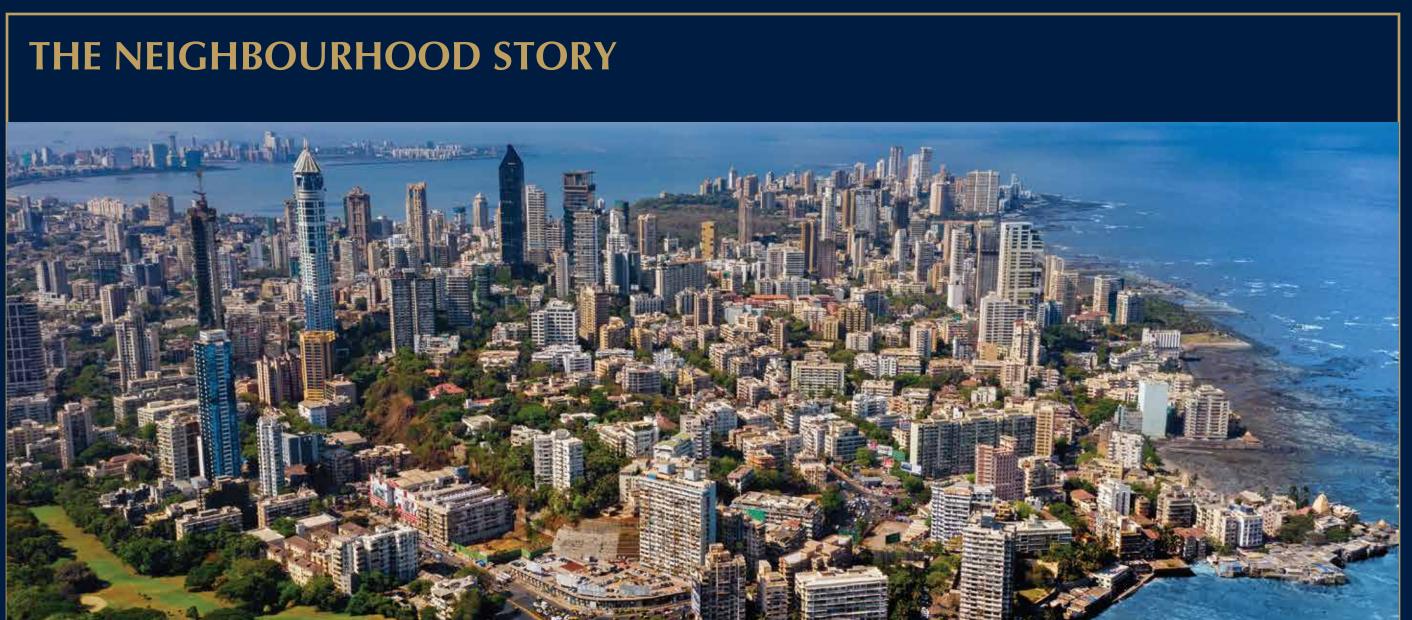
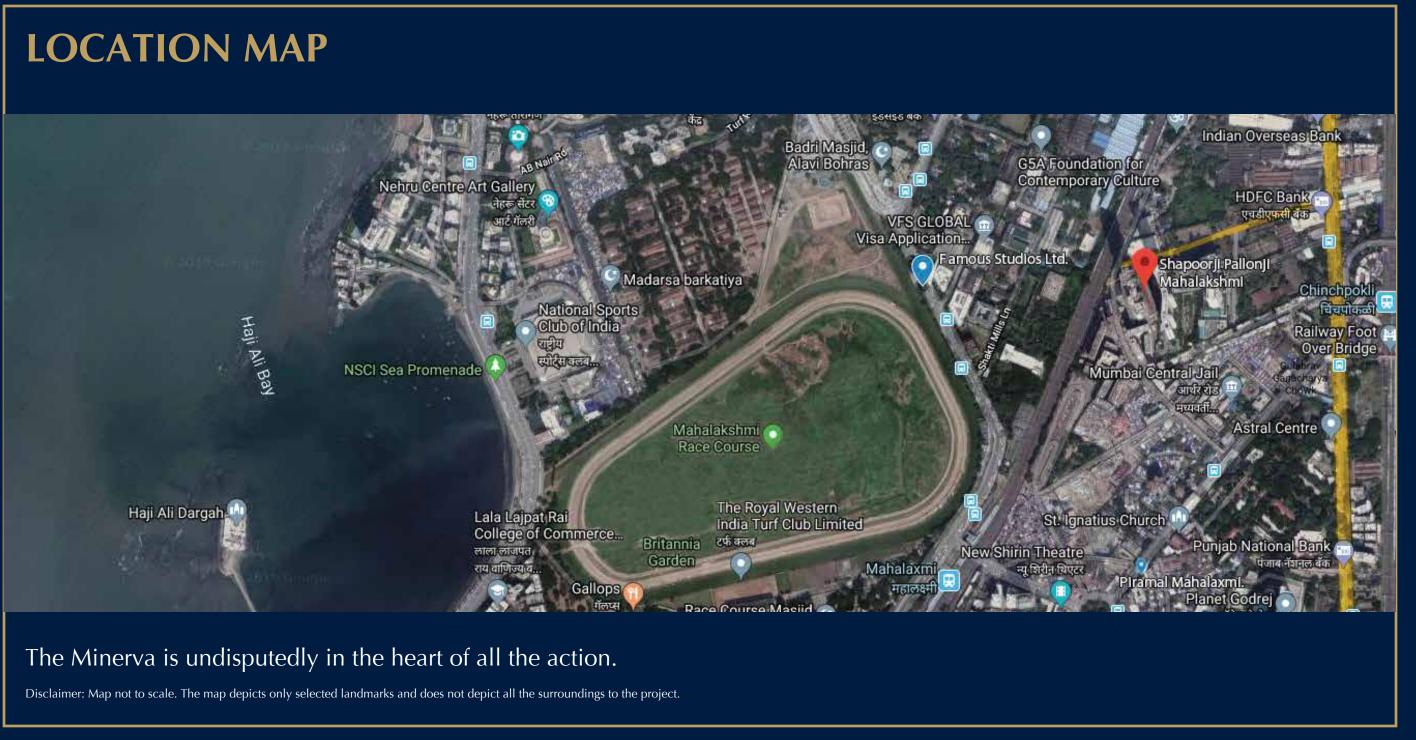
The Minerva





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.

Stock image, for representation purpose only



Source - Internet

LOCATION HIGHLIGHTS

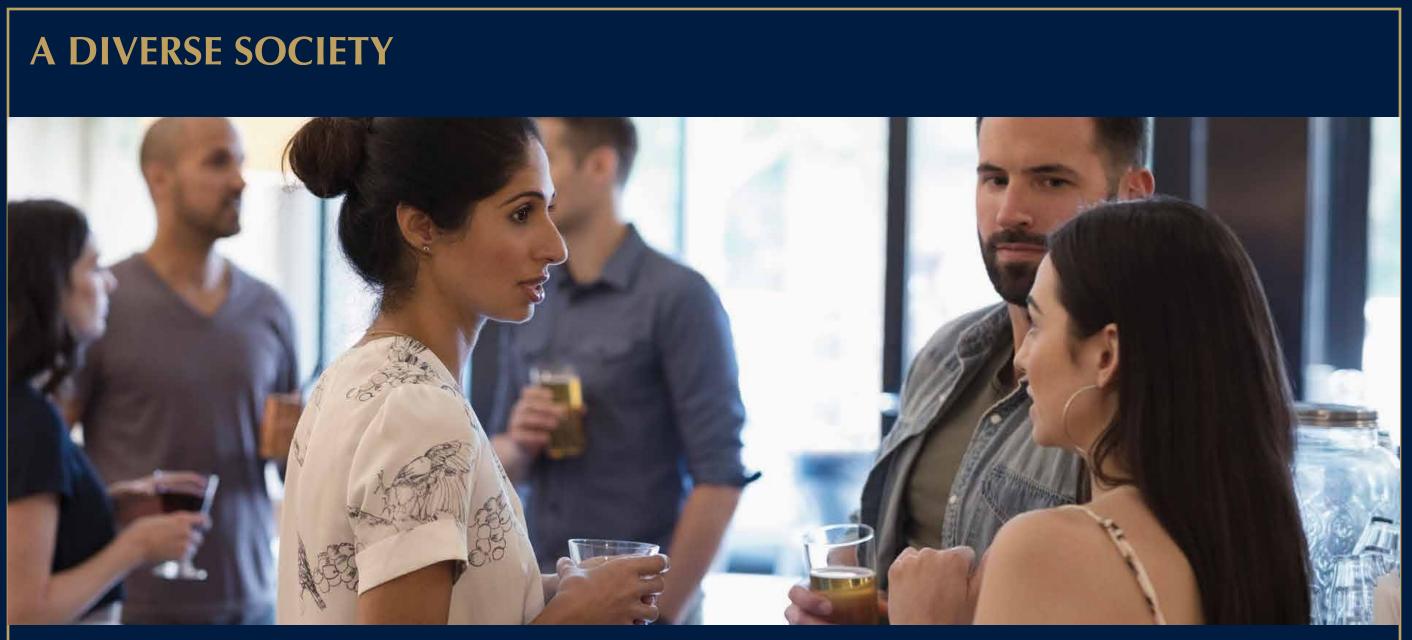
Mahalakshmi Racecourse	3.0 km
Willingdon Club	3.4 km
Breach Candy Club	4.3 km
NSCI Club	4.3 km
Palladium	3.5 km
Atria Mall	4.9 km
The St. Regis	3.3 km
0	
Four Seasons Hotel	3.5 km

Wockhardt Hospital	2.2 k
Sir H. N. Reliance Foundation Hospital	4.3 k
Jaslok Hospital	4.8 k
Breach Candy Hospital	5.0 k
Aditya Birla World Academy	4.0 k
Hill Spring International School	4.3 k
DY Patil International School	4.4 k

Disclaimer: Estimated travel distance.

km

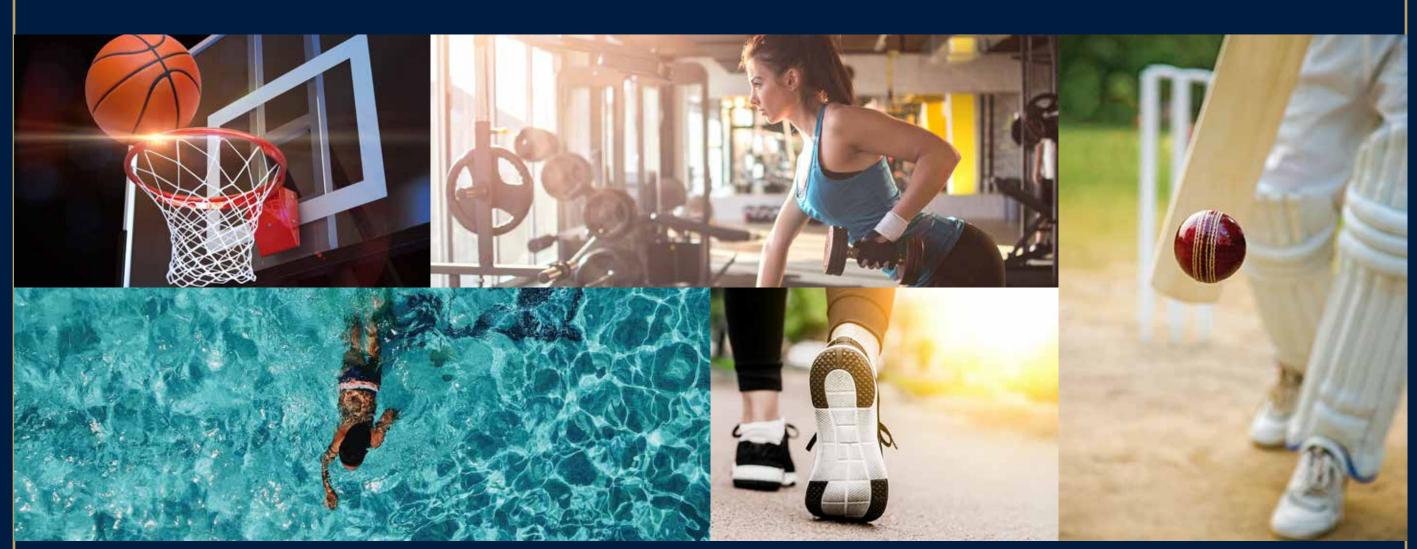
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Minerva plays host to residents that are part of a progressive and cosmopolitan society. We're as discerning as our valued customers, to create a distinct lifestyle that resonates luxury with understated class and elegance.

Stock image, for representation purpose only

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.

Stock images, for representation purpose only

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 Facilty

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



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Artist's impression, not an actual site image.

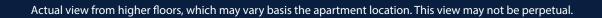








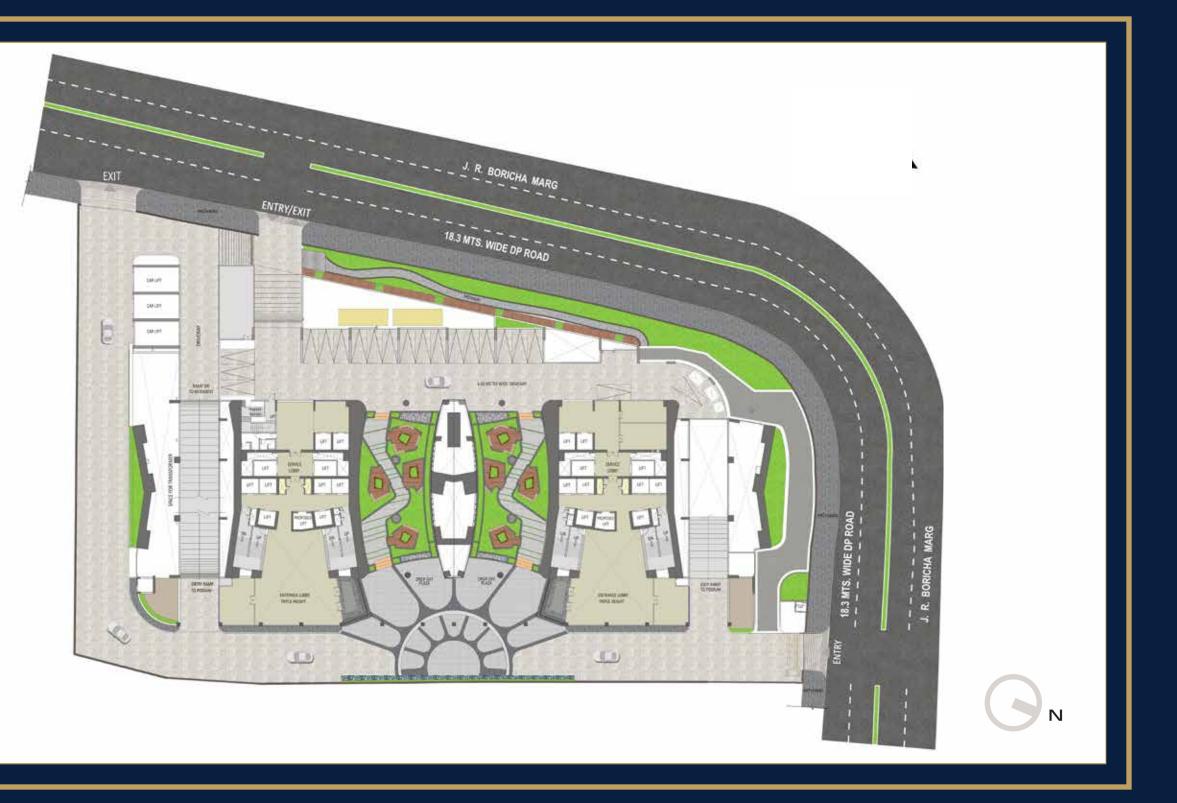




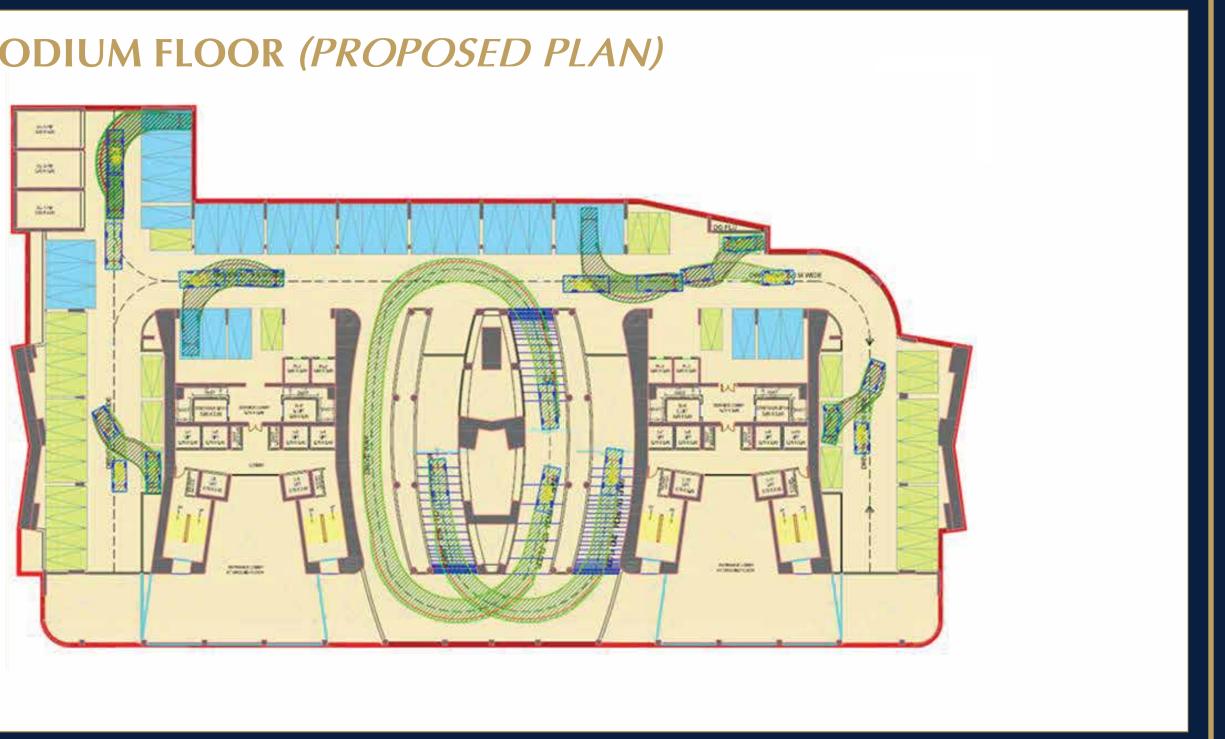




MASTER PLAN

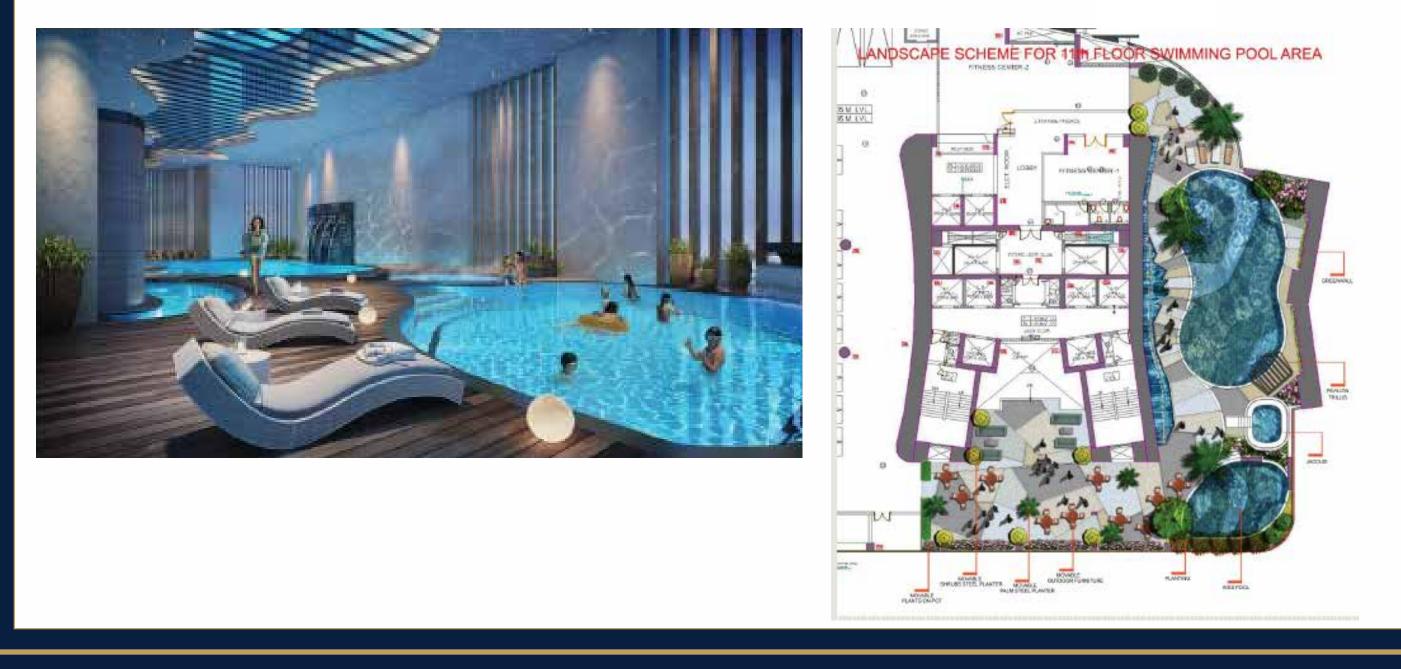


TYPICAL PODIUM FLOOR (PROPOSED PLAN)



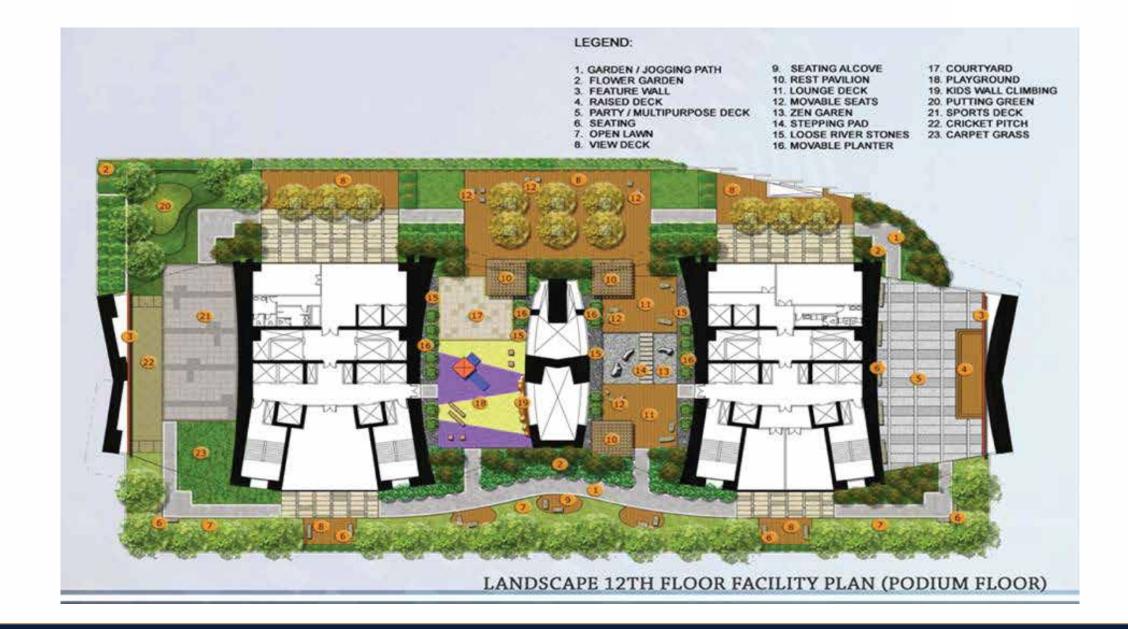
Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed subject to approval from the authorities.

11TH FLOOR (PROPOSED PLAN)



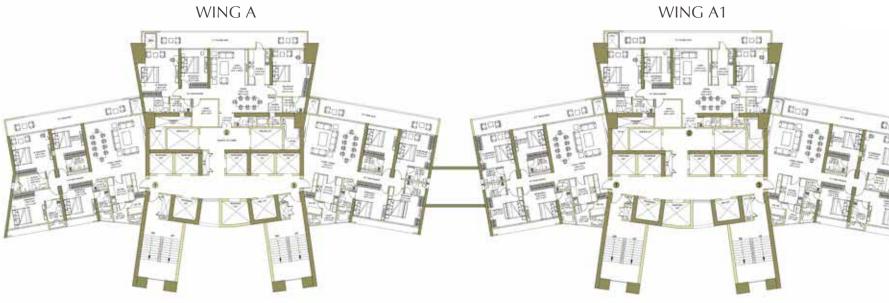
Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed subject to approval from the authorities.

12TH FLOOR (PROPOSED PLAN)



TYPICAL FLOOR PLAN

(61ST TO 64TH, 67TH TO 71ST & 76TH)



FLAT NO.	RERA CA	RPET AREA	DECI	K 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 CA	RPET AREA	DECI	< AREA
	SQ.M	SQ.FT	SQ.M	SQ.FT
1	161.74	1741	25.82	278
2	159.05	1712	32.14	346
3	171.74	1845	27.03	291

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 in the porject. All Dimensions mentiones on the project. All Dimensions mentiones mentiones and for represent are maximum length/breadth dimensions of the range tare maximum length/scale true represent are as inclusive of ledge walls. This plan is for space planning purpose only".



2

TYPICAL FLOOR PLAN - WING A

(61st TO 64th, 67th TO 71st & 76th)

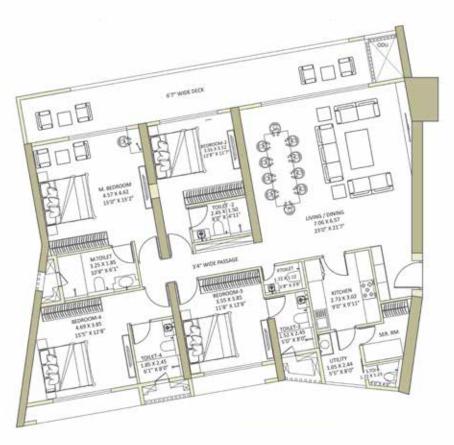


FLAT NO.	RERA CA	RPET AREA	DECK AREA		
	SQ.M	SQ.FT	SQ.M	SQ.FT	
1	171.40	1845	27.03	291	
2	159.05	1712	32.14	346	
3	161.74	1741	25.82	278	



UNIT PLAN WING A FLAT NO. 1

(61ST TO 64TH, 67TH TO 71ST & 76TH)



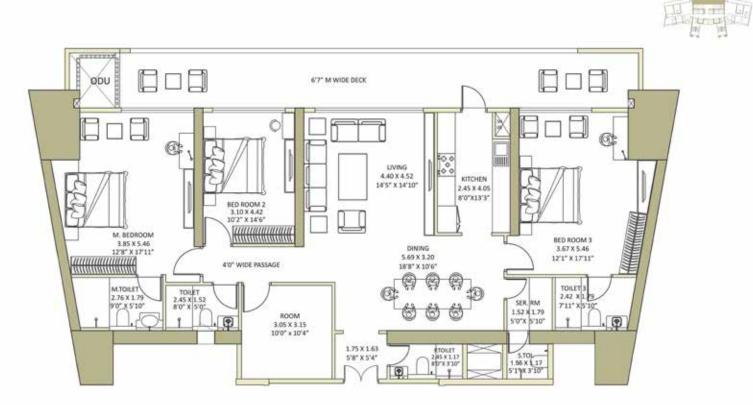
RERA CAR	RERA CARPET AREA		DECK AREA	
SQ.M	SQ.FT		SQ.M	SQ.FT
171.40	1845		27.03	291





UNIT PLAN WING A FLAT NO. 2

(61st TO 64TH, 67TH TO 71st & 76TH)

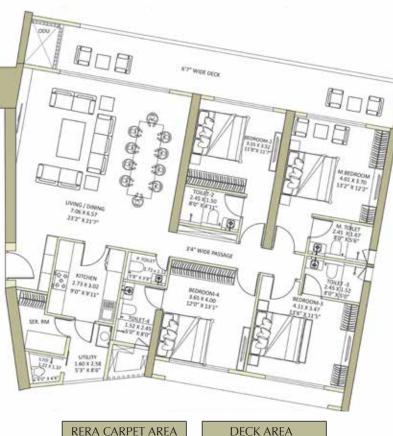


RERA CAR	RERA CARPET AREA		DECK AREA	
SQ.M	SQ.FT		SQ.M	SQ.FT
159.05	1712		32.14	346



UNIT PLAN WING A FLAT NO. 3

(61ST TO 64TH, 67TH TO 71ST & 76TH)



1	-		-	-	-
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RERA CARPET AREA		DECK	AREA
SQ.M	SQ.FT	SQ.M	SQ.FT
161.74	1741	25.82	278



TYPICAL FLOOR PLAN - WING A1

(61st TO 64TH, 67TH TO 71ST & 76TH)

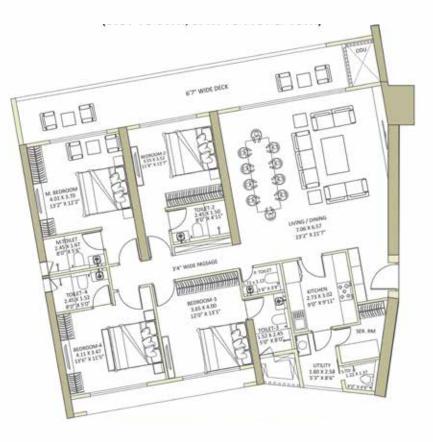


FLAT NO.	RERA CA	RPET AREA	DECI	< AREA
	SQ.M	SQ.FT	SQ.M	SQ.FT
1	161.74	1741	25.82	278
2	159.05	1712	32.14	346
3	171.40	1845	27.03	291



UNIT PLAN WING A1 FLAT NO. 1

(61ST TO 64TH, 67TH TO 71ST & 76TH)

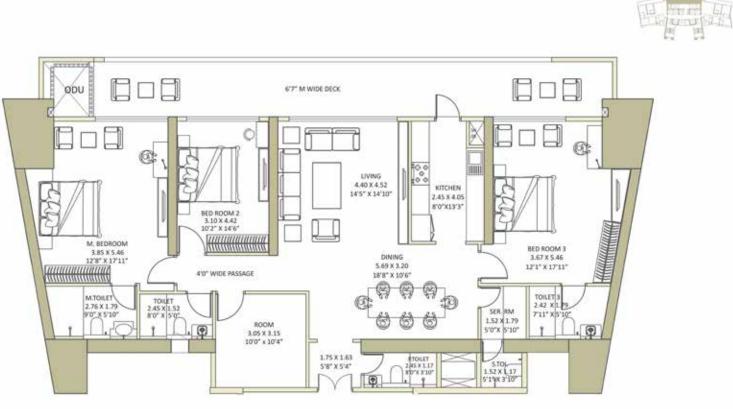


RERA CARPET AREA			DECK	AREA
SQ.M	SQ.FT		SQ.M	SQ.FT
161.74	1741		25.82	278



UNIT PLAN WING A1 FLAT NO. 2

(61st TO 64TH, 67TH TO 71st & 76TH)

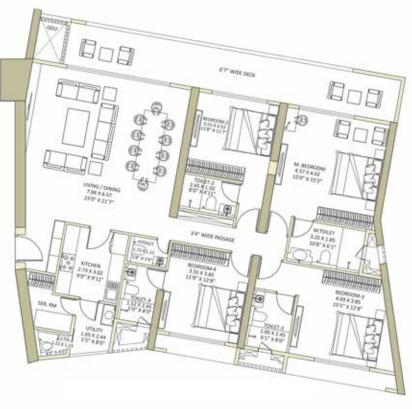


RERA CARPET AREA		DECK AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT
159.05	1712	32.14	346



UNIT PLAN WING A1 FLAT NO. 3

(61ST TO 64TH, 67TH TO 71ST & 76TH)



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)

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

• 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)

• 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)



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

Façade Consultant **BES Consultants Pte Ltd., Singapore**

MEP Consultant INGSOPHY

Traffic Engineering Systra MVA

Vertical Transportation Lerch Bates

Lighting Design Ministry of Light

RWDI, Canada and Windtech, Singapore

Artist's impression, not an actual site image.

SITE ADDRESS:

Minerva Road, Mahalakshmi, Mumbai 400011

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

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