



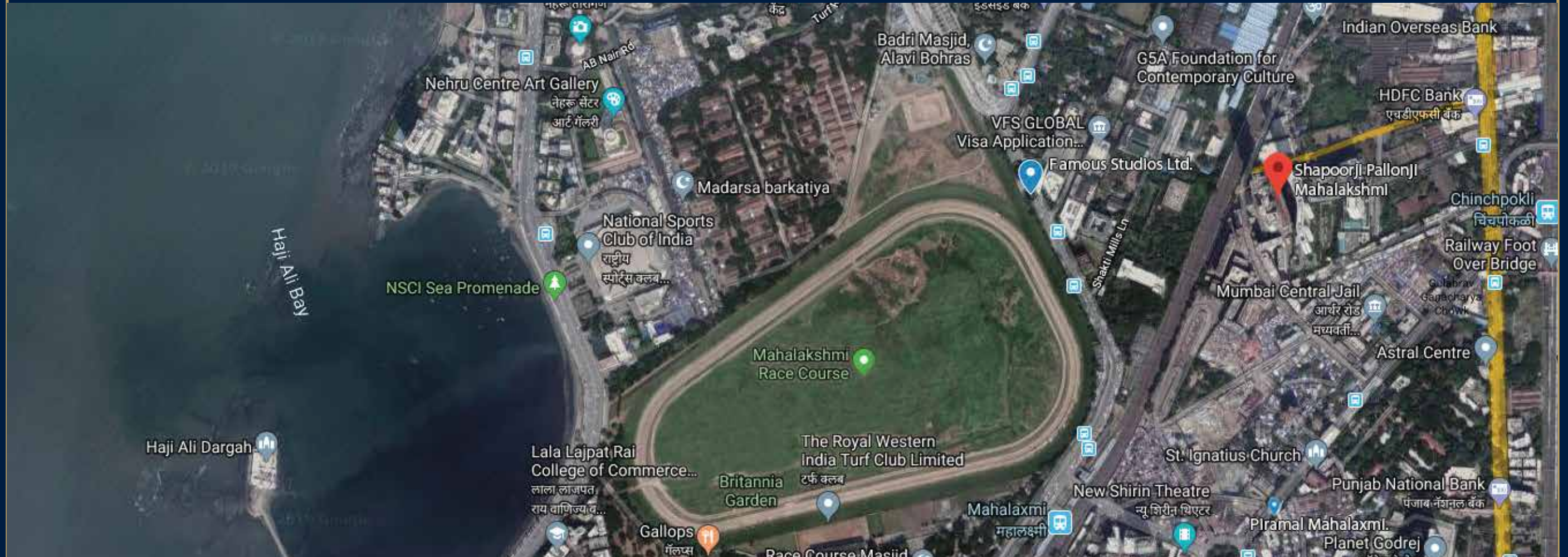
# The Minerva

# THE NEIGHBOURHOOD STORY



South Mumbai epitomises the true spirit of the city and is an upmarket locale, bustling with the finest art galleries, museums, restaurants and hotspots. Moreover, the presence of iconic landmarks simply add to the grandeur of this premium destination.

# LOCATION MAP



The Minerva is undisputedly in the heart of all the action.

Disclaimer: Map not to scale. The map depicts only selected landmarks and does not depict all the surroundings to the project.

## LOCATION HIGHLIGHTS

Mahalakshmi Racecourse 3.0 km

Willingdon Club 3.4 km

Breach Candy Club 4.3 km

NSCI Club 4.3 km

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Palladium 3.5 km

Atria Mall 4.9 km

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The St. Regis 3.3 km

Four Seasons Hotel 3.5 km

Wockhardt Hospital 2.2 km

Sir H. N. Reliance Foundation Hospital 4.3 km

Jaslok Hospital 4.8 km

Breach Candy Hospital 5.0 km

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Aditya Birla World Academy 4.0 km

Hill Spring International School 4.3 km

DY Patil International School 4.4 km

Disclaimer: Estimated travel distance.

## A DIVERSE SOCIETY



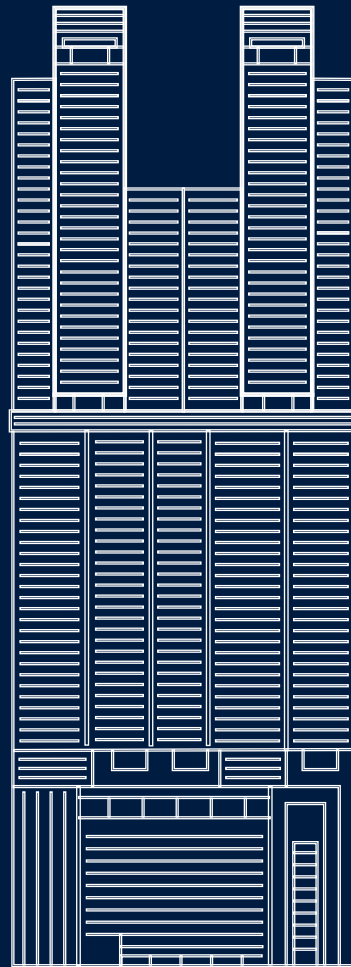
Minerva plays host to residents that are part of a progressive and cosmopolitan society. We're as discerning as our valued customers, to create a distinct lifestyle that resonates luxury with understated class and elegance.

# AMENITIES



Distributed across multiple levels in the building, The Minerva is host to various amenities and services that cater to customer requirements, well-being and recreation.

# AMENITIES AND FEATURES



- Grand Triple Height Air Conditioned Lobby
- Large Waiting Area near Lobby
- Wi-Fi Network
- Swimming Pool with Temperature Control
- Kids' Pool
- Fully Equipped Gym
- Steam and Jacuzzi
- Gazebos
- Cricket Pitch
- Basketball Nets
- Jogging Track
- Banquet Hall/Multipurpose Hall
- Crèche
- Sit Outs for Senior Citizens
- Centralised Car Wash Facility

The purpose of this presentation is to indicate to the customers, the range of the amenities and facilities that may come up in the project, as per the present approved layout. Some of the common amenities and facilities shown, will be completed along with the completion of all phases in the project.

# PROJECT HIGHLIGHTS

- Land Area- 2 Acres
- Storeys- 90
- One of the tallest towers in India
- Towers- 2
- Wings - A & A1
- Altitude - 294 Metres
- Apartment on Each Floor- 3 Per Wing
- 90 degree views of the Mahalakshmi racecourse
- Ultra-luxurious 3.5 and 4 BHK apartments
- Apartments offering one of the largest infinity decks
- Amenities Space - 1.5 Acres





# EAST VIEW



Actual view from higher floors, which may vary basis the apartment location. This view may not be perpetual.

# WEST VIEW



Actual view from higher floors, which may vary basis the apartment location. This view may not be perpetual.

# NORTH VIEW



Actual view from higher floors, which may vary basis the apartment location. This view may not be perpetual.

# SOUTH VIEW



Actual view from higher floors, which may vary basis the apartment location. This view may not be perpetual.

# NIGHT VIEW - NORTH



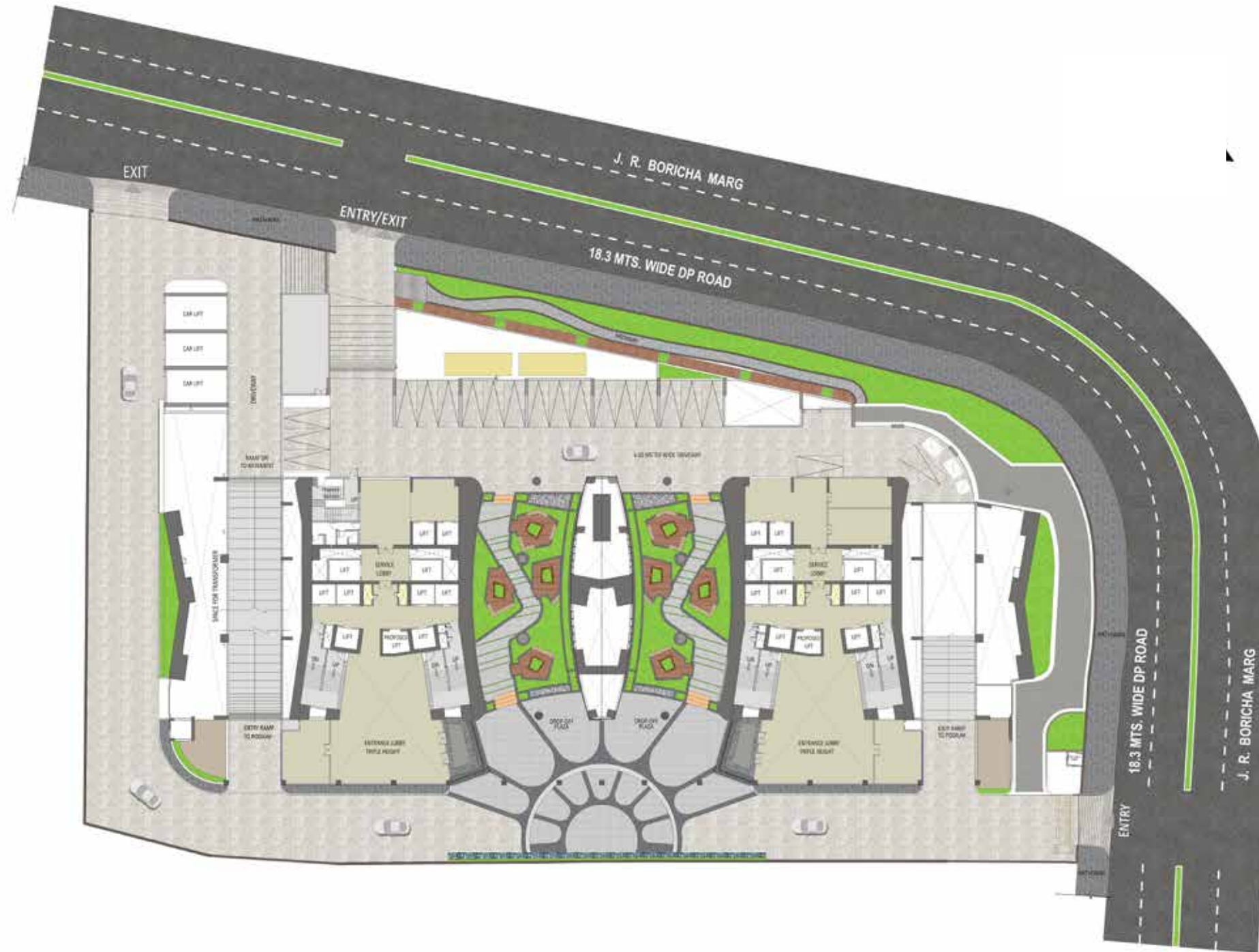
Actual view from higher floors, which may vary basis the apartment location. This view may not be perpetual.

# NIGHT VIEW - SOUTH

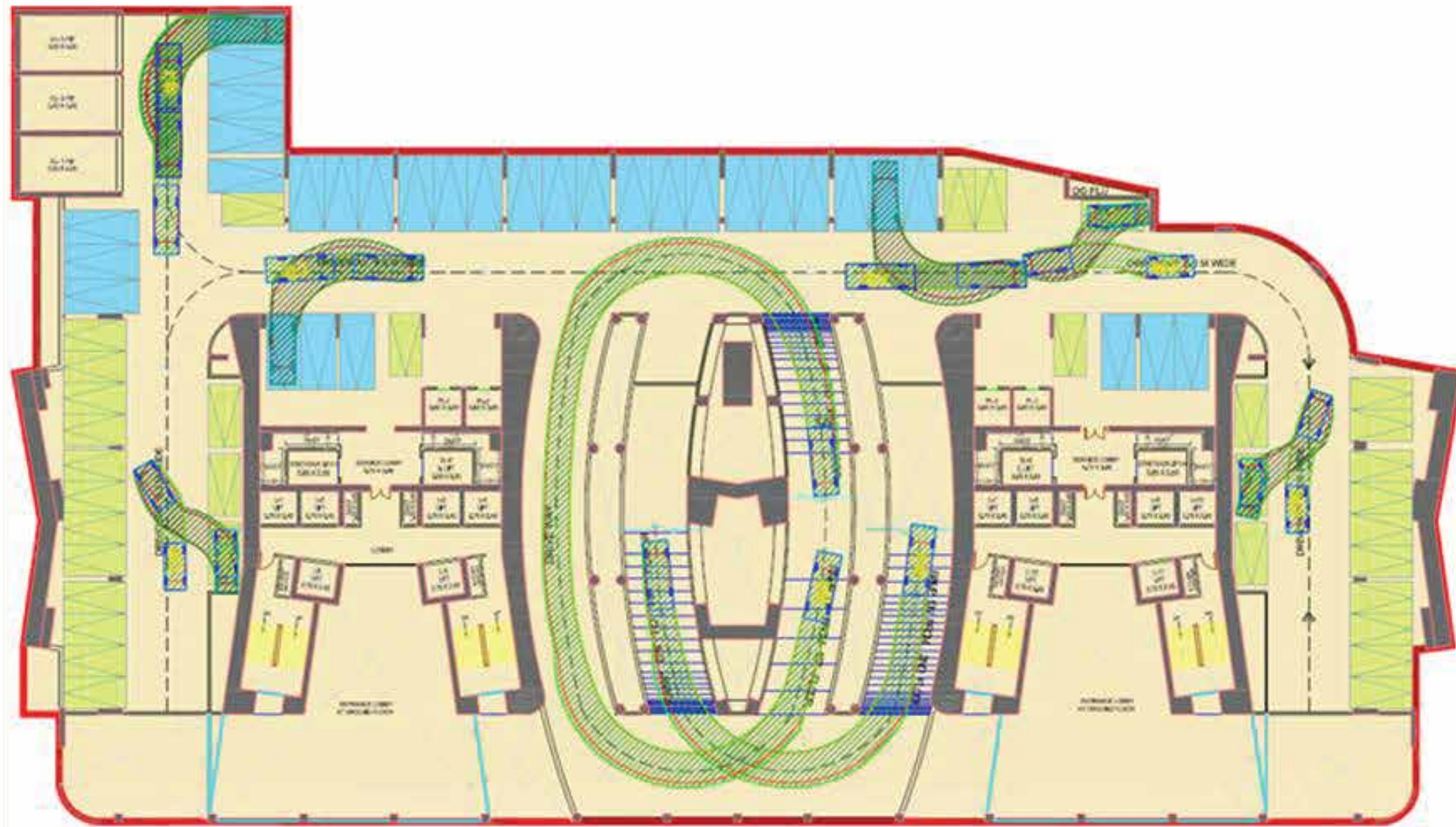


Actual view from higher floors, which may vary basis the apartment location. This view may not be perpetual.

# MASTER PLAN



# TYPICAL PODIUM FLOOR (PROPOSED PLAN)

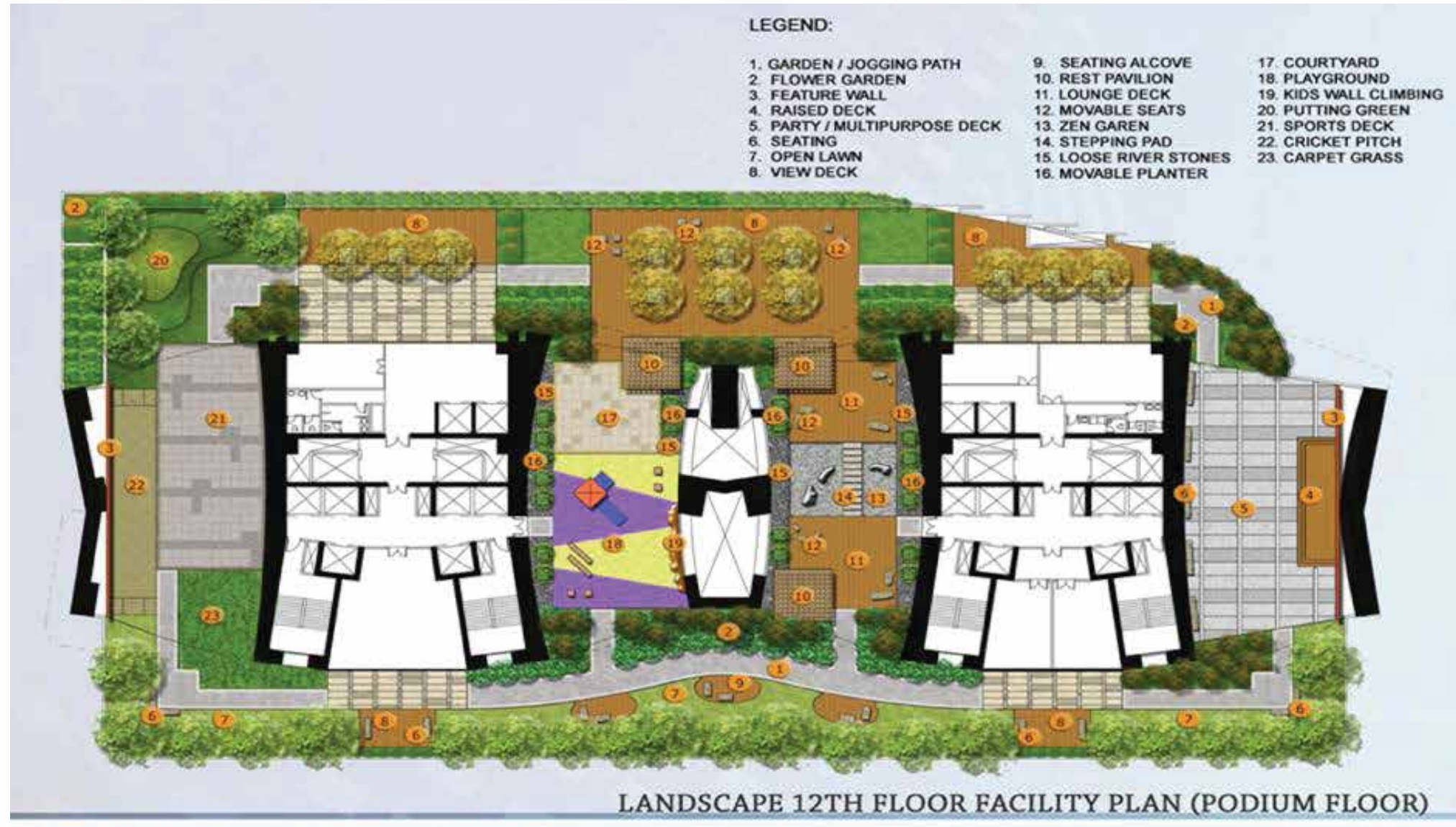




# 11TH FLOOR (PROPOSED PLAN)



# 12TH FLOOR (PROPOSED PLAN)

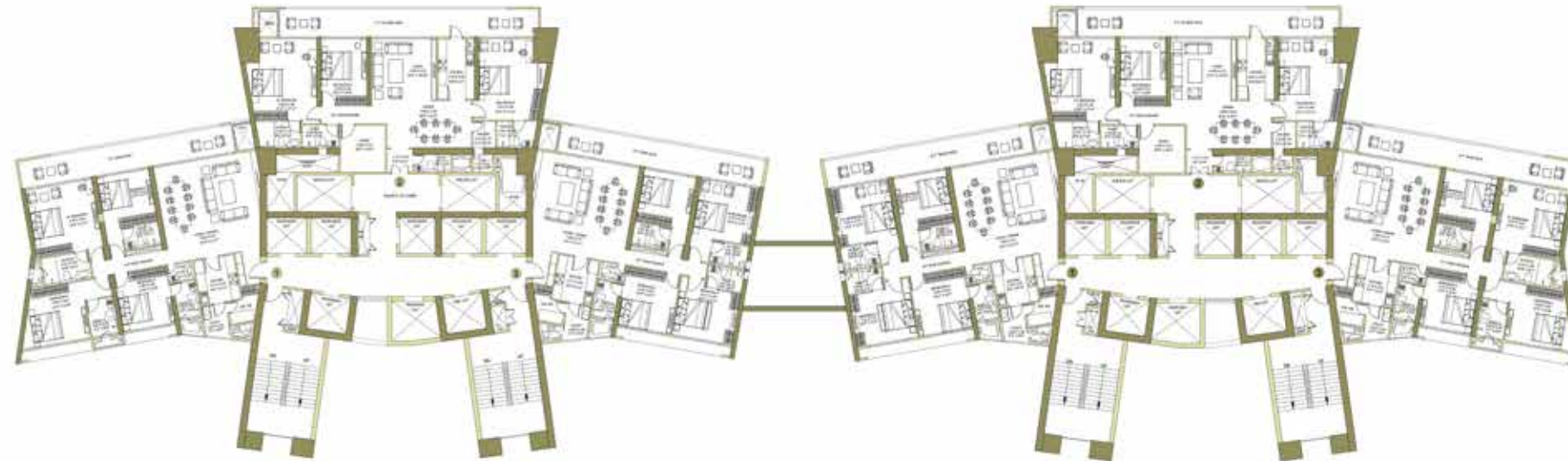


# TYPICAL FLOOR PLAN

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)

WING A

WING A1



FLAT NO.	RERA CARPET AREA		DECK AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT
1	171.40	1845	27.03	291
2	159.05	1712	32.14	346
3	161.74	1741	25.82	278

FLAT NO.	RERA CARPET AREA		DECK AREA	
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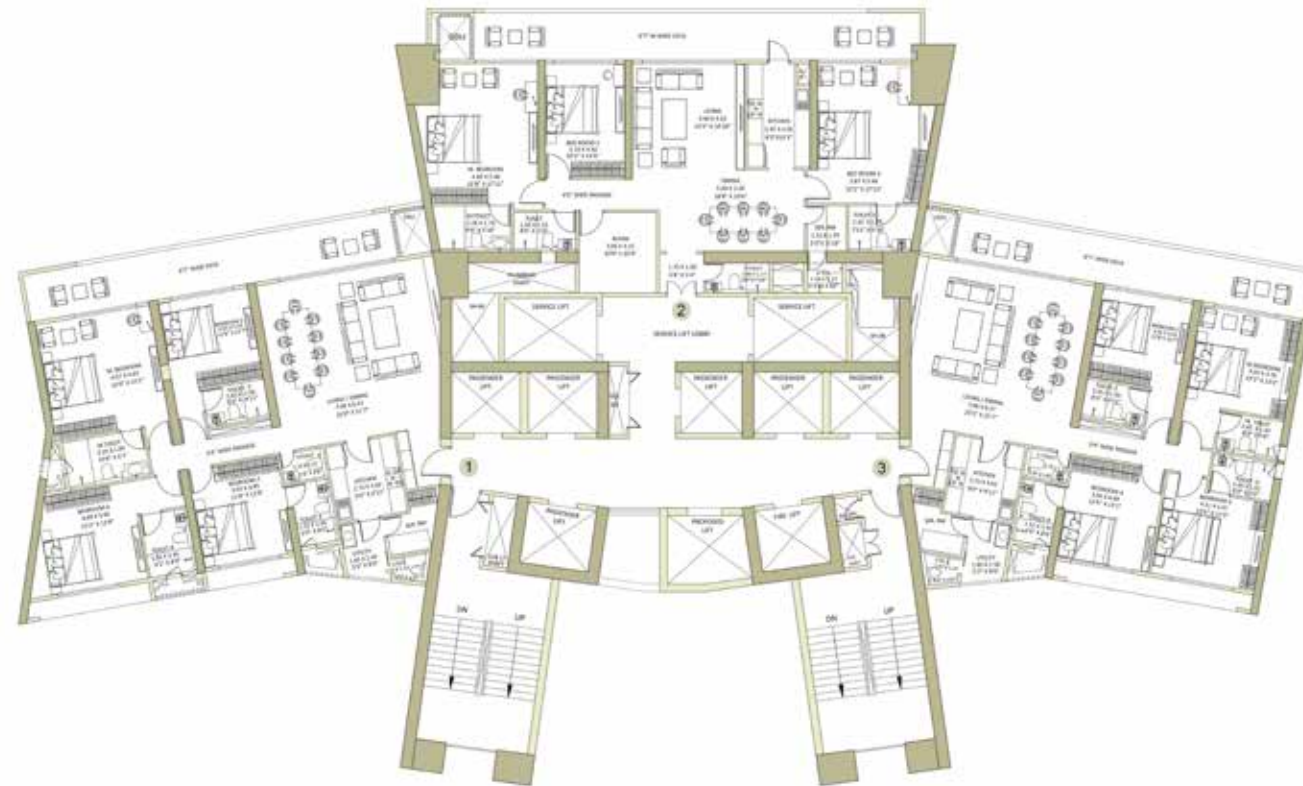
Minerva Project MahaRERA Registration No. P51900008204. For more details, visit - <https://maharera.mahaonline.gov.in>



The promoter Lokhandwala Kataria Construction Pvt. Ltd., is a group company of Mr. M. A. Lokhandwala and is not in any way connected with Lokhandwala Construction Industries Pvt. Ltd./Lokhandwala Builders Pvt. Ltd. or their group companies. The project is funded by and mortgaged to Indiabulls Housing Finance Ltd. The images, furniture, features, etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer. This printed material does not constitute an offer and/or contract of any type. The purpose of this brochure/booklet/prospectus/advertisement is to indicate to the customers, the range of the amenities and facilities that may come up in the project, as per the present approved layout. Any prospective sale shall be governed by the terms, and agreement for sale to be entered into between the parties. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial advisors, thoroughly verify all details/documents pertaining to the project. All Dimensions mentioned in a floor plans are maximum length/breadth dimensions of the respective rooms. "Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions/column/finishing. All these dimension are unfinished structural dimension. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only".

# TYPICAL FLOOR PLAN - WING A

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)

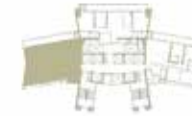
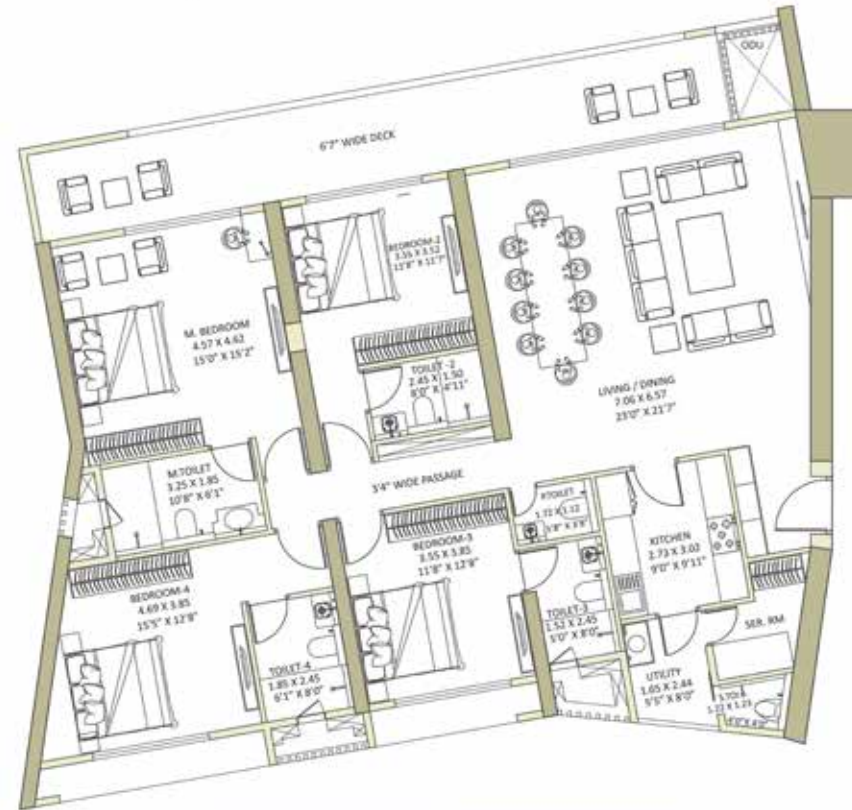


FLAT NO.	RERA CARPET AREA		DECK AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT
1	171.40	1845	27.03	291
2	159.05	1712	32.14	346
3	161.74	1741	25.82	278



# UNIT PLAN WING A FLAT NO. 1

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)

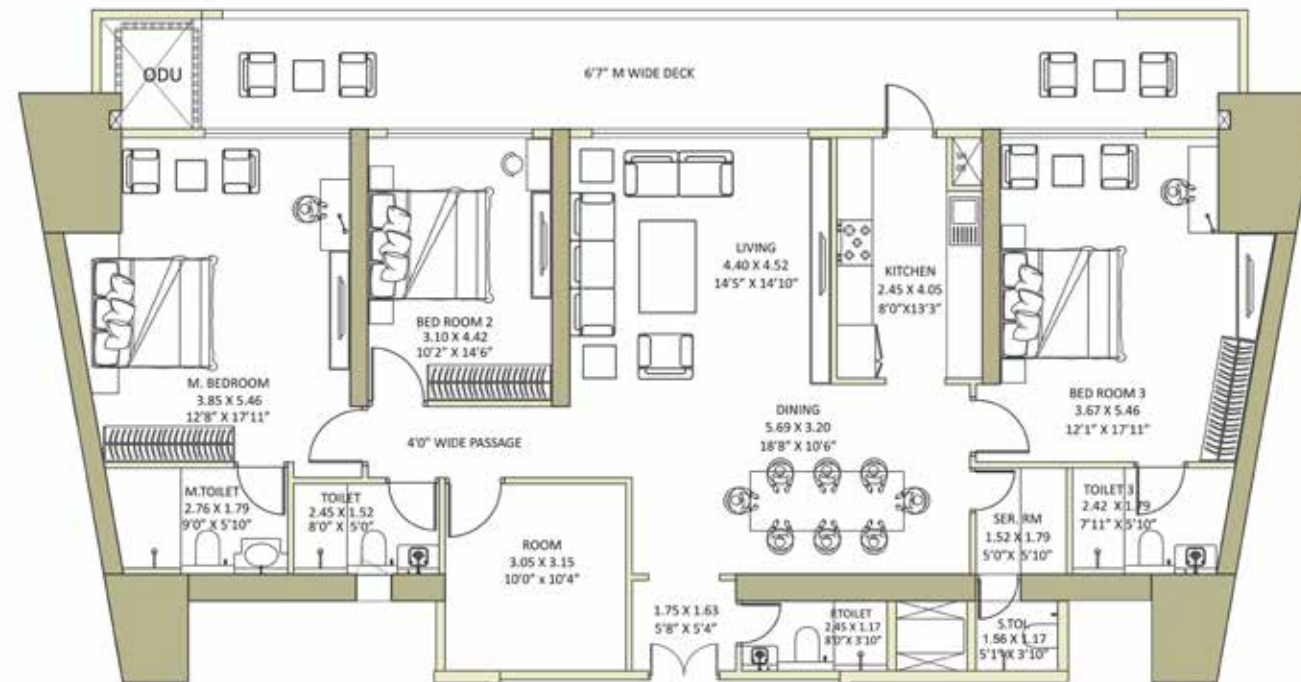


RERA CARPET AREA		DECK AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT
171.40	1845	27.03	291



# UNIT PLAN WING A FLAT NO. 2

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)



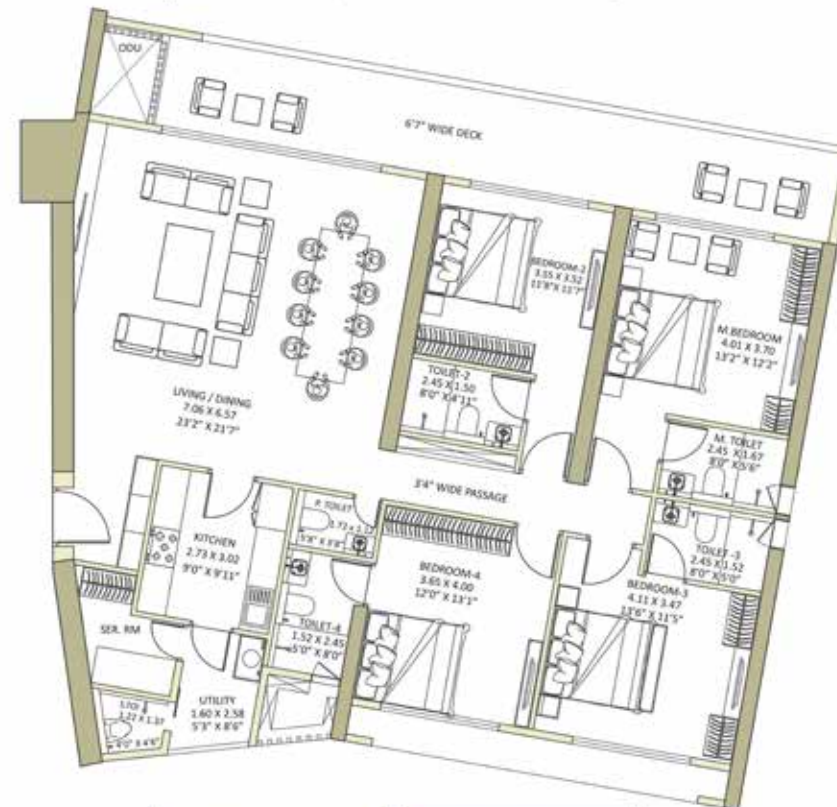
RERA CARPET AREA	
SQ.M	SQ.FT
159.05	1712

DECK AREA	
SQ.M	SQ.FT
32.14	346



# UNIT PLAN WING A FLAT NO. 3

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)

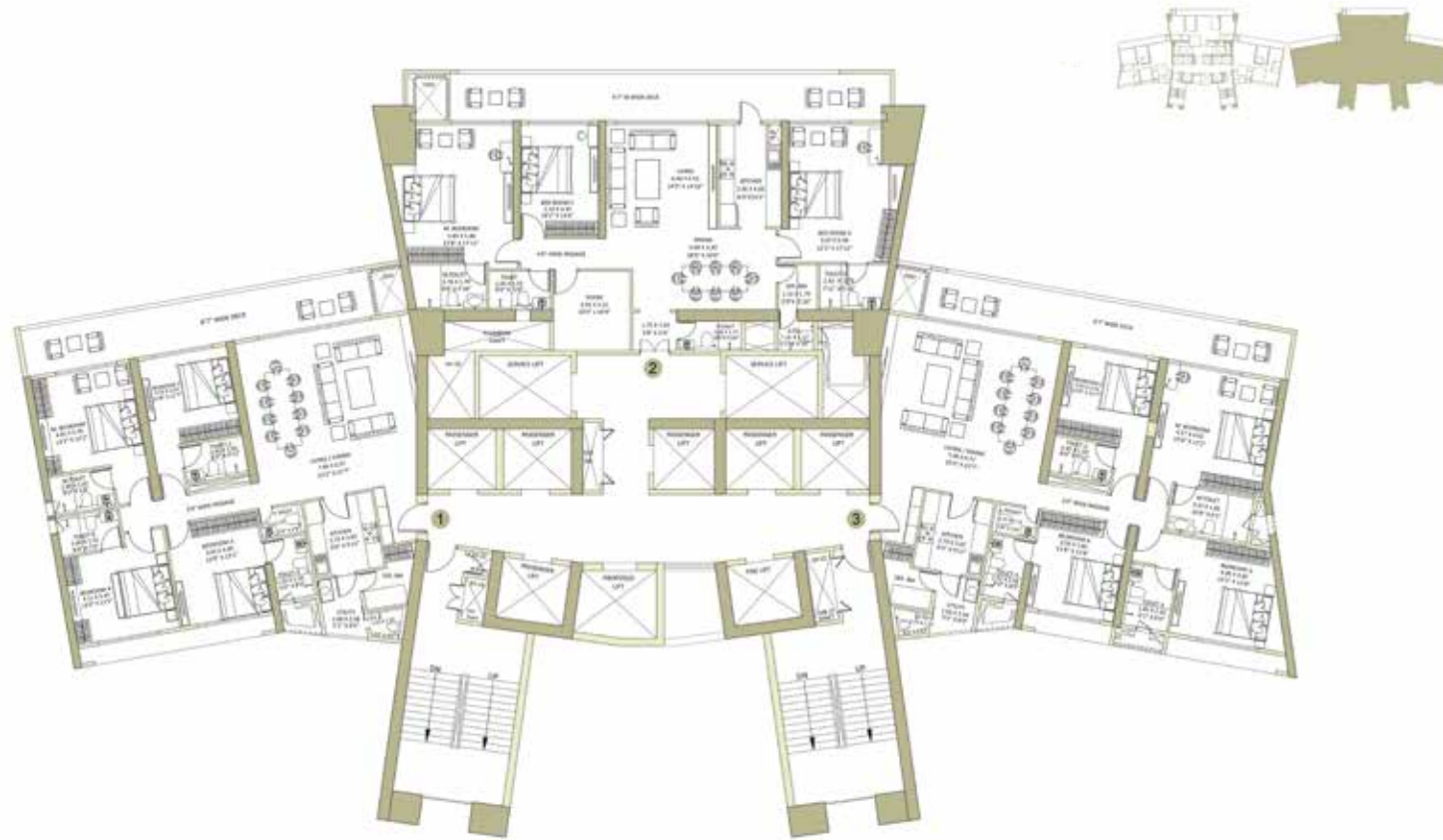


RERA CARPET AREA		DECK AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT
161.74	1741	25.82	278



# TYPICAL FLOOR PLAN - WING A1

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)



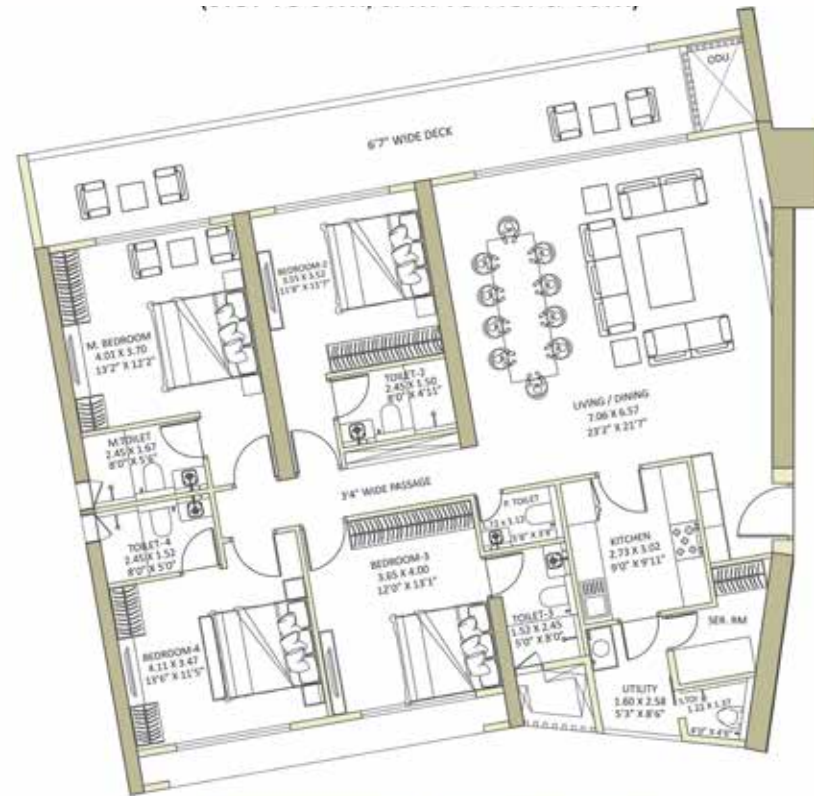
FLAT NO.	RERA CARPET AREA		DECK AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT
1	161.74	1741	25.82	278
2	159.05	1712	32.14	346
3	171.40	1845	27.03	291





# UNIT PLAN WING A1 FLAT NO. 1

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)

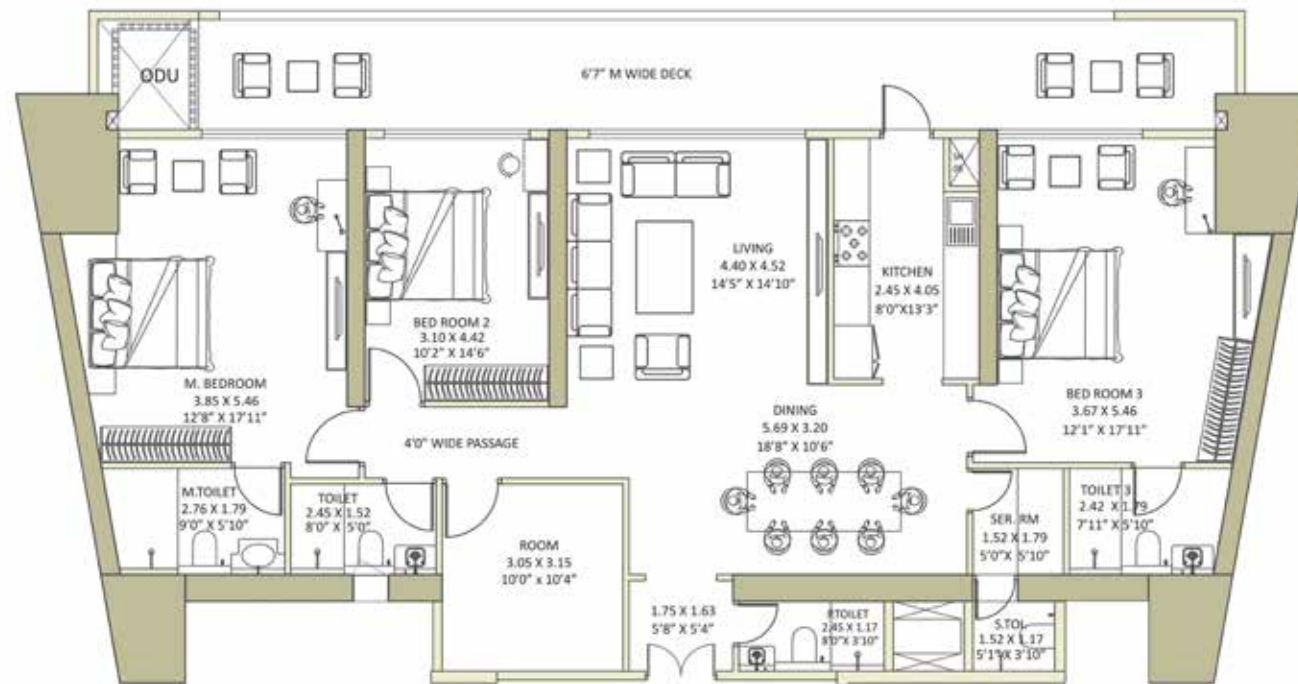


RERA CARPET AREA		DECK AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT
161.74	1741	25.82	278



# UNIT PLAN WING A1 FLAT NO. 2

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)



RERA CARPET AREA		DECK AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT
159.05	1712	32.14	346



# UNIT PLAN WING A1 FLAT NO. 3

(61<sup>ST</sup> TO 64<sup>TH</sup>, 67<sup>TH</sup> TO 71<sup>ST</sup> & 76<sup>TH</sup>)



RERA CARPET AREA		DECK AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT
171.40	1845	27.03	291



## APARTMENT DETAILS – WING A

- Unit No 01- 1845 Sq.ft. + 291 Sq.ft. Deck = 2136 Sq.ft. Total Carpet (4BHK)

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- Unit No 02- 1712 Sq.ft. + 346 Sq.ft. Deck = 2058 Sq.ft. Total Carpet (3.5BHK)

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- Unit No 03- 1741 Sq.ft. + 278 Sq.ft. Deck = 2019 Sq.ft. Total Carpet (4BHK)

## APARTMENT DETAILS – WING A1

- Unit No 01- 1741 Sq.ft. + 278 Sq.ft. Deck = 2019 Sq.ft. Total Carpet (4BHK)

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- Unit No 02- 1712 Sq.ft. + 346 Sq.ft. Deck = 2058 Sq.ft. Total Carpet (3.5BHK)

---

- Unit No 03- 1845 Sq.ft. + 291 Sq.ft. Deck = 2136 Sq.ft. Total Carpet (4BHK)

1 sq. m = 10.76 sq. ft



## PARTNERS

Architectural Design

**Architect Hafeez Contractor**

Architect of Record

**Spaceage Consultants**

Interior Design

**HBA, Singapore**

Structural Design

**J + W Consultants**

Construction Contractor

**Larsen and Toubro**

Landscape Designing

**Site Concepts International, Hong Kong**

Wind Engineering

**RWDI, Canada and Windtech, Singapore**

Façade Consultant

**BES Consultants Pte Ltd., Singapore**

MEP Consultant

**INGSOPHY**

Traffic Engineering

**Systra MVA**

Vertical Transportation

**Lerch Bates**

Lighting Design

**Ministry of Light**

**SITE ADDRESS:**

**Minerva Road, Mahalakshmi, Mumbai 400011**

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Minerva Project MahaRERA Registration No. P51900008204. For more details, visit - <https://maharera.mahaonline.gov.in>

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**Disclaimer:** The promoter Lokhandwala Kataria Construction Pvt. Ltd., is a group company of Mr. M. A. Lokhandwala and is not in any way connected with Lokhandwala Construction Industries Pvt. Ltd./Lokhandwala Builders Pvt. Ltd. or their group companies. The project is funded by and mortgaged to Indiabulls Housing Finance Ltd. The images, products, features, etc. shown, are illustrations and for representation only and are not part of the flat to be sold to the customer. This printed material does not constitute an offer and/or contract of any type. The purpose of this brochure/booklet/prospectus/advertisement is to indicate to the customers, the range of the amenities and facilities that may come up in the project, as per the present approved layout. Any prospective sale shall be governed by the terms, and agreement for sale to be entered into between the promoter and customer. Before making a decision to purchase, customers are requested to independently, either directly or through the customers' legal/financial advisors, thoroughly verify all details/documents pertaining to the project.