

A Dream Comes Alive



Santushfi

where peace resides



Joy

Satisfaction

Gratification

Contentment

Pure peace

A source of fulfillment

Santushfi

*Access
your
Address*



Health is the greatest possession.
Contentment is the greatest treasure.
Santushti is the greatest joy.
Come walk into your home of happiness,
your abode of joy.
Live in the land of dreams that just turned
into reality, only for you.
Welcome to your very own Santushti.



*Elevate
your
Living*

Land Area: 1.55 Acres

Basement + G + 11

No. of Blocks: 3

No. of Apartments: 104

Flat Types:

2 BHK – 11

3 BHK – 53

4 BHK – 40



2 *BHK*
1307 - 1313 sft*

3 *BHK*
1687 - 1968 sft*

4 *BHK*
2265 - 3136 sft*

* Sizes are approx



LINE TANK



OLD RANCHI UNIVERSITY

FIRYALAL

FIRYALAL CHOWK

SARJANA CHOWK



ST XAVIERS COLLEGE

DAILY MARKET



RANCHI LAKE

LOWER BAZAR

MAIN ROAD

HINDPIRI



Site

KARBALA CHOWK

CHURCH ROAD

SANIK MARKET



CHURCH COMPLEX

KONKA



CHURCH

BAHU BAZAR CHOWK

GUNGUTOLI

BAHU BAZAR

SRIRAMTOLI CHOWK

SUJATA CHOWK

SUJATA CINEMA

RANCHI CLUB



BIG BAZAR

OLD BUS STAND



FLYOVER

RAILWAY STATION



BIRSA RAILWAY STADIUM



TO HAZARIBAGH

LALPUR CHOWK

BHARATAPURI

PURULIA ROAD

ST XAVIERS ROAD

DANGRATOLI CHOWK

DANGRATOLI

KANTATOLI CHOWK

TO HAZARIBAGH

TO JAMSHEDPUR

NEW BUS STAND



Spot your locale

Santushti provides easy access and parking for residents. It is located in the heart of Ranchi and is in close proximity to University, Stadium, Market Complexes and Entertainment Zones. Bus stand & Railway Station within 1/2 KM distance





Savour the Luxuries

An abundance of luxury to ensure the best of accommodation

Exclusive modern **Facade**

Grand entrance with landscaped driveway

6 exclusive stainless steel **Automatic lifts** of which 3 are large enough for stretchers

Integrated **Security surveillance** system of common areas

Landscaped garden with **Children's play area**

Air-conditioned **Community hall, Gymnasium and Club house**

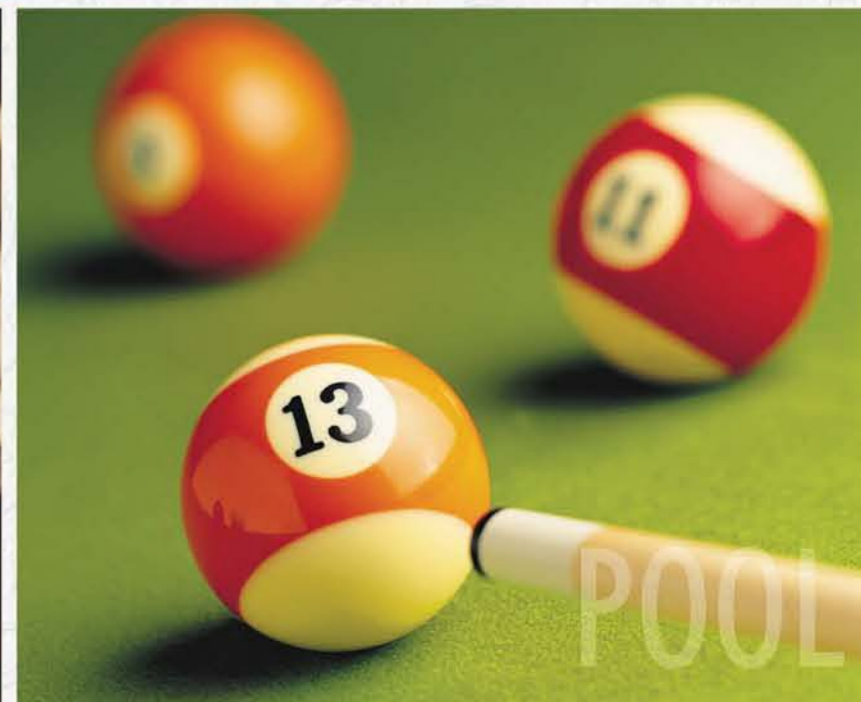
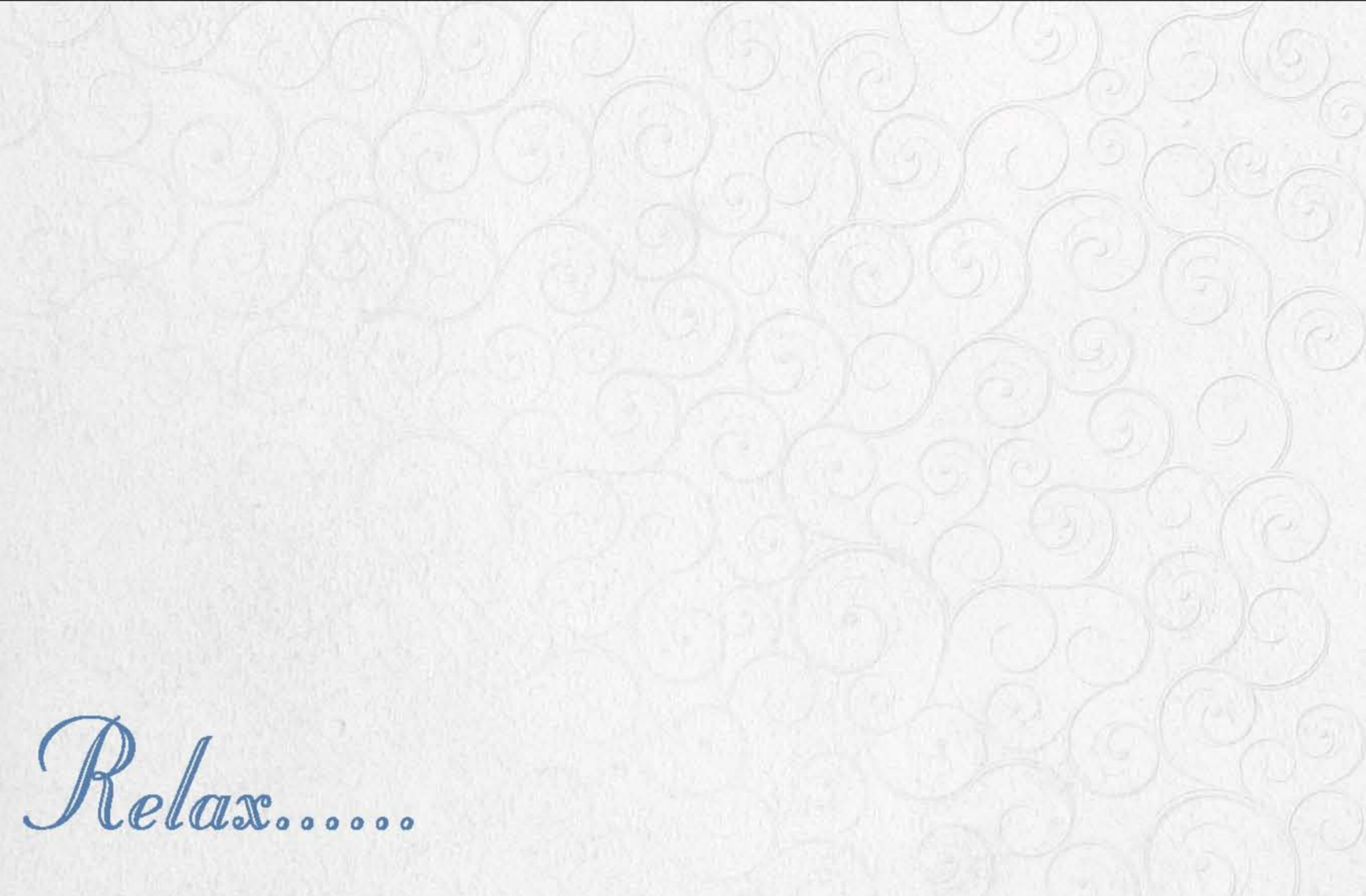
Efficient fire-fighting equipment and fire escape stairways

Sufficient **Car parking** space

3 Deep tube wells for adequate water supply

DG back up with extra cost for uninterrupted power supply

Rain water harvesting



..Refresh

A delightful plethora of recreation awaits you for a great time back home.

CLUB HOUSE

Swimming pool | Gymnasium | Indoor games | Community hall

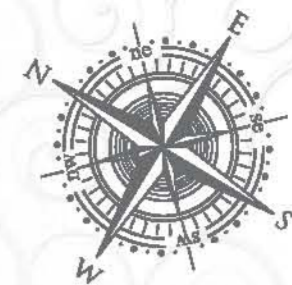


Ground Floor Plan



Block - A

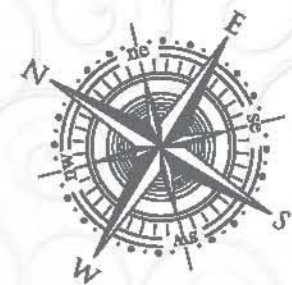
(1, 3, 5, 7, 9 & 11) Floor Plan



A-BLOCK (1st/3rd/5th/7th/8th/9th/11th floor)		
FLAT NO.	TYPE OF FLAT	SALEABLE AREA
101/301/501/ 701/901/1101	3 BHK	1703
102/302/502/ 702/902/1102	3 BHK	1698
103/303/503/ 703/903/1103	2 BHK	1307
104/304/504/ 704/904/1104	3 BHK	1687

Block - A

(2,4,6,8 & 10) Floor Plan



A-BLOCK
(2nd/4th/6th/8th/10th floor)

FLAT NO.	TYPE OF FLAT	SALEABLE AREA
201/401/601/ 801/1001	3 BHK	1697
202/402/602/ 802/1002	3 BHK	1692
203/403/603/ 803/1003	2 BHK	1313
204/404/604/ 804/1004	3 BHK	1693

Block - B

(1) Floor Plan



B-BLOCK
(1st floor)

FLAT NO.	TYPE OF FLAT	SALEABLE AREA
101	4 BHK	3136
102	4 BHK	3123

Block - B

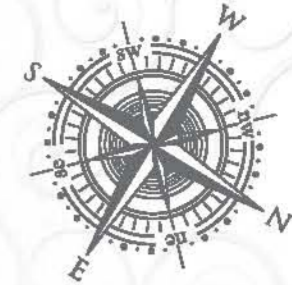
(2-10) Floor Plan



B-BLOCK (2nd/3rd/4th/5th/6th/7th/8th/9th/10th floor)		
FLAT NO.	TYPE OF FLAT	SALEABLE AREA
201/301/401/ 501/601/701/ 801/901/1001	4 BHK	2936
202/302/402/ 502/602/702/ 802/902/1002	4 BHK	2924

Block - C

(1) Floor Plan

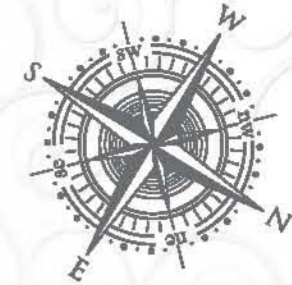


C-BLOCK
(1st floor)

FLAT NO.	TYPE OF FLAT	SALEABLE AREA
101	3 BHK	1960
102	3 BHK	1962
103	4 BHK	2393
104	4 BHK	2392

Block - C

(2,4,6,8 & 10) Floor Plan



C-BLOCK
(2nd/4th/6th/8th/10th floor)

FLAT NO.	TYPE OF FLAT	SALEABLE AREA
201/401/601/ 801/1001	3 BHK	1964
202/402/602/ 802/1002	3 BHK	1968
203/403/603/ 803/1003	4 BHK	2267
204/404/604/ 804/1004	4 BHK	2265

Block - C

(3,5,7,9) Floor Plan



C-BLOCK
(3rd/5th/7th/9th floor)

FLAT NO.	TYPE OF FLAT	SALEABLE AREA
301/501/ 701/901	3 BHK	1960
302/502/ 702/902	3 BHK	1962
303/503/ 703/903	4 BHK	2267
304/504/ 704/904	4 BHK	2266

Basement Floor Plan



SPECIFICATIONS

Main structure

Foundation structure

RCC framed structure designed as per the seismic requirement as stipulated by BIS codes.

Walls

As per design of the architect.

Staircase/common area

Floor – good quality marble/Tiles.

Walls – superior quality paint.

Railing – Well designed steel railing.

Flooring

Living room/Dining room/Other bedrooms

Vitrified Tiles of superior quality.

Master bedroom

Vitrified tiles/ laminated wooden textured board of superior quality.

Utility room

Vitrified / non skid Tiles of superior quality.

Kitchen

Flooring

superior quality non skid Tiles.

Counter

Superior quality granite slab.

Dado

Superior quality glazed tiles.

Water connection

Provision for water lines with good quality UPVC pipe with joints and valves of reputed make.

Fittings / fixtures

SS sink and fixtures of reputed make.

Toilets

Flooring

Vitrified/ non skid Tiles.

Basin

Basin of superior quality.

Wall finish

Vitrified/ glazed ceramic Tiles up to Door height.

Water connection

Provision for water lines with good quality UPVC pipe, joints and valves of reputed make.

Sanitaryware

Superior quality sanitaryware and fittings of reputed make.

CP-fittings / fixtures / accessories

Reputed make.

Wall / ceiling finish

Plaster of paris.

Doors

Superior quality Flush Doors.

External glazing

Windows – 3 track sliding Aluminium Windows with SS Net.

Electrical

Fixture/ fittings of reputed make.

DG power back up with extra cost.

Wiring

Concealed ISI marked fire resistant copper wiring in PVC conduit pipe.

Communication / security

Telephone

Prewired upto one no telephone point in individual apartment as per architect's specifications.

Cable/DTH

Prewired upto living room and bed rooms for cable/DTH television in individual apartment.

Security system

Security surveillance system of common areas.

Intercom connecting each apartment to the security desk.

Fire fighting system

As per design of the fire consultants and safety rules and regulations.

Water supply

Deep tube well

3 deep tube wells for water supply.

*Indulge
in Quality*

At Santushti you are offered a successful lifestyle equipped with every comfort that you need to make living a real pleasure.



Meet the Makers



Pranami Estates Private Limited has been formed by two eminent Real Estate developers of Ranchi namely Pranami Group and Lohia Group.

The company has been formed with a vision to provide top quality residential and commercial premises to individuals as per their needs and aspirations, using highest standards of the industry maintaining professionalism, ethics and quality customer service justifying the appropriate use of the hard earned money of the aspirants with complete satisfaction.

Pranami Estates Pvt. Ltd. is continuously moving forward towards excellence by adopting latest technologies, innovations and specialized services in various fields of construction activities employing well qualified and experienced personnel and focusing on greener, brighter and healthier practices in its structures. Equal emphasis is being accorded to develop adequate human resources pool through a centrally organized HR department and meeting statutory needs of various compliances needed in this Industry.

Pranami Group established in the year 2002 by its visionary founder and Chairman Shri Bijay Kumar Agarwal is today a name to be reckoned with, securing status of one of the fastest growing Real Estate Construction Company in Jharkhand.

The Group has completed many projects in the recent past. A few prestigious amongst them are M.R.Tower, H.P.Chambers, Pranami Arcade, Mangal Kunj Apartment, Mangal Tower, Pulsar Plaza, Paramsukh Apartment and Mangaldeep Apartment. Prestigious amongst the ongoing projects are Green View Heights, Green Residency, Estate Plaza, R.S.Tower and Krishna Residency. All these are multistoried housing projects with all modern amenities. Various projects are likely to come up in near future, noteworthy amongst them a multistory and multi-tower project in the outskirts of Ranchi.

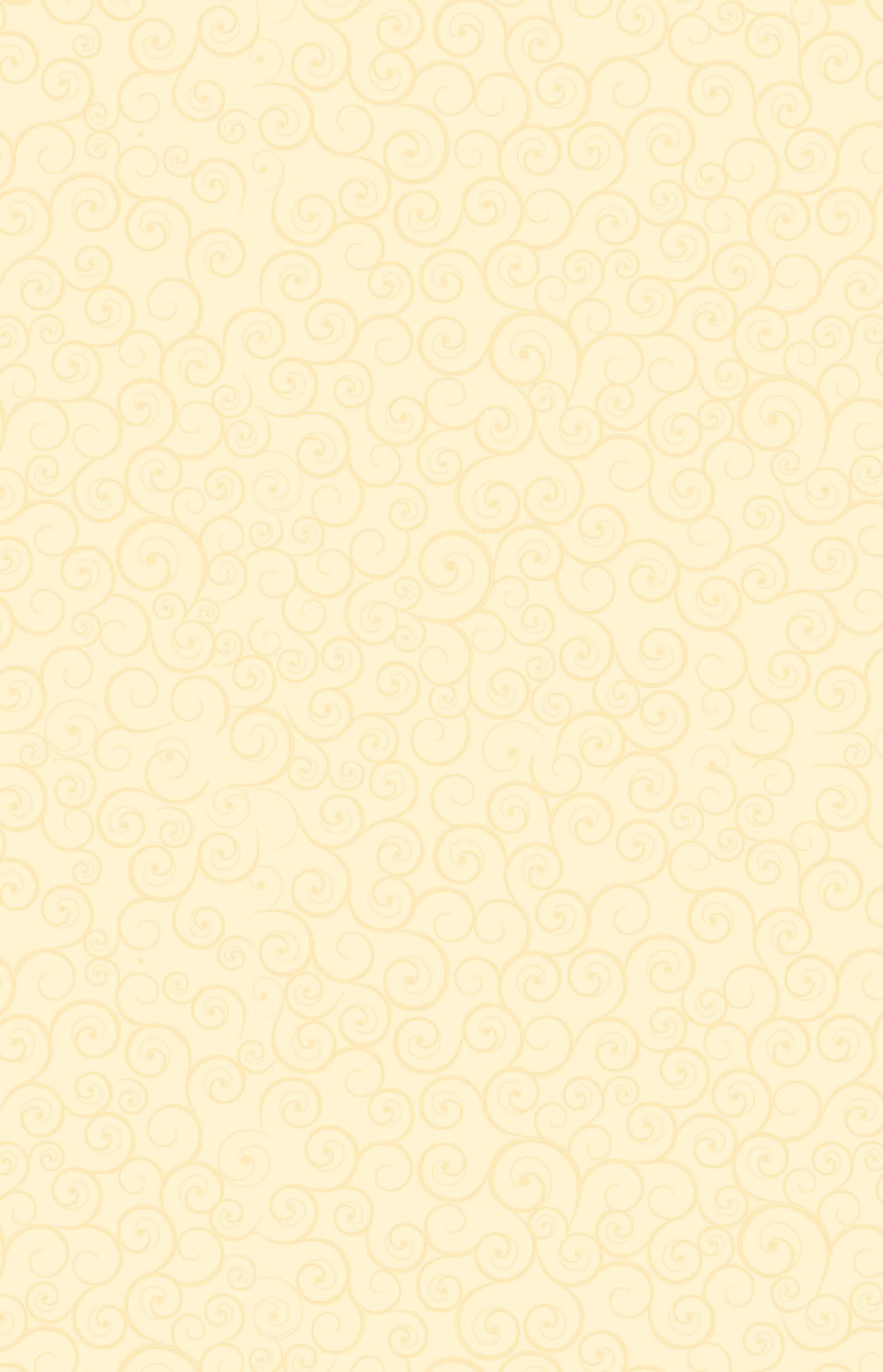
The Group has active participation in promoting educational programs and philanthropic activities too.

Pranami Group is gearing up & looking forward to acquire projects at various other locations in the country to enroll them at national level.

Lohia Group being one of the oldest business houses of Jharkhand, the Lohias have excelled in the field of real estate, mining, ferro alloys and other industries since the last 50 years. The company is headed by Mr. Sushil lohia. He is an engineering graduate from BIT Meshra, Ranchi and has vast experience executing prestigious construction and housing projects in Ranchi. Mr. Samir Lohia is a highly reputed young and dynamic entrepreneur and is successfully running various industries and enterprises in the state. He enjoys a unique social standing and his proven leadership quality shall greatly enhance the value of this project.

The group has constructed some very prestigious buildings in Ranchi like Ridhiman, a residential building on Kanke Road, Crosswindz, a high end commercial building in the heart of the city and Madgul Habitat (under construction), a residential building which will become a landmark in the city, just to name a few. .







Site

Santushti

where peace resides

Vikrant Chowk, Church Road, Ranchi, Jharkhand

Developer



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