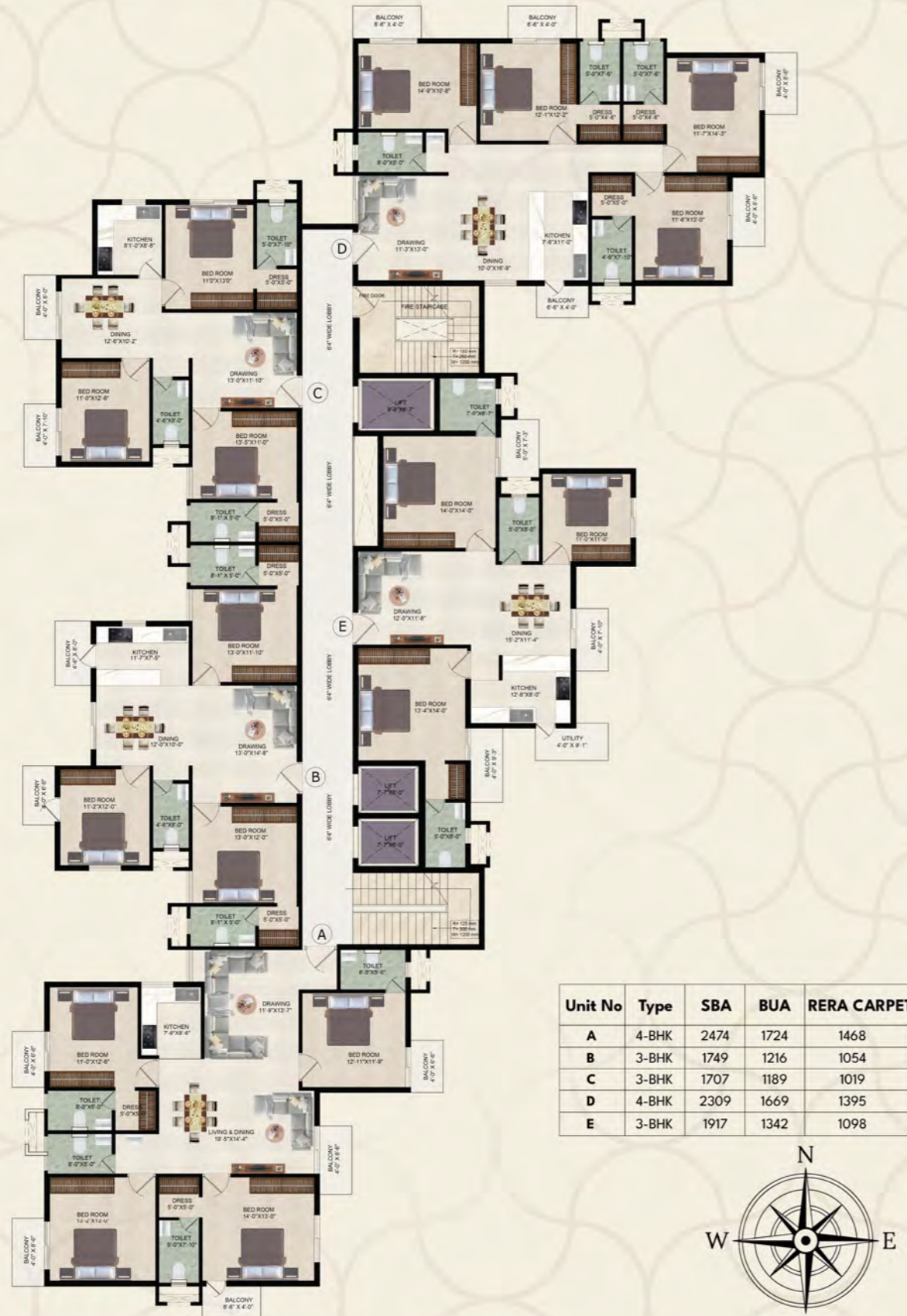


FLOOR PLAN 1

5TH, 7TH, 9TH, 11TH FLOOR

FLOOR PLAN 2

6TH, 8TH, 10TH FLOOR



2ND FLOOR PLAN

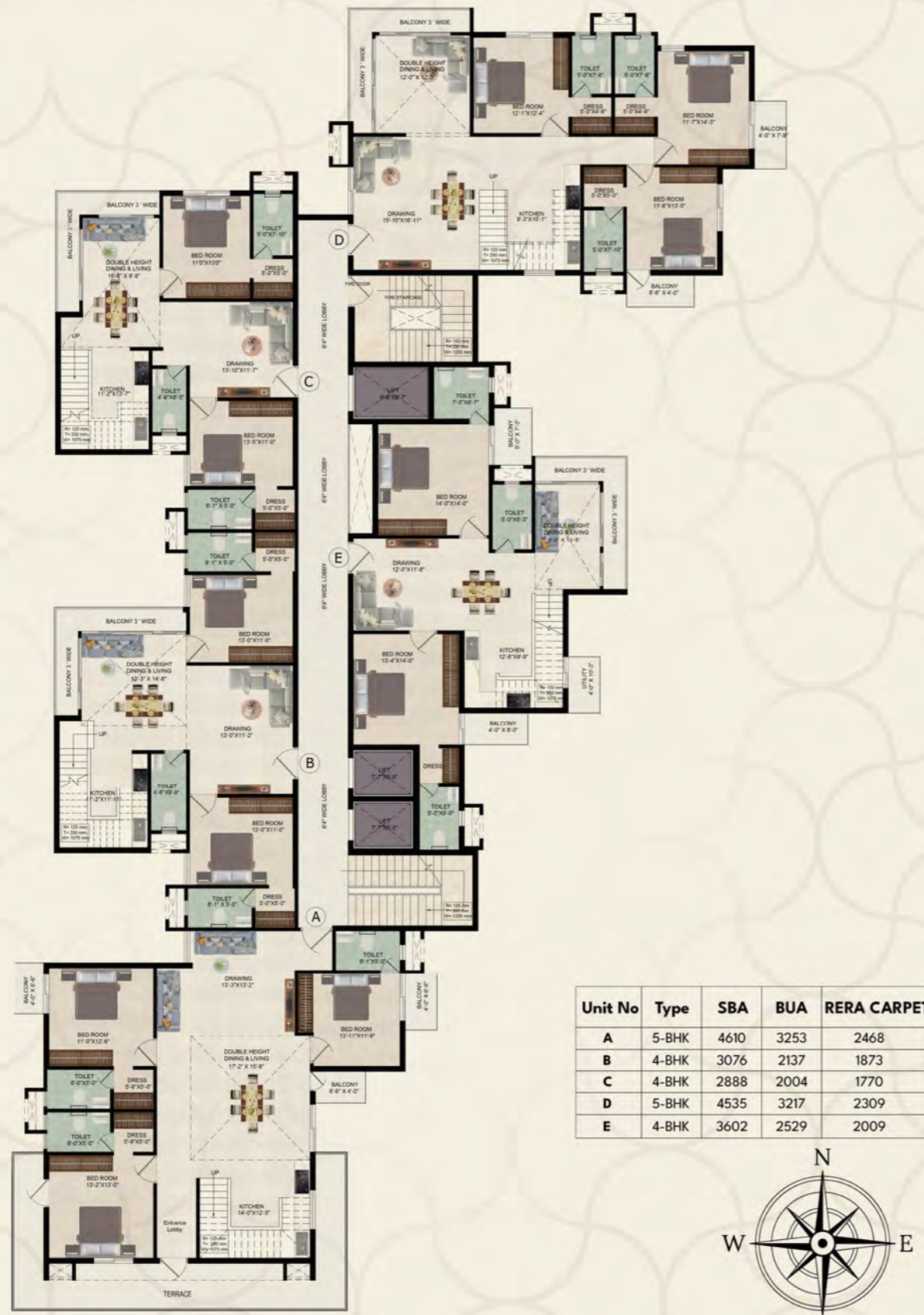


PENT HOUSE LEVEL 1

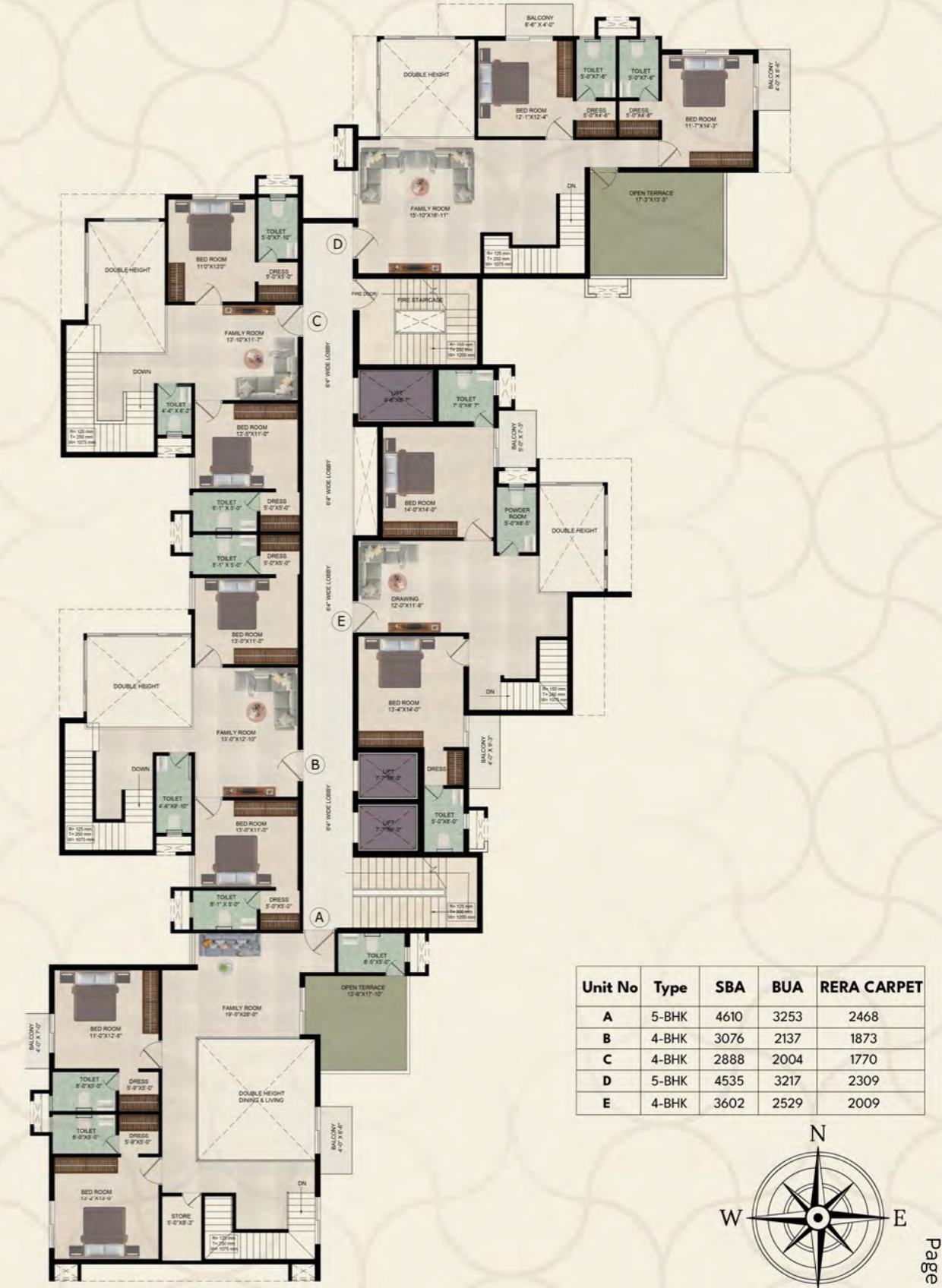
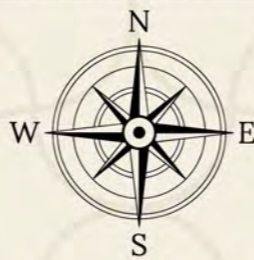
12TH FLOOR

PENT HOUSE LEVEL 2

13TH FLOOR



Unit No	Type	SBA	BUA	RERA CARPET
A	5-BHK	4610	3253	2468
B	4-BHK	3076	2137	1873
C	4-BHK	2888	2004	1770
D	5-BHK	4535	3217	2309
E	4-BHK	3602	2529	2009



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ROOF





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Disclaimer Note

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