



Mather built with Natures Consent

A GREEN WELCOME TO LUXURY LIVING



MATHER 
Green Ranch
LUXURY VILLAS, ALUVA



A synonym for
quality construction,
lifestyle legacy



MATHER
Green Ranch coming up at one of the finest residential
spot at Always doubly blessed with the green, serene and
eco-friendly ambience and easy access to the city with its
immense urban conveniences, consists of two types of villas
that distinguish each other by their distinct dimensions.

Mather Builders is one of the prominent builders in the region with high repute, which has enjoyed a remarkable track record in realty sector. Unique vision and solid experience in construction industry places Mather Builders among the most reliable builders in the God's Own Country KERALA. Offering a wide range of sophisticated services blended with dedication, Mather Builders has carved out a niche in the realty industry. Our profound expertise, insights in our spheres of operation and the warmth and hospitality maintained in our customer relations make us one of the most customer-savvy companies in realty industry. Strongly built on values, we believe in performance, courage, creativity & harmony. Yes, Mather Builders is committed to constantly uphold investors' confidence and trust.

Experience the elegance of life!

Rosella That is how we have named the larger segment of
villas in Mather Green Ranch. Villas at Rosella are set in 5 to 7
cents of land with Luxurious villas varying in size and number
of bedrooms.

- 5 bed villas built in 7 cents of land with 2800 sq.ft. space.
- 4 bed villas built in 6 cents of land with 2400 sq.ft. space.
- 4 bed villas built in 5 cents of land with 2000 sq.ft. space.
- 3 bed villas built in 4 cents of land with 1700 sq.ft. space.



Beautiful life blooms here!

Blossom For those who look for more affordable villas without compromising in quality, Mather offers another segment of villas named Mather Blossom, consists of two types of villas slightly differing in their dimensions.

- 5 bed villas built in 7 cents of land with 2800 sq.ft. space.
- 4 bed villas built in 6 cents of land with 2400 sq.ft. space.
- 4 bed villas built in 5 cents of land with 2000 sq.ft. space.
- 3 bed villas built in 4.5 cents of land with 1850 sq.ft. space.



Blossom



MATHER
Green Ranch
LUXURY VILLAS, ALUVA

Accessibility

- Bus route frontage
- 80 meter Road frontage
- 7kms to Nedumbassery Airport
- 4kms to Kochi Metro Station
- 5kms to Aluva Railway Station and KSRTC Bus Stand
- 3kms to Aluva Sivarathri Manappuram
- Hospitals, Churches, Masjids and Temples around the corner
- Jyothinivas Higher Secondary School is just 200 mts
- 1.2kms to UC College
- 6 kms to S N Medical College

Amenities

- Swimming Pool
- Club House
- Multi Gym
- Badminton Court
- Children's Play Area
- Solar Power Connection for common area
- Wide Tar Roads
- Street Lights
- Drinking water from own source
- 3 phase Electric connection with separate transformer for the project
- Round the clock security
- Separate compound wall and gate for each villa



KEY PLAN
(Not to scale)

Specifications

- **STRUCTURE:** Brick masonry, RCC Roofing, plastering with cement mortar.
- **WINDOWS/DOORS:** Elegant Teak wood front door, hardwood for windows and doors frames. Windows with MS grills and glazed shutters. Doors panelled/flush
- **FLOORING:** Vitrified Tiles flooring, in all area except toilets.
- **TOILET:** Antiskid tiles for the toilet floors and glazed tiles for the walls at a height of 210cms. Concealed plumbing, Jaguar, Crabtree or equivalent C P fittings, white or off white sanitary fixtures from cera, parry or equivalent. Hot and cold mixer, with shower.
- **PAINTING:** Two coats of white cement for internal and external walls. Inside walls Putty finished two coats of emulsion paint and two coats of weather coat paint, Asian equivalent. For external walls enamel paints for windows grills and inside doors.
- **KITCHEN:** Kitchen platform with granite top and stainless steel sink with drain board.
- **ELECTRICAL:** Concealed three phase wiring with Havells cable. Havells Crabtree modular switches, lights, fans, sockets, 3pin 15 A power points. 3 phase Distribution switch board, TV points in concealed conduits.
- **WATER SUPPLY:** Water connection through sump and overhead tank from own source [well] and from Water authority.

Location Map



Terms & conditions

Once agreement signed, the prices are firm. All payments by Demand Draft/local cheques in favor Mather Builders payable at Ernakulam . Individual villa will be completed within 18 months of obtaining the individual building license .Possession will be given to the customer only after settling all the dues to the company. Mather Builders reserves the right to accept or reject any application. .Statutory expenses, taxes etc. to the government or to the local authorities should be paid by the buyer.
Note: Mather Builders reserves the right to make minor changes in the dimension and specifications during the execution. The builders reserve the right to take up and execute any part of the common facilities in accordance with their priorities.

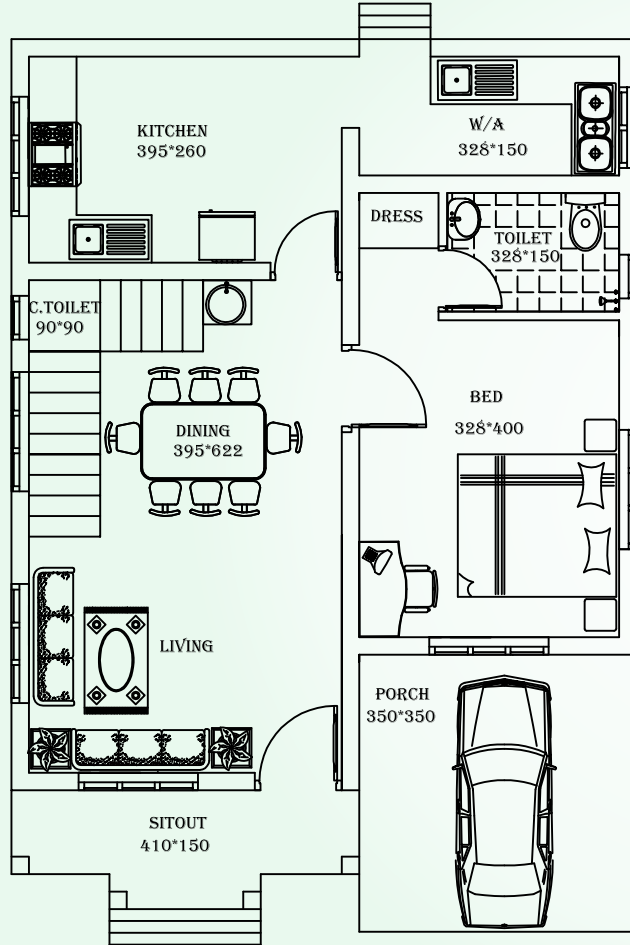
Documentation

- [A] On allotment, an agreement to construct villa is executed between the builder and the purchaser. The contract value in the agreement covers the cost of the land development, construction of building and other common infrastructure.
- [B] Registration charges and incidental expenses for the registration of land will be to the buyer's account, to be paid at the time of registration. All taxes and levies are extra.

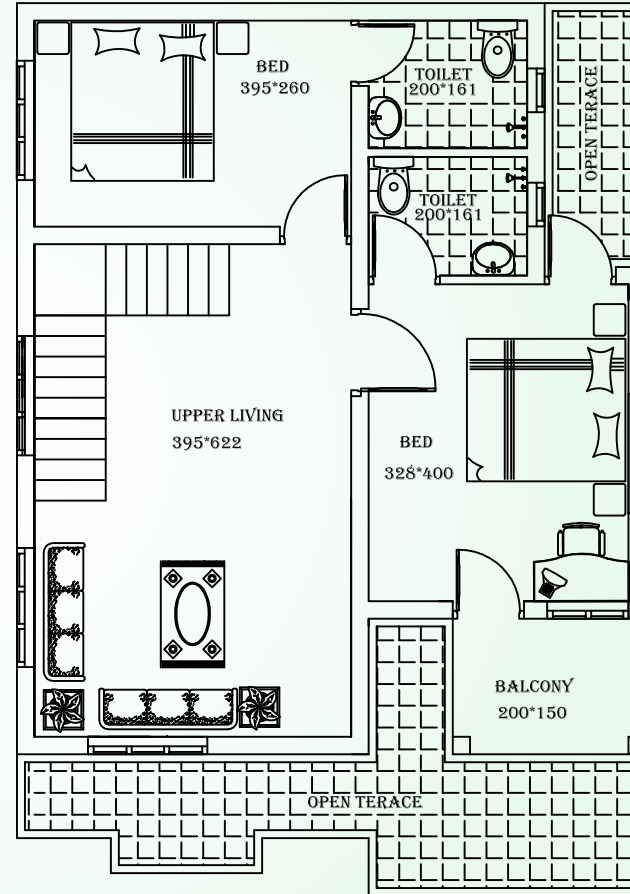
The images included in the brochure & the colour schemes used are only indicative and may vary in the actual.



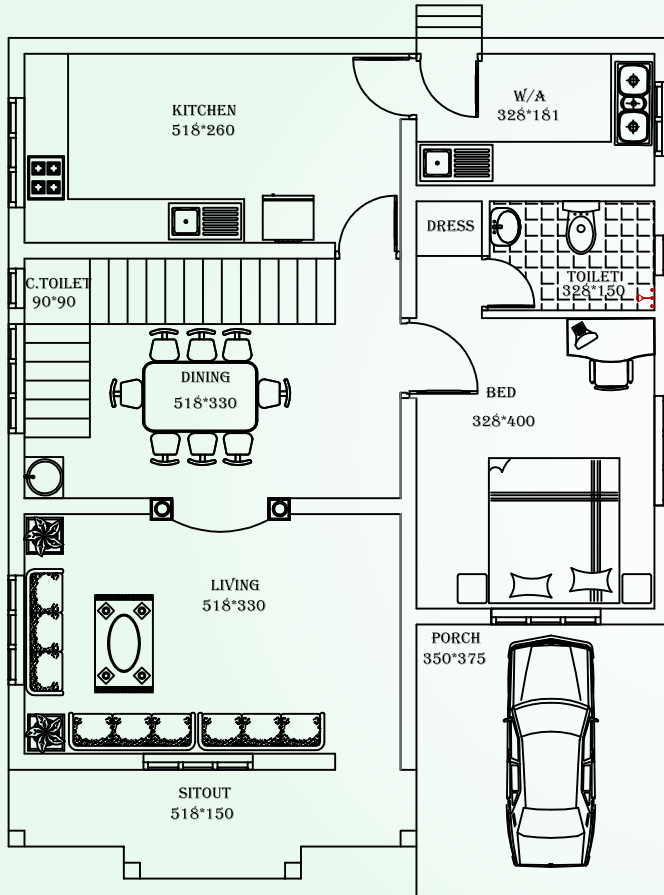
G-3, Thihama Center, N.H Bypass, Near E M C, Vennala P.O, Cochin-682 028. Phone: 9847610001 Office: 0484 329 9595, 280 9696 E-mail : mm@matherbuilders.com www.matherbuilders.com



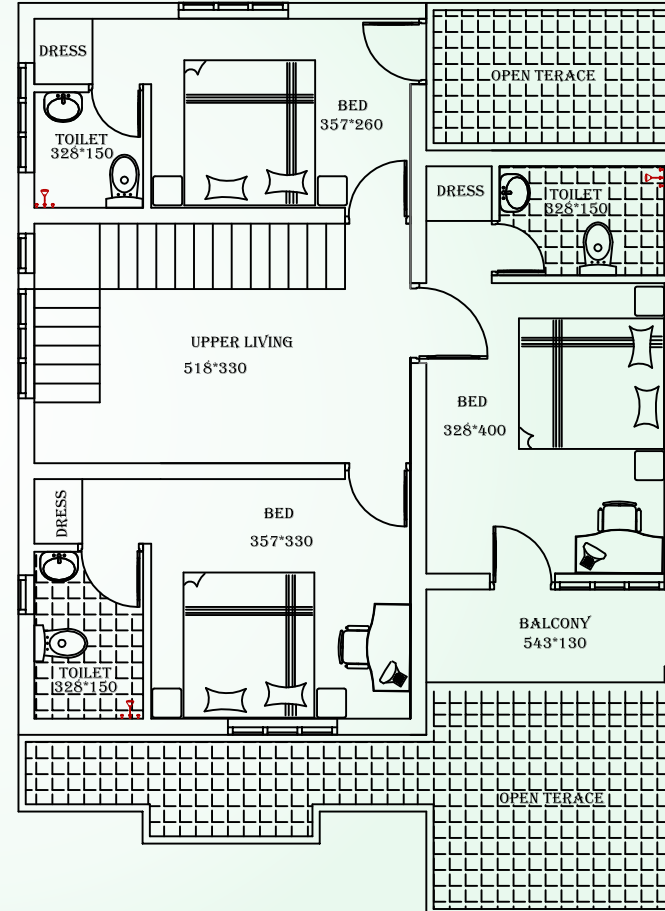
GROUND FLOOR PLAN
 PLINTH AREA-88.00 M2 (947.00 SQFT)



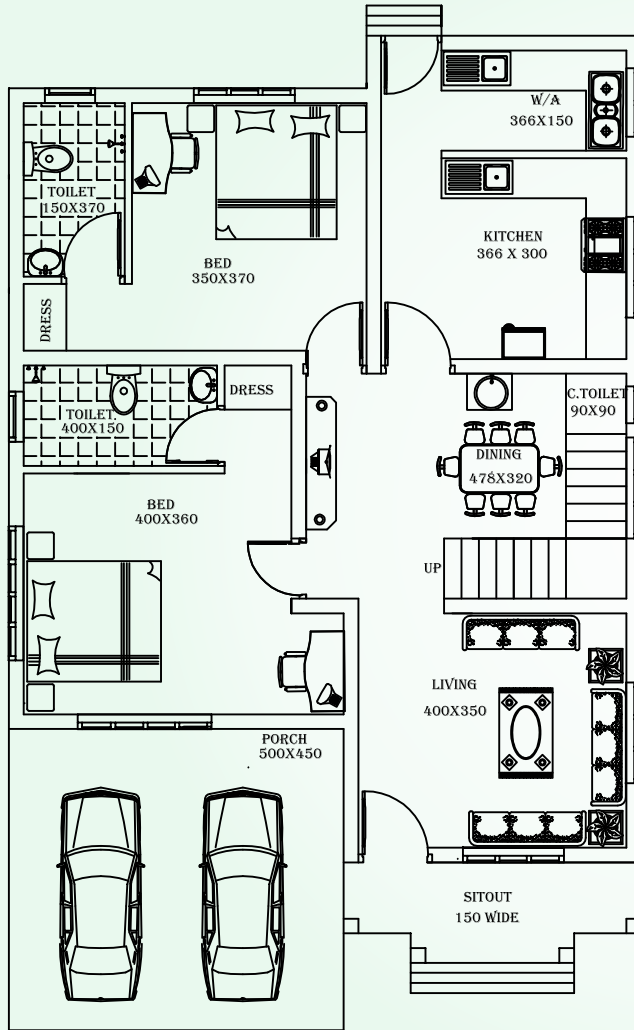
FIRST FLOOR PLAN
 PLINTH AREA-70.00 M2 (753.00 SQFT)
 TOTAL PLINTH AREA -158.00 M2 (1700.00 SQFT)



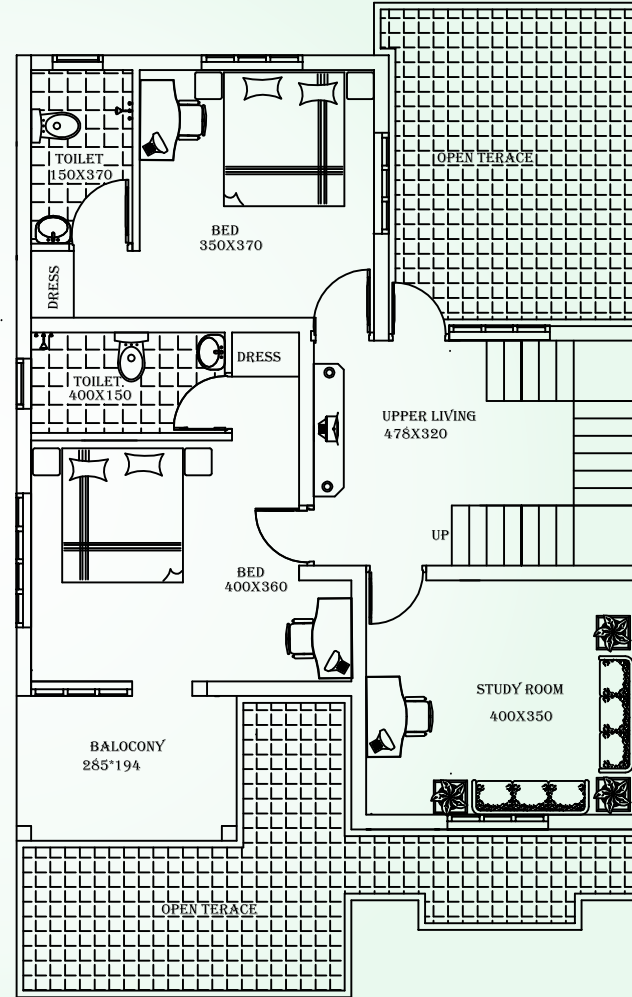
GROUND FLOOR PLAN
 PLINTH AREA-105.00 M2 OR 1130.00 SQFT



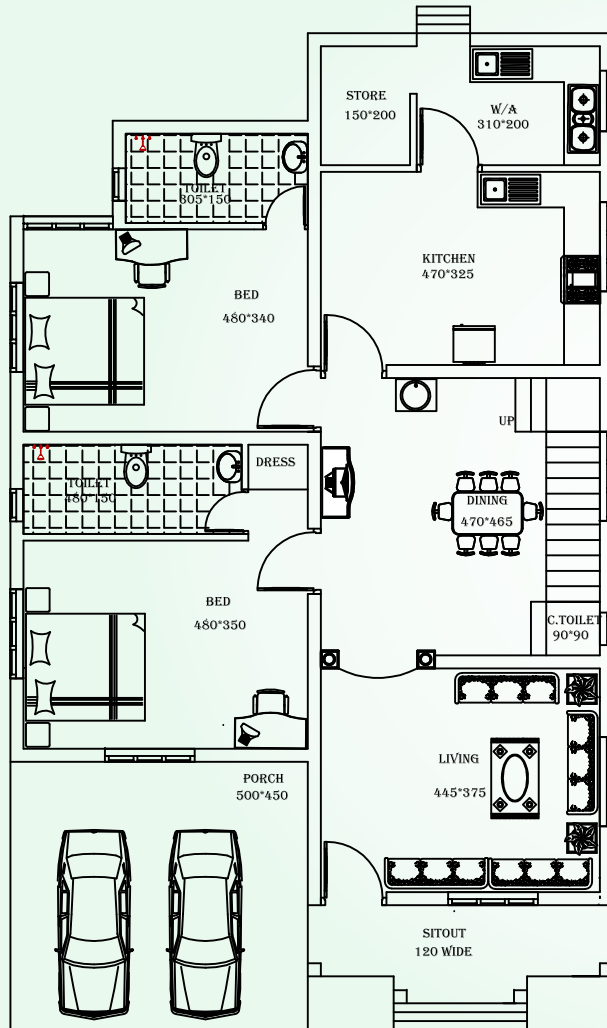
FIRST FLOOR PLAN
 PLINTH AREA-82.00 M2 OR 870.00 SQFT
 TOTAL PLINTH AREA -187.00 M2 OR 2000.00 SQFT



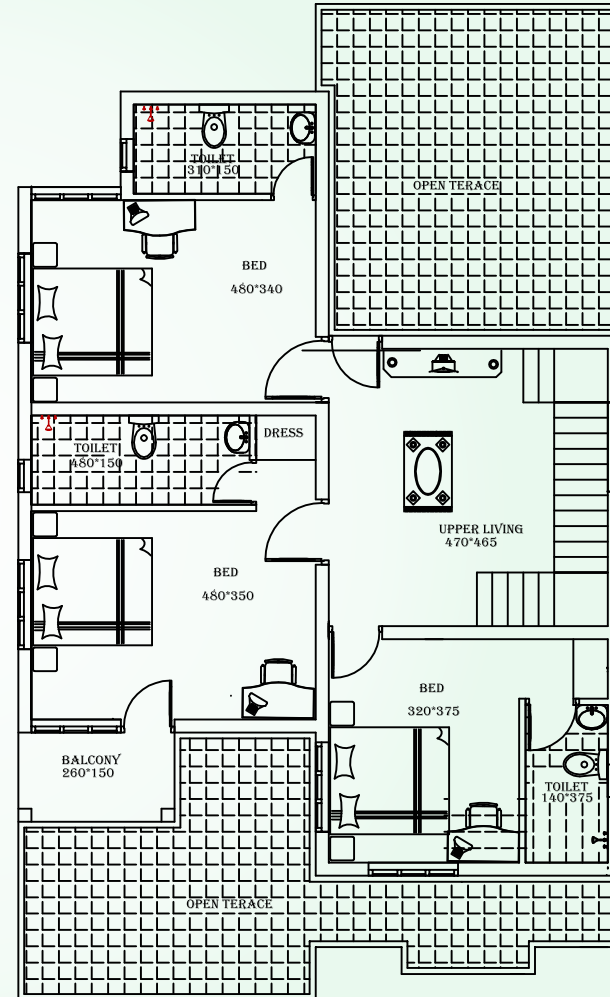
GROUND FLOOR PLAN
 PLINTH AREA-132 M2 (1421.00 SQFT)



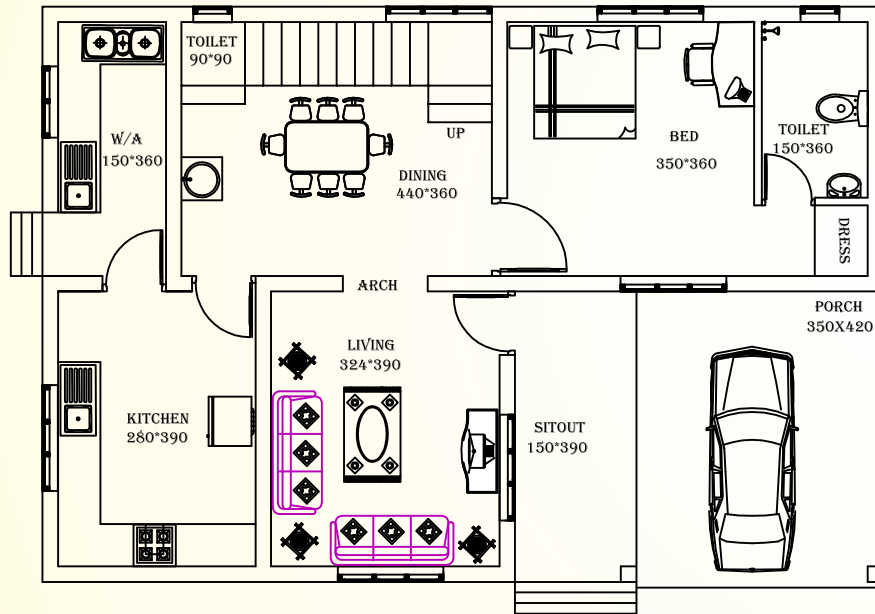
FIRST FLOOR PLAN
 PLINTH AREA-91.00 M2 (979.00 SQFT)
 TOTAL PLINTH AREA-223.00 M2 (2400.00 SQFT)



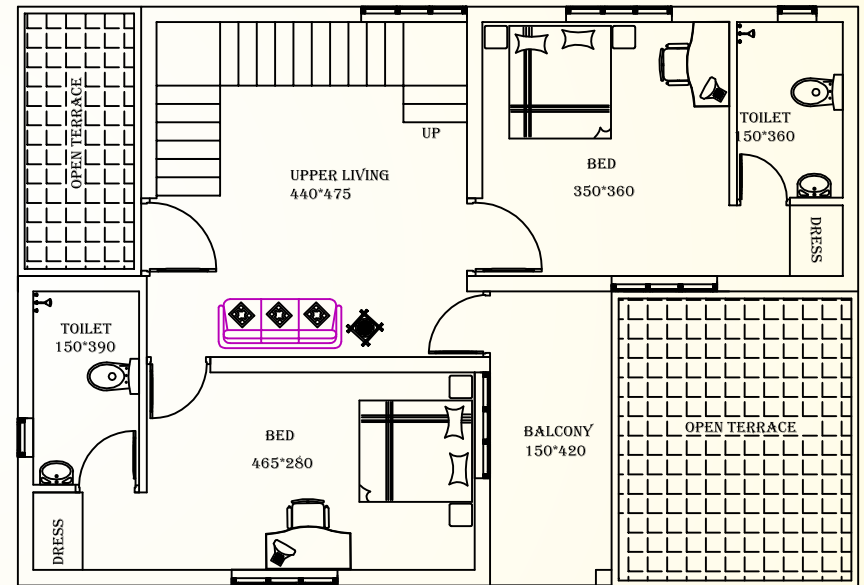
GROUND FLOOR PLAN
 PLINTH AREA - 157.00 M2 (1690.00 SQFT)



FIRST FLOOR PLAN
 PLINTH AREA - 103.00 M2 (1110.00 SQFT)
 TOTAL PLINTH AREA - 260.00 M2 (2800.00 SQFT)

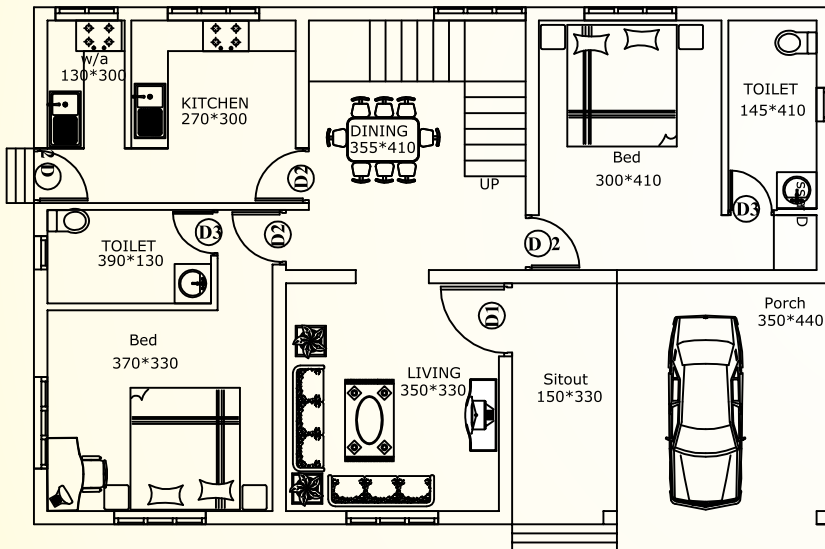


GROUND FLOOR PLAN
 PLINTH AREA- 97.00 M2 (1044.00 SQFT)

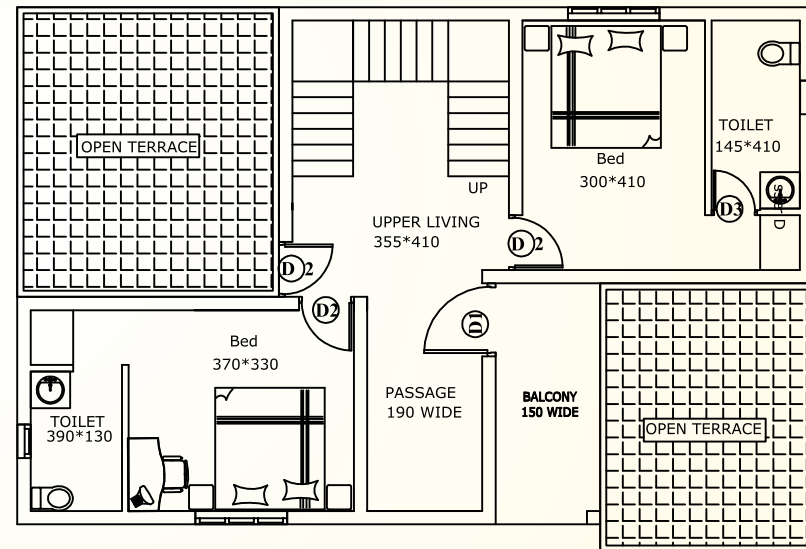


FIRST FLOOR PLAN
 PLINTH AREA-75.00 M2 (806.00 SQFT)
 TOTAL PLINTH AREA-172.00 M2(1850.00 SQFT)

Blossom 2000 SQ.FT IN 5CENTS

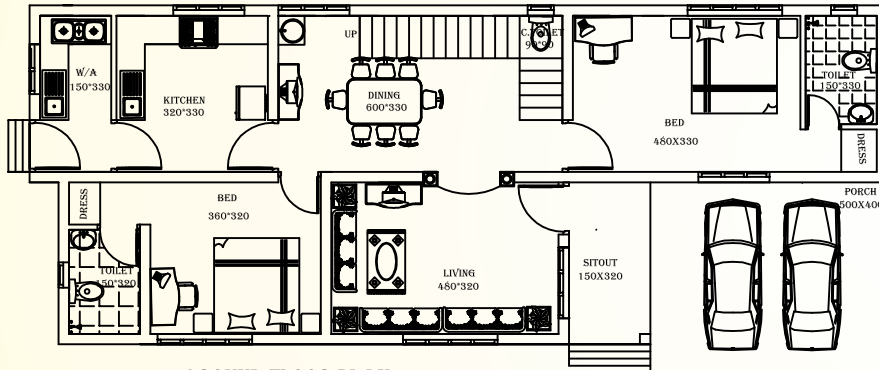


GROUND FLOOR PLAN
 PLINTH AREA-111.00 M2 (1195.00 SQFT)

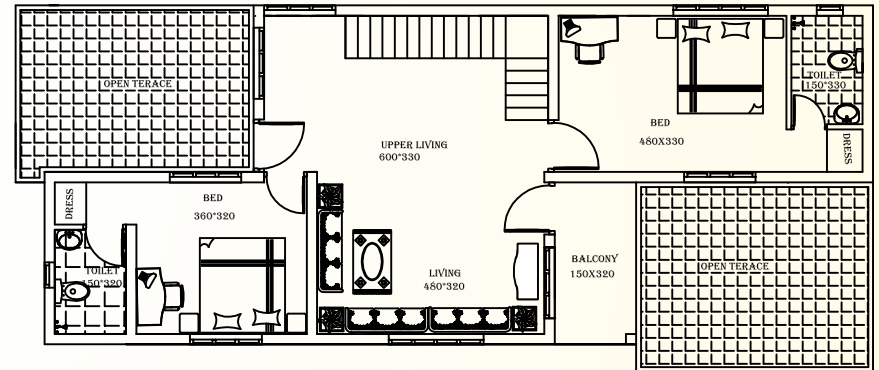


FIRST FLOOR PLAN
 PLINTH AREA-76.00 M2 (805.00 SQFT)
 TOTAL PLINTH AREA-187.00 M2 (2000.00 SQFT)

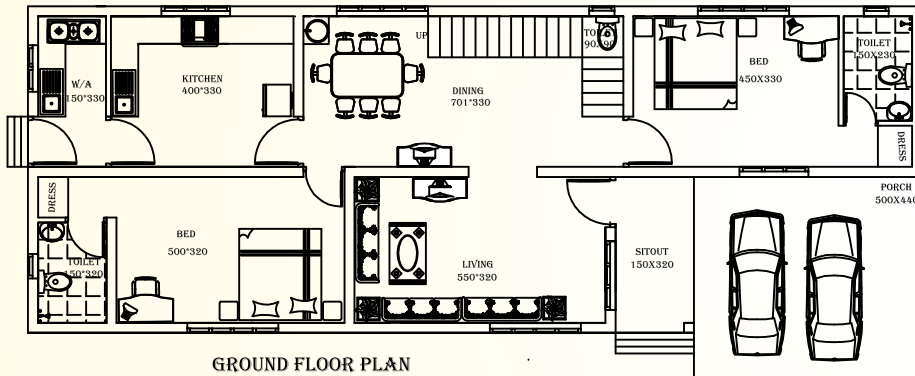
Blossom 2400 SQ.FT IN 6 CENTS



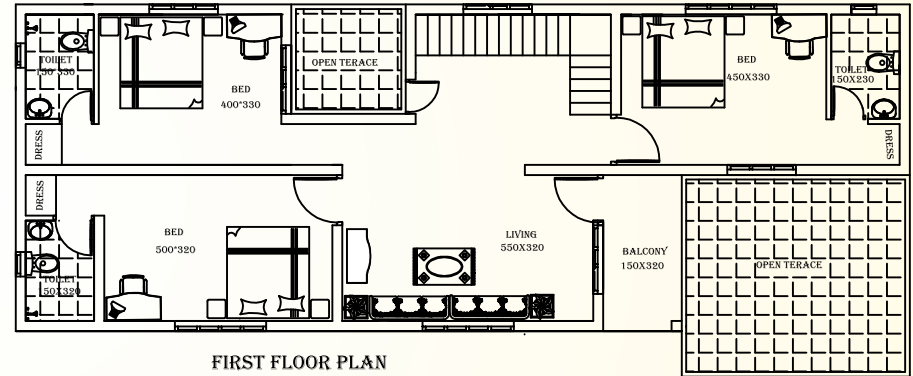
GROUND FLOOR PLAN
 PLINTH AREA-131.00 M2 OR 1410.00 SQFT



FIRST FLOOR PLAN
 PLINTH AREA-92.00 M2 OR 990.00 SQFT
 TOTAL PLINTH AREA-223.00 M2 OR 2400.00 SQFT



GROUND FLOOR PLAN
 PLINTH AREA-145.00 M2 OR 1560.00 SQFT



FIRST FLOOR PLAN
 PLINTH AREA-115.00 M2 OR 1240.00 SQFT
 TOTAL PLINTH AREA-260.00 M2 OR 2800.00 SQFT

Experience the elegance of life!

Rosella Rosella That is how we have named the larger segment of villas in Mather

Green Ranch. Villas at Rosella are set in 5 cents of land with Affordable Luxurious Shared villas varying in size and number of villas 1250 sq. ft. x 2 in 3 bedrooms.

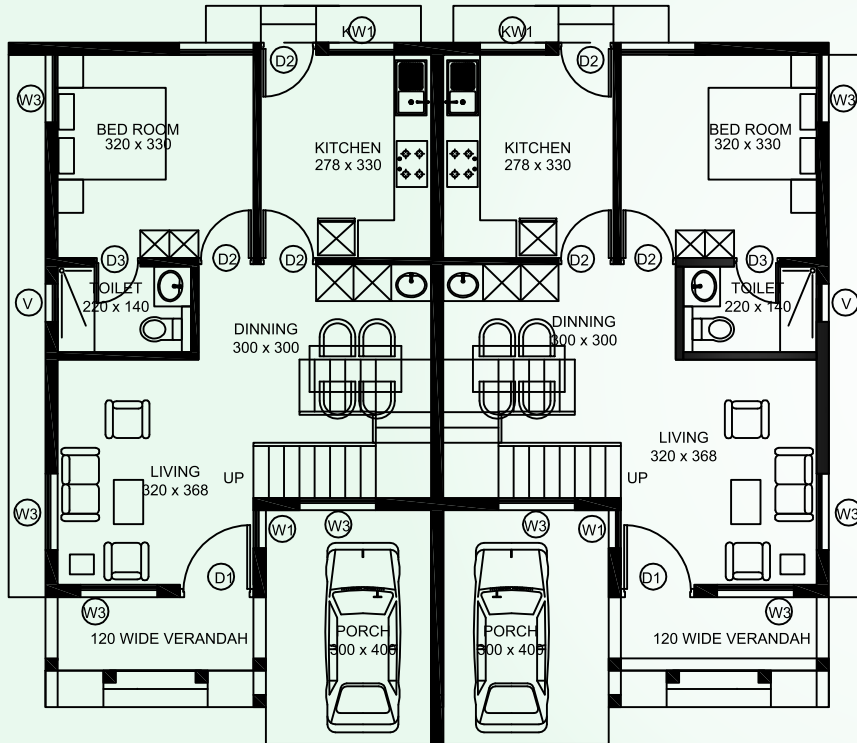
3.5cents of land with Affordable Luxurious villas 3 bedrooms 1500 sq. ft space.



Rosella 2500 SQ.FT IN 5 CENTS

(Shared Villas of 1250 Sq.ft. each)

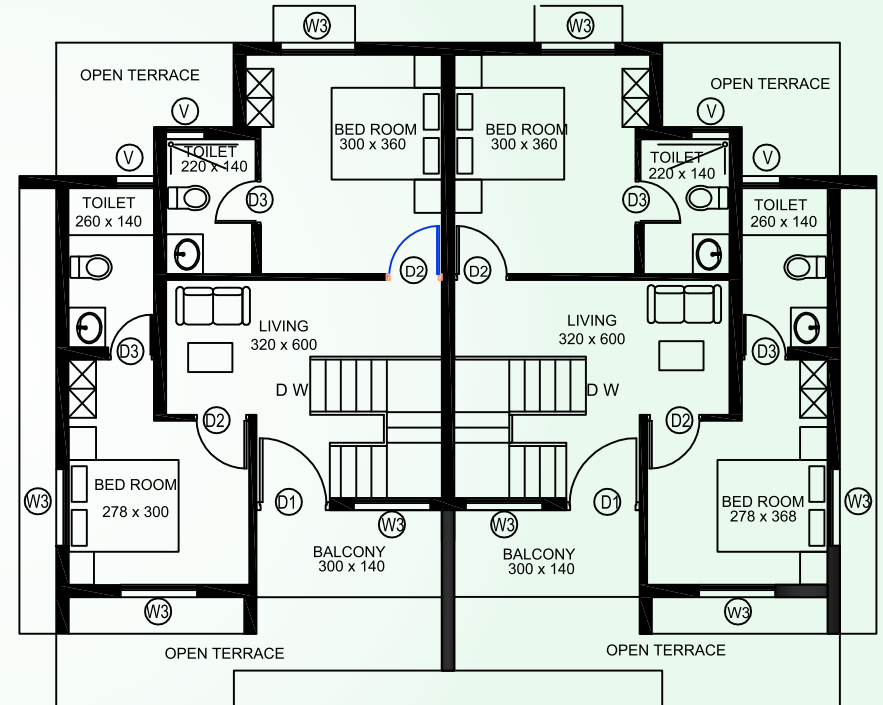
Ground Floor 720sqft + First Floor 530sqft =1250sqft



GROUND FLOOR

PLINTH AREA - 67 .00 M2 (720.00 SQ.FT)

TOTAL PLINTH AREA - 134 .00 M2 (1440.00 SQ.FT)



FIRST FLOOR

PLINTH AREA - 49 .00 M2 (530.00 SQ.FT)

TOTAL PLINTH AREA - 98 .00 M2 (1060.00 SQ.FT)

GRAND TOTAL PLINTH AREA- 232 .00 M2 (2500.00 SQ.FT)