

TOWER ONE



Your
Gateway to a
Signature
Lifestyle



Who we are

A visionary real estate development firm, National Builders specializes in pioneering architecturally distinct residential and mixed-use projects in India's prime metropolitan markets of Navi Mumbai and Kerala.

The firm has a proven track record of successful real estate development, consistently fulfilling its commitments and exceeding customer expectations. Its stamp of quality and delivery of best-in-class features is visible in each of the 135+ projects of National Builders - from the 6500-sq. ft. luxury homes in Vivant - the tallest tower in the satellite city of Navi Mumbai and the 3,000 sq. ft. Sky Villas in the 20-storeyed National Kingdom at Cochin, right to the 600 sq. ft. apartments in projects for home buyers with a select budget. From the premium addresses of Palm Beach Road in Navi Mumbai and Palarivattom in Cochin, to the emerging areas of New Panvel and NAINA region, the projects of National Builders dot prime locations in the two key markets. At National Builders, superiority in quality, culture of innovation and long-term sustainability are the key focus areas for operational excellence. The philosophy behind every National home is simple - live the values, and create genuine value for all stakeholders.

An eminent business leader and a real-estate pioneer, Founder-CMD M C Sunny's leadership with nearly four decades of hands-on professional experience and a strong value system has built National Builders into one of the most reputed real-estate companies in Navi Mumbai and Kerala.

This solid legacy of 35 years built on the twin-pillars of excellence and integrity has won the trust of customers around the globe. Today, National Builders enjoys a reputation that has made it a developer of choice for home buyers across the spectrum.

The advantages of a family-office management structure and robust internal accruals enable National Builders to invest in quality that lasts for generations and yields smart returns on investments for the home buyers.



www.nationalbuilders.in

Life in Cochin is always in vogue. It keeps in pace with this rapidly changing world. It is a known fact that today Cochin is the ultimate destination for the people who want to keep abreast with this perpetually moving world. Keeping these factors in perspective National Builders is launching this novel concept in luxury - Signature - At Cheranloor, Kochi.

Spread over half an acre, Signature has everything for a life style you deserve. Signature stands for convenience and luxury in tranquility. It is time to indulge and embrace innovation in Signature. Book your apartment and a blissful future in National Signature.

The old NH-17 is being widened to 4 lines which will improve the accessibility as well as appreciate the value of the project

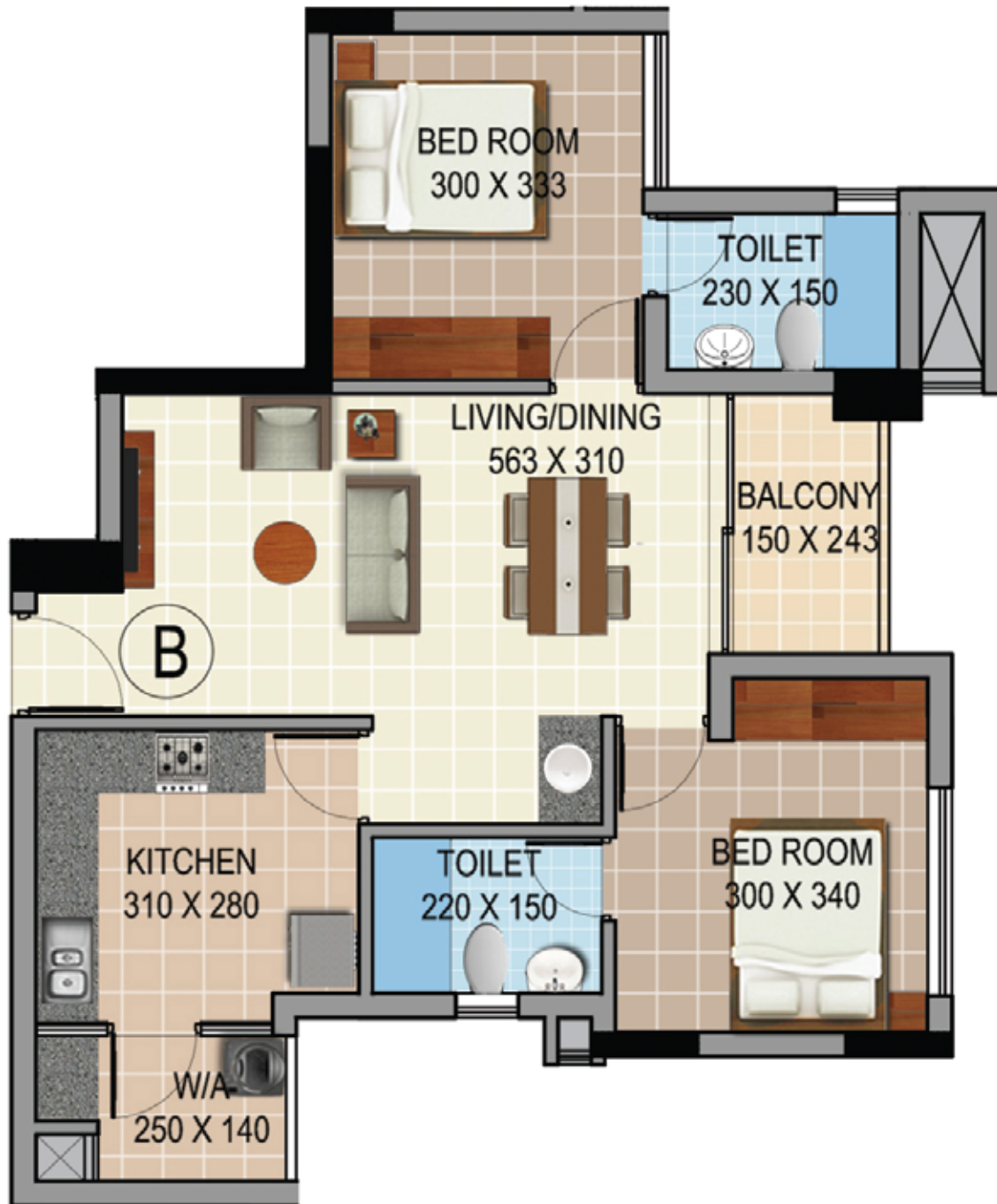
Signature - A life style you deserve



128th
PROJECT



TYPICAL FLOOR
 TYPE A - 3 BHK
 RERA CARPET AREA - 994 SQ.FT
 SUPER BUILT UP AREA - 1502 SQ.FT



TYPICAL FLOOR
 TYPE B - 2 BHK
 RERA CARPET AREA - 660 SQ.FT
 SUPER BUILT UP AREA - 986 SQ.FT



TYPICAL FLOOR
 TYPE C - 2 BHK
 RERA CARPET AREA - 747 SQ.FT
 SUPER BUILT UP AREA -1077 SQ.FT



TYPICAL FLOOR
 TYPE D - 3 BHK
 RERA CARPET AREA - 830 SQ.FT
 SUPER BUILT UP AREA - 1212 SQ.FT



TYPICAL FLOOR
 TYPE E - 2 BHK
 RERA CARPET AREA - 755 SQ.FT
 SUPER BUILT UP AREA - 1106 SQ.FT



TYPICAL FLOOR PLAN
FIRST FLOOR



TYPICAL FLOOR PLAN
2nd to 15th FLOOR



HEALTH CLUB



SWIMMING POOL



ASSOCIATION HALL

Amenities

- CHILDRENS PLAY AREA
- SWIMMING POOL
- HEALTH CLUB
- CCTV AT GROUND & BASEMENT FLOOR
- INTERCOM FACILITY
- 24/7 SECURITY
- ASSOCIATION HALL
- GENERATOR BACKUP
- ROOF TOP OPEN PARTY AREA
- FURNISHED LOBBY

Specifications

- **FOUNDATION**

Deep pile foundation.

- **STRUCTURE**

RCC Framed structure & walls with concrete blocks.

- **FLOORING**

Vitrified tiles 60 x 60 cm for entire apartment except toilets. Ceramic tiles for toilets.

- **KITCHEN**

Kitchen counter with polished granite slab and single bowl single drain sink. Ceramic tile above counter to a height of 60 cms. Hot water provision for kitchen sink.

- **TOILETS**

Toilet wall with ceramic tiles up to False ceiling, standard quality CP fittings. Wall hung sanitary fixtures with exposed cistern in all toilet.

- **DOORS & WINDOWS**

Elegant teak wood entrance door. Flush door for bedrooms. Partially glazed flush door for kitchen. For toilets, flush door with Lamination on the toilet side. Fully glazed aluminum sliding door for living balcony. Powder coated aluminum windows.

- **PAINTING**

Putty and premium emulsion for internal walls and outside painting - texture with weather coat.

- **ELECTRICAL**

Three phase power supply with concealed conduit wiring with copper conductor, adequate light and fan points, 6/16 amps socket points etc, controlled by ELCB and MCBs with independent KSEB meters.

- **A/C**

Provision for A/c in all bedrooms. living & dining.

- **LIFTS**

Two lifts. (One 10 passenger Lift, and one 13 passengers lift.)

- **TELEPHONE**

Telephone point in living room and master bedroom.

- **TV POINT**

TV point in living room and master bedroom.

- **POWER BACKUP**

Automatic change over for a load up to 1250 Watts.

Location map



TERMS AND CONDITIONS

Documentation:

- a. After confirmation of allotment and payment of booking amount agreement will be executed between the Promoter and Allottee. The composite value of the undivided share of land and that of the apartment plus car park and statutory taxes and levies will be shown in the payment schedule under the agreement.
- b. The sale deed for the undivided share of land together with the value of apartment and car park will be registered in favour of the Allottee on receipt of entire payments. Stamp duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be credited to the Allottee's account.
- c. Documentation procedures may change depending on Government policies and regulations from time to time.

Maintenance:

Owner's Association / Trust will be formed. Membership in the above Association / Trust is compulsory and not optional. The Owner's Association / Trust will carry out all necessary routine and annual maintenance and repairs to the common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance and charges/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the promoter till the maintenance is taken over by the Owners Association / Trust or till getting occupancy certificate from LSGD whichever is earlier. Maintenance deposit / advance is collected from all owners through the promoter and shall be deposited in separate bank account/ owners Association account.

Rules and Regulations:

This is a time bound project. In case payments are not made as per the agreement signed, promoter reserves the right to cancel the allotment subject to the terms in the agreements.

Payment Schedule:

Booking amount specified by the promoter to be paid initially at the commencement stage of the project while executing the agreement and balance installment as specified in the agreement.

Disclaimer

- This brochure is not an offer document.
- Visual representations, digital images, models, show flat, illustrations, photographs, drawings, displays and renderings are for representational purposes only. The building and amenities will be constructed and developed as per sanction plan and specifications.
- Colours of the building are indicative only.

For more information, visit K-RERAwebsite: rera.kerala.gov.in

KERALA PROJECTS



On Going

National Kingdom

Palarivattom, Kochi, 3&4 BHK
SKY VILLAS
K-RERA/PRJ/026/2021



Ready to Occupy

National Treedom Park

Vyttila, Kochi 2&3 BHK
K-RERA/PRJ/066/2021



Ready to Occupy

National Shalom

Thiruvalla, 2&3 BHK

MUMBAI PROJECTS



Under Construction

Sea Queen Park

Navi Mumbai
K-RERA/P/52000018773



Under Construction

Trinity Paradise

Shilphata, Navi Mumbai
K-RERA/P/51700020667



Ready to Occupy

National Harmony

New Panvel, Navi Mumbai
K-RERA/P/5200002508

CALL

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PROJECTS IN • KOCHI • THIRUVALLA • NAVI MUMBAI • SHILPHATA