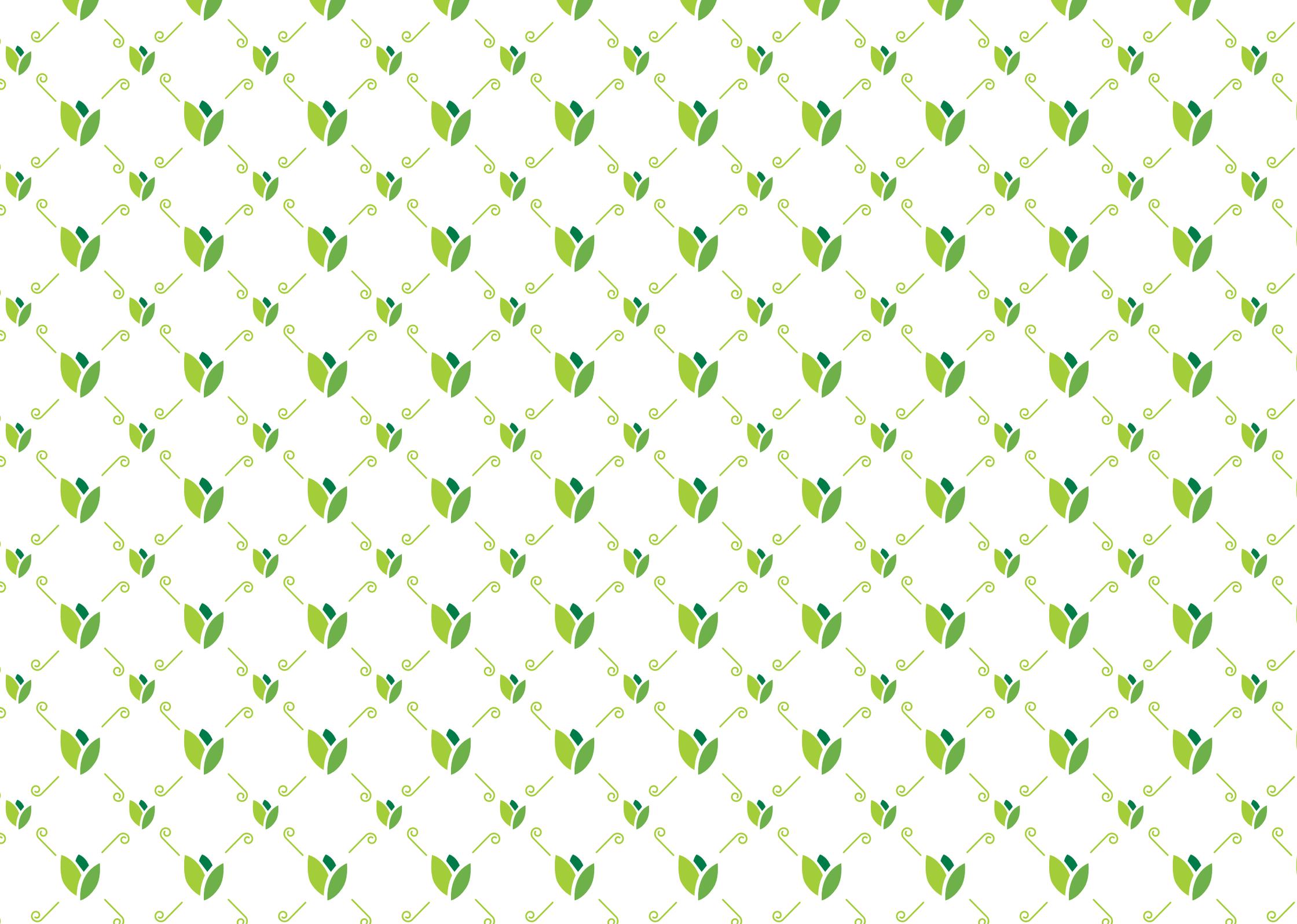


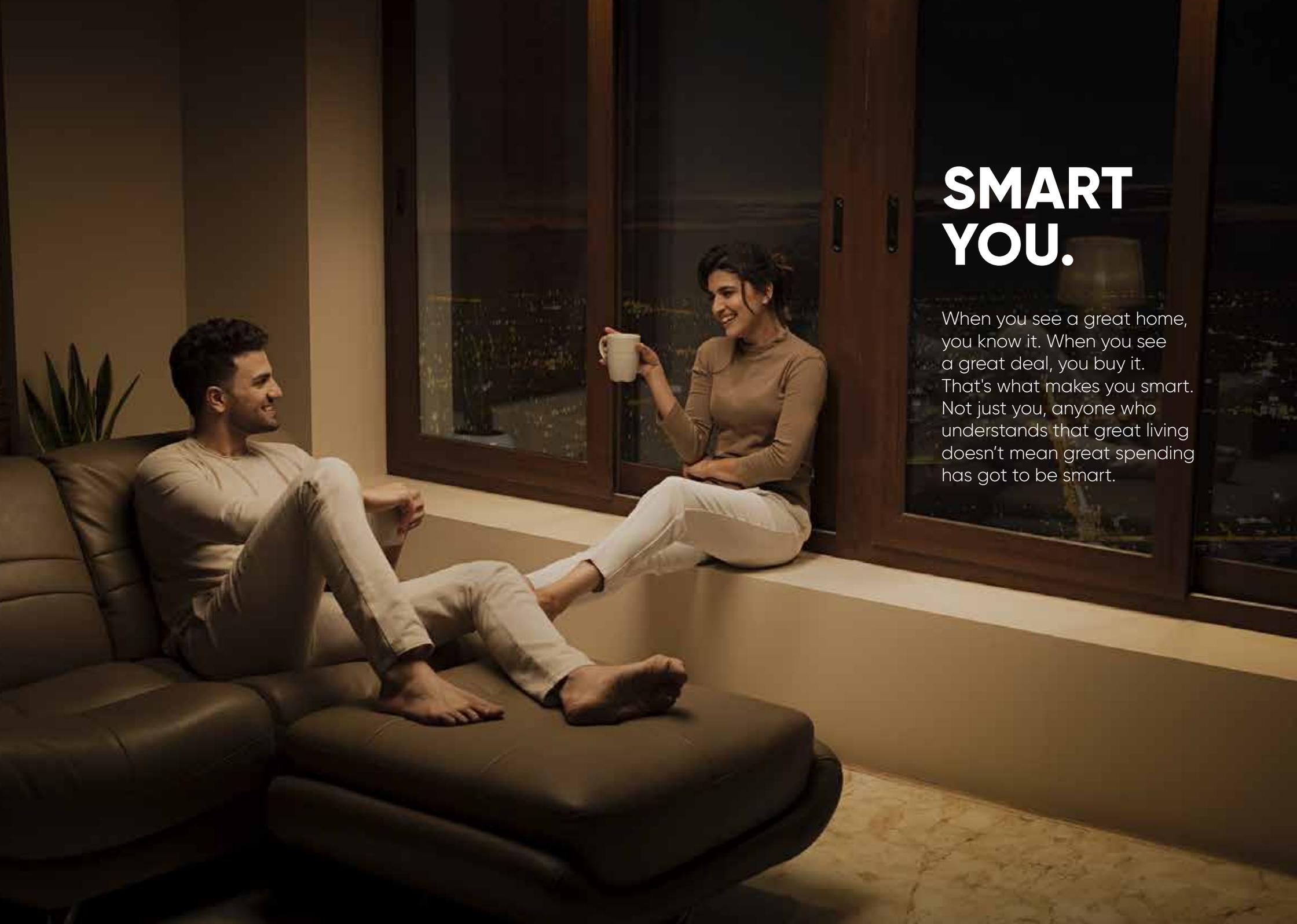
A Project by Sattva



SATTVA
ASHRAYA

**SMART
CITY
SMART
HOME**





SMART YOU.

When you see a great home,
you know it. When you see
a great deal, you buy it.
That's what makes you smart.
Not just you, anyone who
understands that great living
doesn't mean great spending
has got to be smart.



Artist Impression

GREAT REASONS TO BUY



**GREAT
LOCATION**



**GREAT
PRICE**



**GREAT
AMENITIES**

Introducing
**SATTVA
ASHRAYA**

1, 2 & 3 BHK Hallmark Residences



**15 MINS FROM
RAJA RAJESHWARI
ARCH**



**EASY
FINANCE**



**ON 10-LANE
BENGALURU - MYSORE
EXPRESSWAY**





THE SMART DECISION.

When you buy a home, you will not be thinking of buying the most expensive home. Or the cheapest one. You will be focused on a home that's located close to schools, hospitals, work, and shopping. You will be looking for a home that has quality amenities. You will be looking for a home that's built by a trusted name.

You would want your home to be environmentally friendly and of course, fit into your budget. And most importantly, you want a home that you know will appreciate in price as the years go by. That's why, we built Ashraya. The perfect home for a smart person like you.



SMART LOCATION

Ashraya is located at Bidadi close to the proposed Smart City. With the Smart City coming up, Bidadi is all set to be a thriving modern-day metropolis.

SMART PLANNING

Set in 4.2 acres of land, Ashraya is a conglomeration of 660 elegantly planned compact units. Built around a central courtyard with plenty of green spaces all around, the property provides for ventilation and light into each unit.

With all necessary utilities such as a transformer yard, electricity, communication rooms and underground water pump, security cabin and driver toilets, you can enjoy a hassle-free lifestyle at Ashraya.

BIDADI: BID ADIEU TO CHAOS.

There are many reasons to be happy about living in Bidadi. Once you visit Bidadi, you will appreciate what a great place it is to have a home in. It does not have the mad rush and the chaos that you encounter every day in Bengaluru. It's peaceful with abundant greenery all around. The Nelligudde Kere Lake and the Vrishabhavathi

Reservoir are perfect places to go walking, or for picnics. It's just 35 kms from Bengaluru's city centre and boasts some large corporations as your neighbours. Including Toyota Kirloskar, Bosch and Britannia. The town even has its own Golf Course. It is also home to Wonderla, Bengaluru's and the country's premier amusement park.









SMART CITY. SMART CHOICE.

The highly anticipated Bidadi Smart City Project will soon become a reality. Bidadi Smart City Planning Authority has developed a master plan for a -9,178acre Knowledge Park that will be built around the work-live-play concept.

Developing the 38 villages in and around Bidadi, will help decongest IT hubs such as Whitefield and Electronic City and also create tremendous job opportunities for locals as well as residents, of Bengaluru and Mysore.

SPENDING TIME AT HOME? SPEND IT WELL.

We know amenities play a large part in creating a home that's a pleasure to live in. At Ashraya, there are a wide range of amenities, including a 10,000 sq. ft. clubhouse with a spacious lobby leading to multi-purpose halls, gym, yoga centre, library and a badminton

court to meet all your recreational needs. Other amenities that are woven into the landscape of the project are jogging tracks, swimming pool, kids pool, children's play area, outdoor gym, leisure pavilion, outdoor yoga and meditation centre.

OUTDOOR AMENITIES



Skating Rink



Multi-purpose Court



Children's Play Area



Outdoor Gym



Reflexology Walkway



Leisure Seating



Jogging Track

AMENITIES BLOCK



Community Hall
Multi-purpose Hall



Gym



Yoga



Library



Shuttle Court
Auditorium

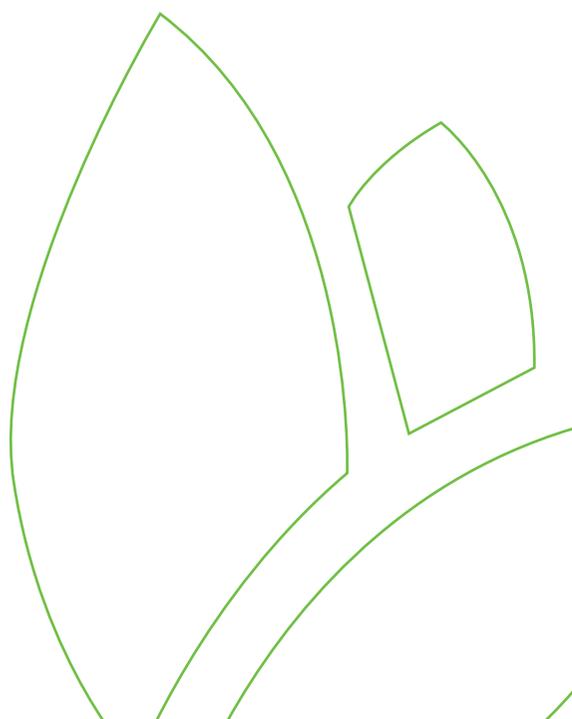
Smart Living





4.2 ACRES OF PEACE.

A well laid out 4.2 acres give you ample space for recreation once you step out of your apartment. Whether it is for solitary walks or family time, or just to indulge in your favourite leisure activity.



LEGEND.

General

- 01. Entry / exit
- 02. Entrance plaza
- 03. Security cabin
- 04. Driveway
- 05. Pathway / jogging track
- 06. Outdoor car parking
- 07. Lobby drop off area
- 08. Pedestrian node
- 09. Ramp entry from basement
- 10. Ramp exit to basement
- 11. Services

Amenities

Health and fitness

- 12. Outdoor gym / tree plaza
- 13. Multi-purpose court
- 14. Swimming pool

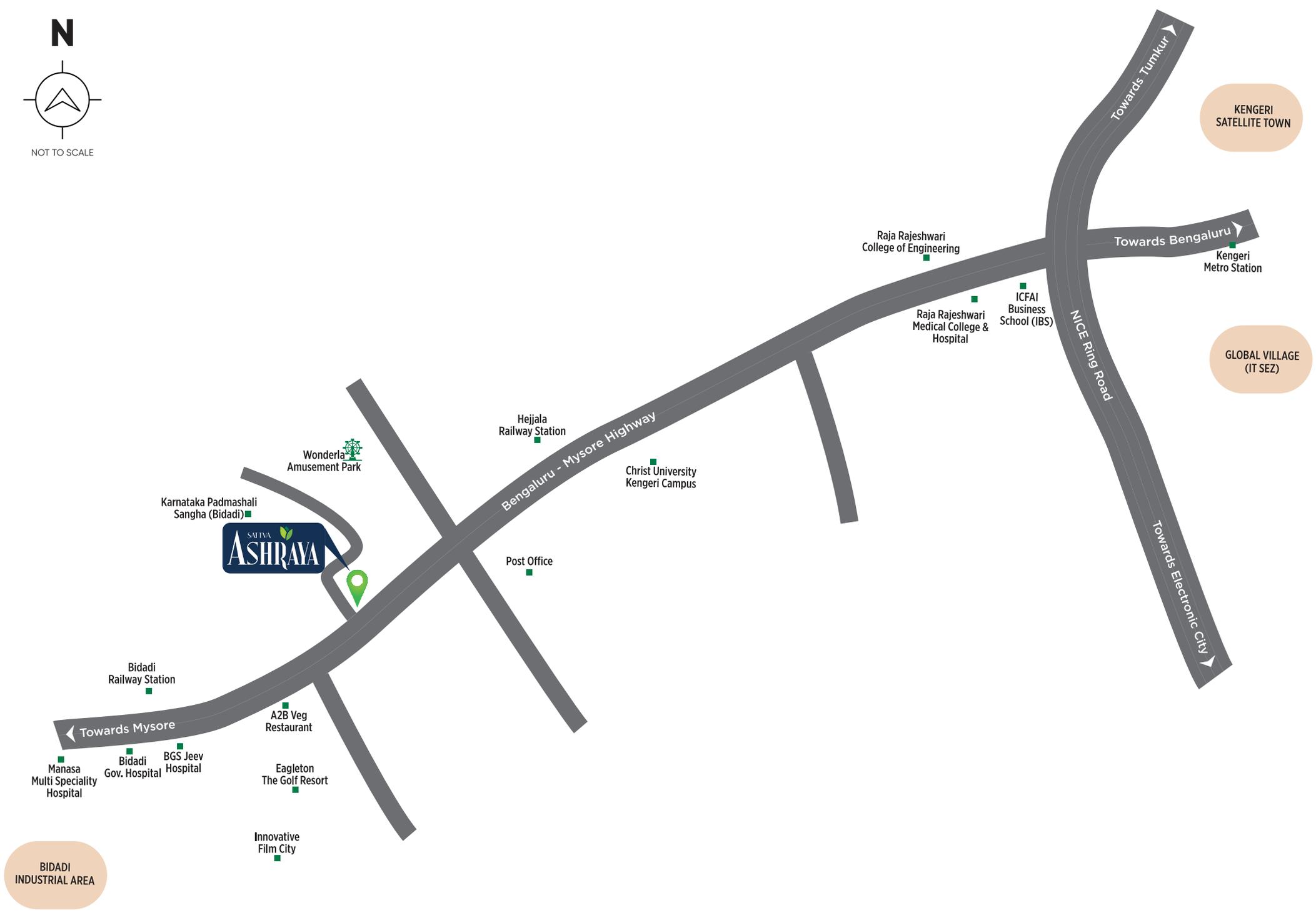
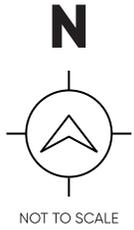
Senior citizen spaces

- 15. Leisure seating spaces
- 16. Reflexology walkway

Spaces for children

- 17. Children's play area
- 18. Skating rink
- 19. Kid's pool





BIDADI INDUSTRIAL AREA

Kengeri SATELLITE TOWN

GLOBAL VILLAGE (IT SEZ)

YOUR WORLD MAP.

Bidadi is a complete world in itself. With the Smart City soon to be operational as well as some of the big businesses having found a home here, the best of shopping, entertainment, schools and hospitals aren't far behind.

HERE AND THERE.

Some of the landmarks that you can't miss in Bidadi.

Wonderla Amusement Park	3.5 km
Eagleton The Golf Resort	3.6 km
Hejjala Railway Station	4 km
Bidadi Railway Station	4 km
Christ University Kengeri Campus	7 km
Innovative Film City	7 km
Raja Rajeswari College of Engineering & Medical	8.3 km
IBS Business School	11 km
Kengeri Metro Station	14 km
Bidadi Industrial Area	6.5 km



SPECIFICATIONS AND FITTINGS: IT'S ALL IN THE DETAILS.

Like at every project of Sattva's, at Ashraya too, we have made sure that fittings and materials that make up the appearance as well as the core strength of your home, is the best.



SPECIFICATIONS

Structure:

R.C.C Framed Structure with Porotherm / Cement Block Walls.

Flooring & Dado:

a. COMMON AREA:

- Ground Floor Entrance & Lift lobbies : Vitrified flooring
- Basement Lift Lobby : Vitrified tile flooring
- Upper Floor Lift Lobbies : Vitrified tile flooring
- Staircase : Cement Finish
- Corridors : Vitrified tile flooring

b. APARTMENT:

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master Bedroom : Vitrified Tiles
- Other Bedrooms : Vitrified Tiles
- Balcony : Anti-skid Ceramic Tiles
- Kitchen : Vitrified Tiles
- Skirting : Vitrified Tiles
- Toilet : Anti-Skid Ceramic Tiles

c. CLADDING:

- Kitchen dado : Ceramic tiles 600 mm above the counter level
- Toilet dado : Ceramic tile dado up to 7' in shower area/ Up to 4' high in rest of the areas.

CP & Sanitary fittings

- Chromium plated fittings for all toilets
- Wall mixer with shower in bath area
- Health Faucet for all the Toilets.
- Floor Mounted EWC for all Toilets
- Wash Basin / Corner Wash basins

Kitchen:

- No kitchen counter, sink & sink mixer shall be provided. (to be installed by end user).
- Inlet & Outlet Provision for washing machine.

Toilet:

- Electrical Provision for geysers in all the toilets.

Doors:

- All Door Frames of RCC.
- All Door Shutters- flush shutters with paint finish and necessary hardware.

Windows & railings:

- Aluminium / UPVC sliding door with mosquito mesh in Living room.
- Aluminium / UPVC windows with mosquito mesh (Living/Dining, & all bedrooms).
- Aluminium/UPVC Ventilators for Toilets.

- Balcony Railings in MS.

Painting:

- Exterior Walls with weather coat paint as per design.
- Internal Walls and ceilings with oil bound distemper.
- Enamel paint on all MS railings/ grills.

Lift:

- Automatic passenger lifts.

Electrical:

- One TV Point in living room
- Only conduiting for Telephone point in Living room i.e. without wiring and switch box.
- Only conduiting for AC in Master bedroom shall be provided (AC point not in developer scope).
- Intercom facility in ground floor of each tower to the security room.
- Individual apartments to have a BESCOM power of 2 kW for 1BHK and 3 kW for 2 BHK & 3 BHK.

Back-up Generator (at extra cost)

- 0.25 KVA for 1 BHK, 2 BHK and 3 BHK.







FIND YOUR PLAN.

At Ashraya, we have different layouts to suit your ideas about your home. Go through them and find your perfect home.



UNIT PLAN

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 *The Reduction of Room Dimensions due to Plaster Finishes
 have not been considered in the Sizes indicated in Floor plans

TYPE A2



Unit Type	Super Built up Area		Carpet Area		Balcony Area	
	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1 BHK+1 T 311-1411	517	48.03	339	31.54	9	0.83

TYPE B5



Unit Type	Super Built up Area		Carpet Area		Balcony Area	
	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
2 BHK+1 T 206-1306	785	72.93	516	47.93	25	2.29



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TYPE C1



Unit Type	Super Built up Area		Carpet Area		Balcony Area	
	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
2 BHK+2T 211-1311	875	81.28	587	54.55	24	2.20

TYPE D2



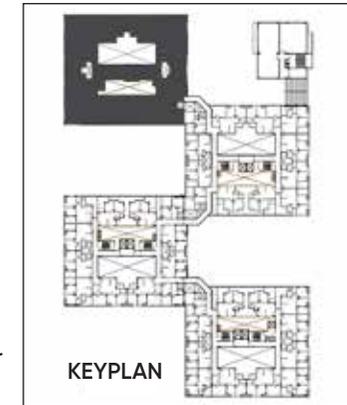
Unit Type	Super Built up Area		Carpet Area		Balcony Area	
	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
3 BHK+2T 301-1401	994	92.38	646	60.00	50	4.61



TOWER 1

FIRST FLOOR PLAN

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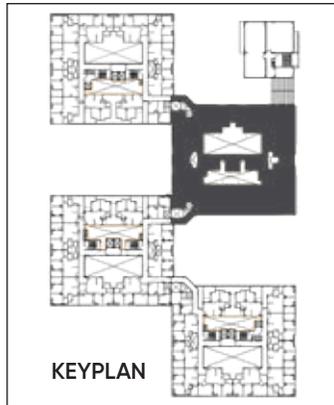


Unit Series	Unit Type	Super Built up Area		Carpet Area		Balcony Area		Terrace Area	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1	3 BHK+2 T	994	92.38	646	60.00	50	4.61	144	13.42
2	2 BHK+1 T	777	72.23	516	47.93	24	2.20	71	6.58
3	2 BHK+1 T	775	72.05	516	47.93	24	2.20	71	6.58
4	2 BHK+1 T	786	73.01	516	47.93	29	2.72	64	5.96
5	1 BHK+1 T	521	48.43	339	31.54	9	0.83	104	9.64
6	2 BHK+1 T	785	72.93	516	47.93	25	2.29	126	11.67
7	2 BHK+1 T	785	72.93	516	47.93	25	2.29	126	11.67
8	2 BHK+2 T	878	81.58	587	54.55	24	2.20	71	6.58
9	2 BHK+2 T	873	81.11	587	54.55	24	2.20	71	6.58
10	2 BHK+2 T	873	81.11	587	54.55	24	2.20	71	6.58
11	2 BHK+2 T	875	81.28	587	54.55	24	2.20	71	6.58
12	3 BHK+2 T	994	92.38	646	60.00	50	4.61	144	13.42

FIRST FLOOR PLAN

TOWER 2

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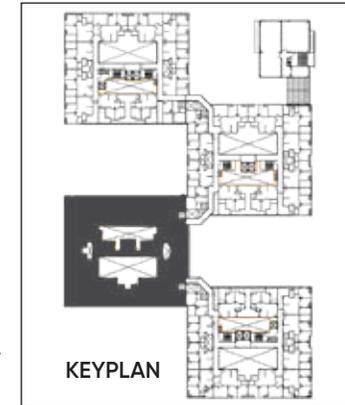
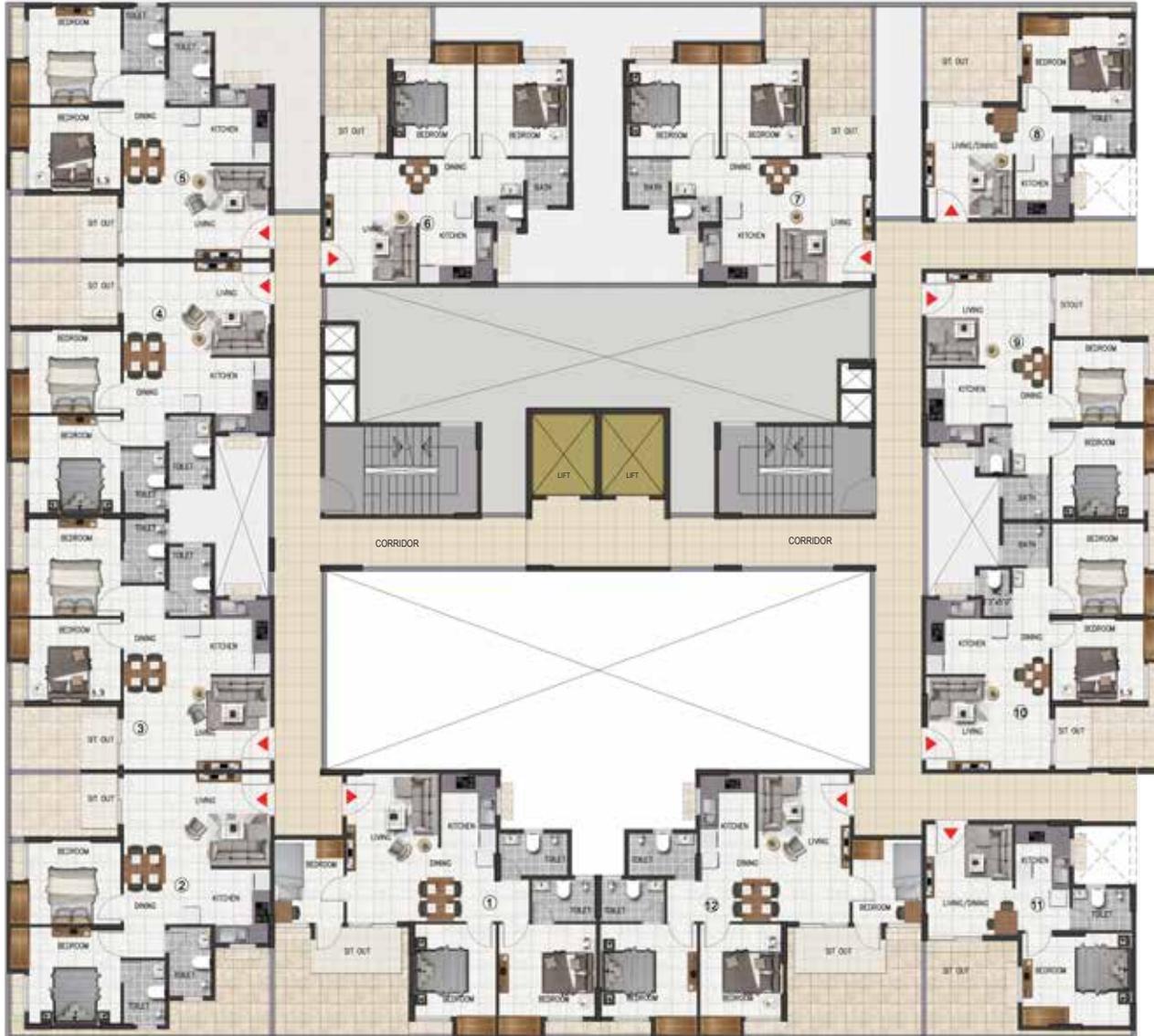
Unit Series	Unit Type	Super Built up Area		Carpet Area		Balcony Area		Terrace Area	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1	3 BHK+2 T 101	994	92.38	646	60.00	50	4.61	144	13.42
2	2 BHK+2 T 102	875	81.28	587	54.55	24	2.20	71	6.58
3	2 BHK+2 T 103	873	81.11	587	54.55	24	2.20	71	6.58
4	2 BHK+2 T 104	873	81.11	587	54.55	24	2.20	71	6.58
5	2 BHK+2 T 105	878	81.58	587	54.55	24	2.20	71	6.58
6	2 BHK+1 T 106	785	72.93	516	47.93	25	2.29	126	11.67
7	2 BHK+1 T 107	785	72.93	516	47.93	25	2.29	126	11.67
8	1 BHK+1 T 108	517	48.03	339	31.54	9	0.83	75	7.00
9	2 BHK+1 T 109	782	72.61	516	47.93	27	2.54	67	6.25
10	2 BHK+1 T 110	782	72.61	516	47.93	27	2.54	67	6.25
11	1 BHK+1 T 111	517	48.03	339	31.54	9	0.83	75	7.00
12	3 BHK+2 T 112	998	92.69	646	60.00	50	4.61	137	12.77



TOWER 3

FIRST FLOOR PLAN

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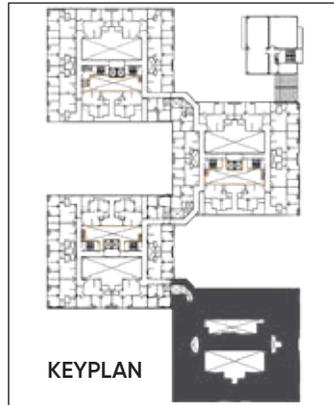


Unit Series	Unit Type	Super Built up Area		Carpet Area		Balcony Area		Terrace Area	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1	3 BHK+2 T 101	994	92.38	646	60.00	50	4.61	144	13.42
2	2 BHK+2 T 102	875	81.28	587	54.55	24	2.20	71	6.58
3	2 BHK+2 T 103	873	81.11	587	54.55	24	2.20	71	6.58
4	2 BHK+ 2 T 104	873	81.11	587	54.55	24	2.20	71	6.58
5	2 BHK+2 T 105	878	81.58	587	54.55	24	2.20	71	6.58
6	2 BHK+1 T 106	785	72.93	516	47.93	25	2.29	126	11.67
7	2 BHK+1 T 107	785	72.93	516	47.93	25	2.29	126	11.67
8	1 BHK+1 T 108	521	48.43	339	31.54	9	0.83	104	9.64
9	2 BHK+1 T 109	786	73.01	516	47.93	29	2.72	64	5.96
10	2 BHK+1 T 110	786	73.01	516	47.93	29	2.72	64	5.96
11	1 BHK+1 T 111	518	48.13	339	31.54	9	0.83	101	9.42
12	3 BHK+2 T 112	994	92.38	646	60.00	50	4.61	142	13.18

FIRST FLOOR PLAN

TOWER 4

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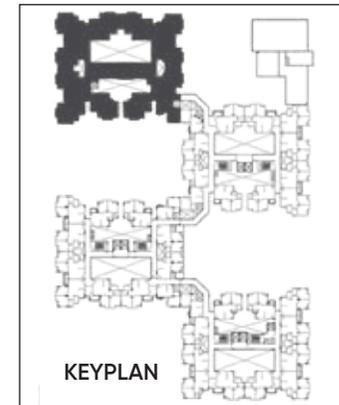
Unit Series	Unit Type	Super Built up Area		Carpet Area		Balcony Area		Terrace Area	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1	3 BHK+2 T 101	994	92.38	646	60.00	50	4.61	144	13.42
2	2 BHK+1 T 102	777	72.23	516	47.93	24	2.20	71	6.58
3	2 BHK+1 T 103	775	72.05	516	47.93	24	2.20	71	6.58
4	2 BHK+ 1 T 104	782	72.61	516	47.93	27	2.54	67	6.25
5	1 BHK+1 T 105	517	48.03	339	31.54	9	0.83	75	7.00
6	2 BHK+1 T 106	785	72.93	516	47.93	25	2.29	126	11.67
7	2 BHK+1 T 107	785	72.93	516	47.93	25	2.29	126	11.67
8	2 BHK+2 T 108	878	81.58	587	54.55	24	2.20	71	6.58
9	2 BHK+2 T 109	873	81.11	587	54.55	24	2.20	71	6.58
10	2 BHK+2 T 110	873	81.11	587	54.55	24	2.20	71	6.58
11	2 BHK+2 T 111	875	81.28	587	54.55	24	2.20	71	6.58
12	3 BHK+2 T 112	994	92.38	646	60.00	50	4.61	144	13.42



TOWER 1

TYPICAL FLOOR PLAN

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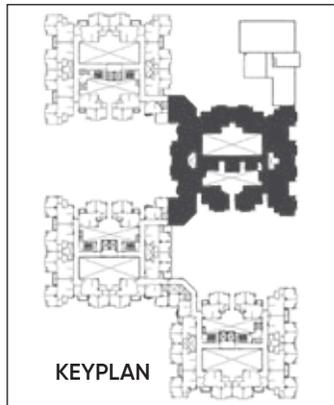


Unit Series	Unit Type	Super Built up Area		Carpet Area		Balcony Area	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1	3 BHK+2 T 201-1301	994	92.38	646	60.00	50	4.61
2	2 BHK+1 T 202-1302	777	72.23	516	47.93	24	2.20
3	2 BHK+1 T 203-1303	775	72.05	516	47.93	24	2.20
4	2 BHK+1 T 204-1304	786	73.01	516	47.93	29	2.72
5	1 BHK+1 T 205-1305	521	48.43	339	31.54	9	0.83
6	2 BHK+1 T 206-1306	785	72.93	516	47.93	25	2.29
7	2 BHK+1 T 207-1307	785	72.93	516	47.93	25	2.29
8	2 BHK+2 T 208-1308	878	81.58	587	54.55	24	2.20
9	2 BHK+2 T 209-1309	873	81.11	587	54.55	24	2.20
10	2 BHK+2 T 210-1310	873	81.11	587	54.55	24	2.20
11	2 BHK+2 T 211-1311	875	81.28	587	54.55	24	2.20
12	3 BHK+2 T 212-1312	994	92.38	646	60.00	50	4.61

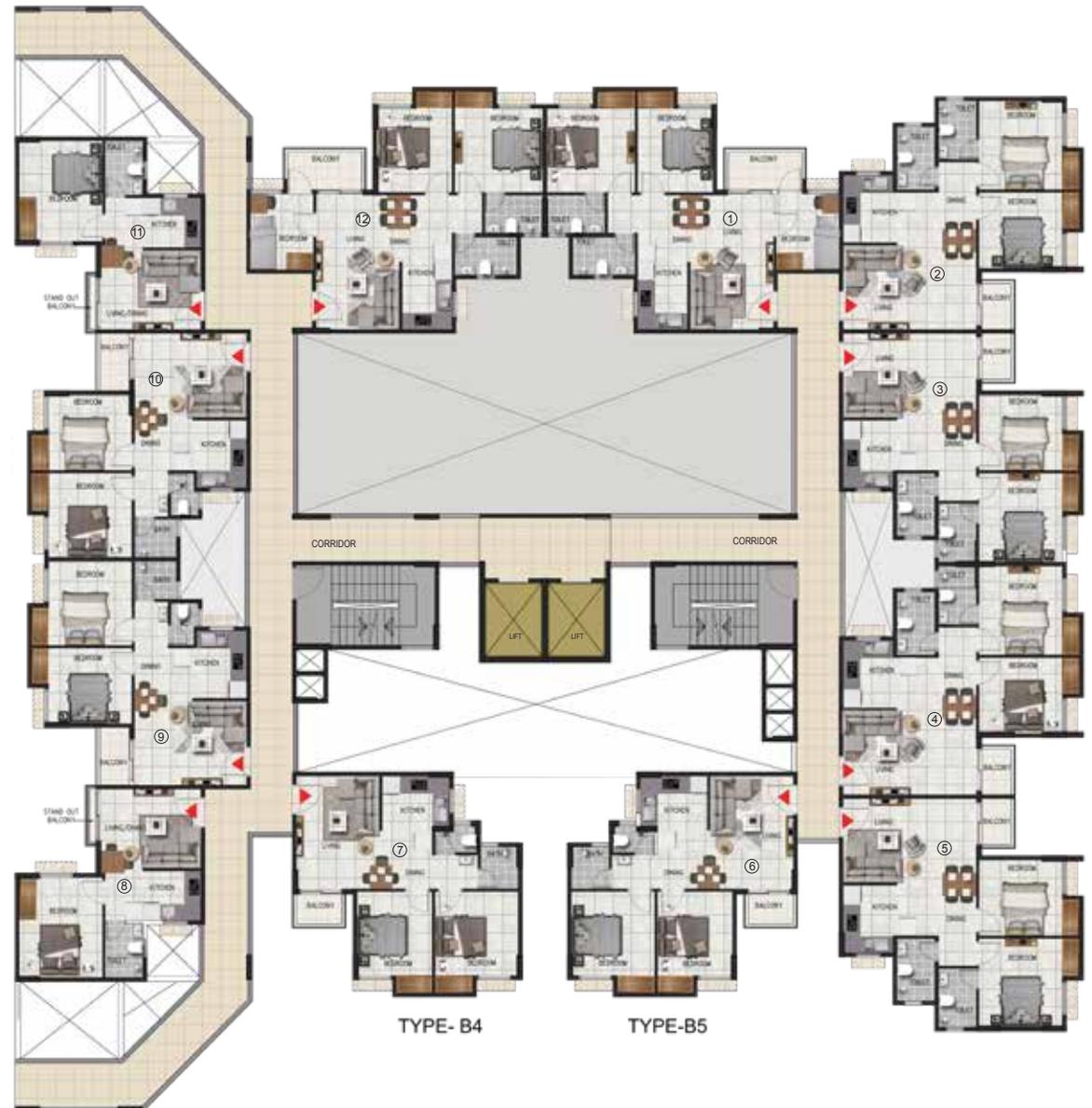
TYPICAL FLOOR PLAN

TOWER 2

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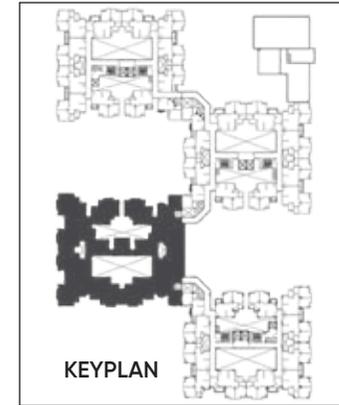
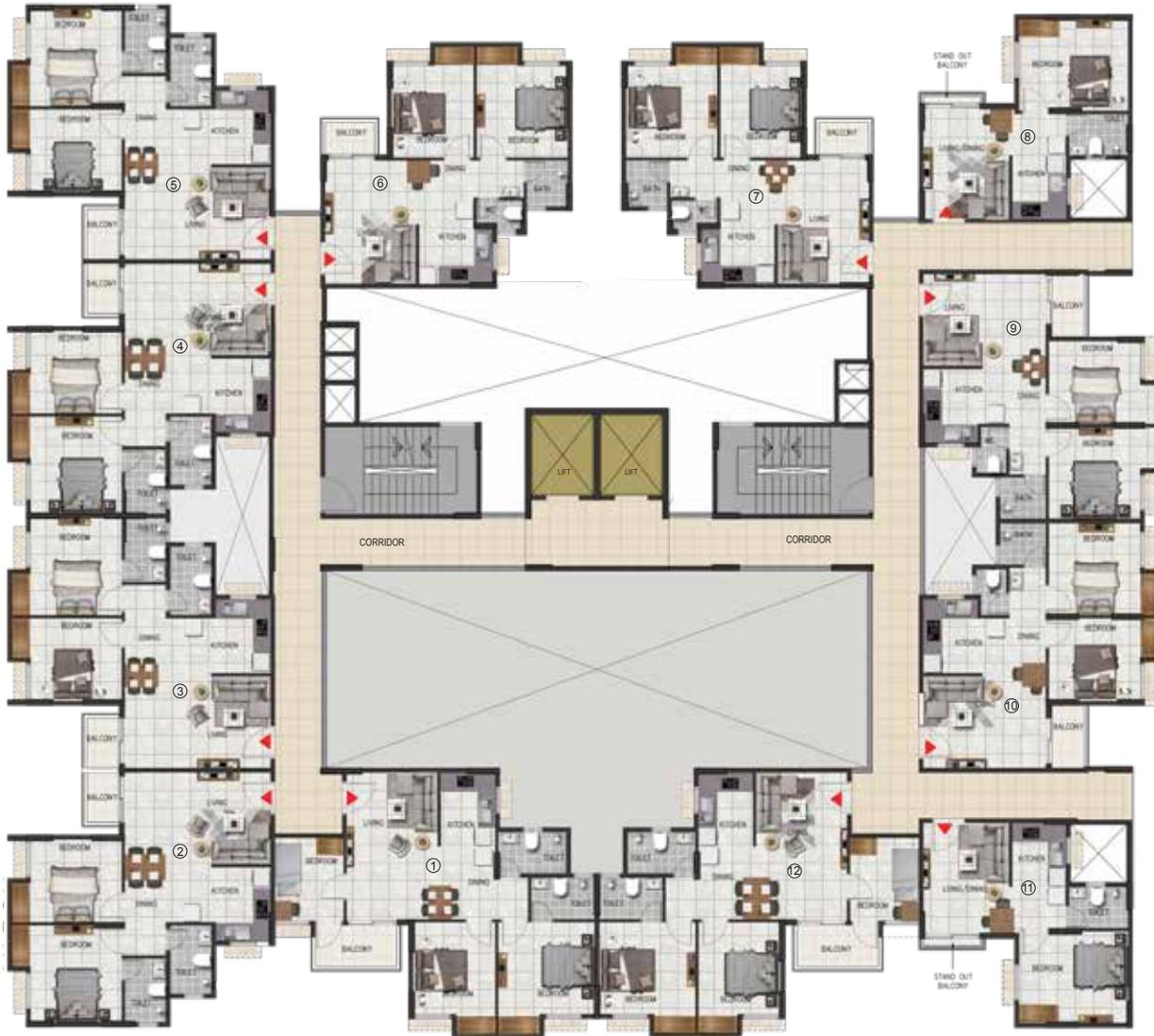
Unit Series	Unit Type	Super Built up Area		Carpet Area		Balcony Area	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1	3 BHK+2 T 301-1401	994	92.38	646	60.00	50	4.61
2	2 BHK+2 T 302-1402	875	81.28	587	54.55	24	2.20
3	2 BHK+2 T 303-1403	873	81.11	587	54.55	24	2.20
4	2 BHK+2 T 304-1404	873	81.11	587	54.55	24	2.20
5	2 BHK+2 T 305-1405	878	81.58	587	54.55	24	2.20
6	2 BHK+1 T 306-1406	785	72.93	516	47.93	25	2.29
7	2 BHK+1 T 307-1407	785	72.93	516	47.93	25	2.29
8	1 BHK+1 T 308-1408	517	48.03	339	31.54	9	0.83
9	2 BHK+1 T 309-1409	782	72.61	516	47.93	27	2.54
10	2 BHK+1 T 310-1410	782	72.61	516	47.93	27	2.54
11	1 BHK+1 T 311-1411	517	48.03	339	31.54	9	0.83
12	3 BHK+2 T 312-1412	998	92.69	646	60.00	50	4.61



TOWER 3

TYPICAL FLOOR PLAN

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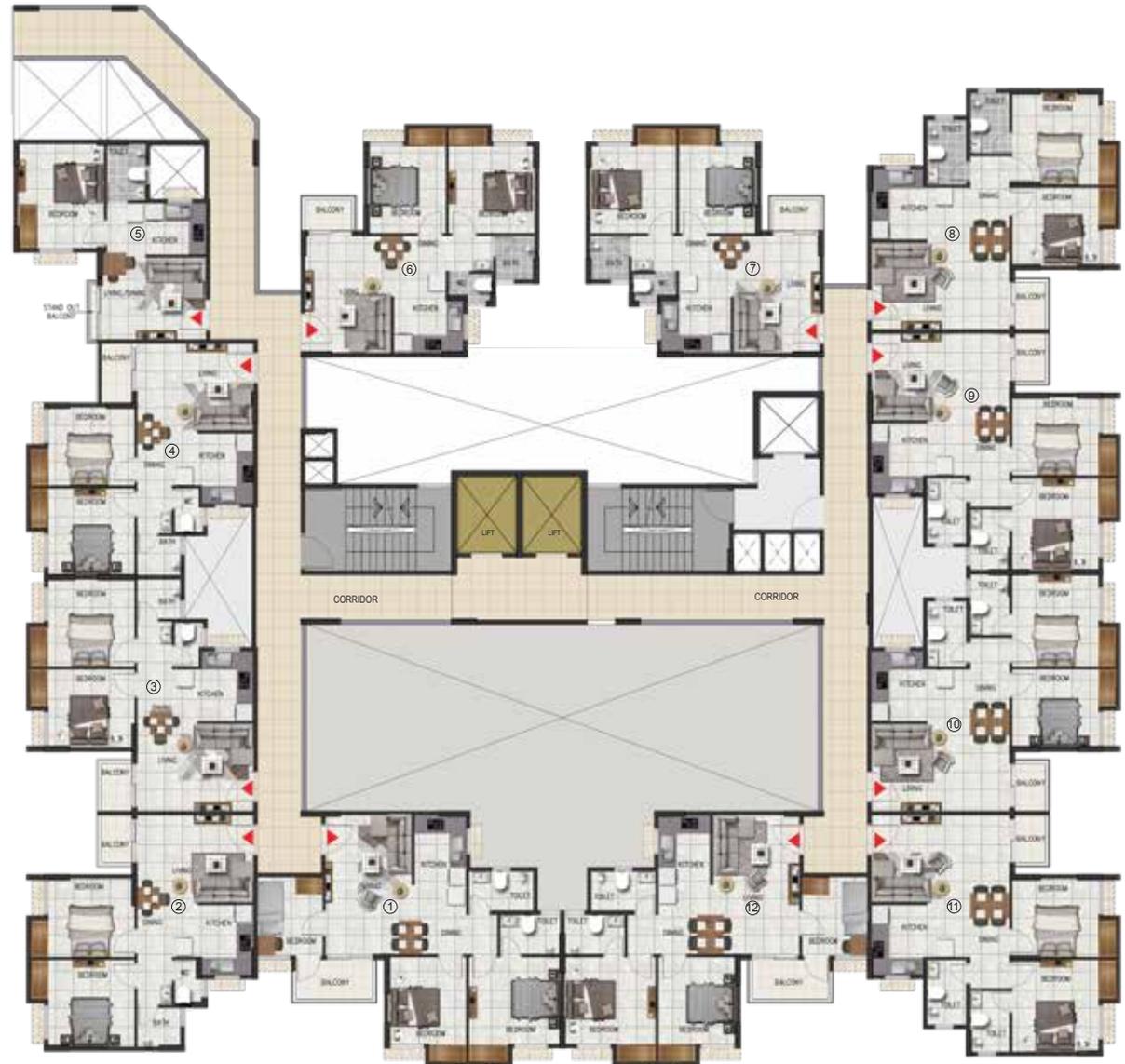
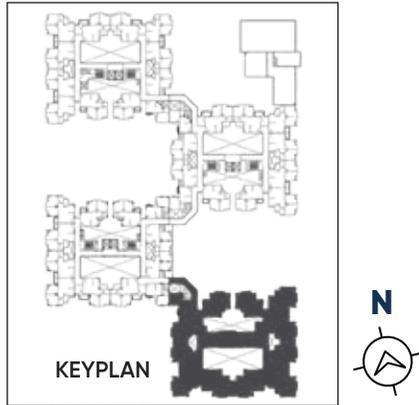


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		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1	3 BHK+2 T 201-1401	994	92.38	646	60.00	50	4.61
2	2 BHK+2 T 202-1402	875	81.28	587	54.55	24	2.20
3	2 BHK+2 T 203-1403	873	81.11	587	54.55	24	2.20
4	2 BHK+ 2 T 204-1404	873	81.11	587	54.55	24	2.20
5	2 BHK+2 T 205-1405	878	81.58	587	54.55	24	2.20
6	2 BHK+1 T 206-1406	785	72.93	516	47.93	25	2.29
7	2 BHK+1 T 207-1407	785	72.93	516	47.93	25	2.29
8	1 BHK+1 T 208-1408	521	48.43	339	31.54	9	0.83
9	2 BHK+1 T 209-1409	786	73.01	516	47.93	29	2.72
10	2 BHK+1 T 210-1410	786	73.01	516	47.93	29	2.72
11	1 BHK+1 T 211-1411	518	48.13	339	31.54	9	0.83
12	3 BHK+2 T 212-1412	994	92.38	646	60.00	50	4.61

TYPICAL FLOOR PLAN

TOWER 4

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 *The Reduction of Room Dimensions due to Plaster Finishes have not been considered in the Sizes indicated in Floor plans



Unit Series	Unit Type	Super Built up Area		Carpet Area		Balcony Area	
		Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.	Sq.Ft.	Sq.Mt.
1	3 BHK+2 T 201-1401	994	92.38	646	60.00	50	4.61
2	2 BHK+1 T 202-1402	777	72.23	516	47.93	24	2.20
3	2 BHK+1 T 203-1403	775	72.05	516	47.93	24	2.20
4	2 BHK+ 1 T 204-1404	782	72.61	516	47.93	27	2.54
5	1 BHK+1 T 205-1405	517	48.03	339	31.54	9	0.83
6	2 BHK+1 T 206-1406	785	72.93	516	47.93	25	2.29
7	2 BHK+1 T 207-1407	785	72.93	516	47.93	25	2.29
8	2 BHK+2 T 208-1408	878	81.58	587	54.55	24	2.20
9	2 BHK+2 T 209-1409	873	81.11	587	54.55	24	2.20
10	2 BHK+2 T 210-1410	873	81.11	587	54.55	24	2.20
11	2 BHK+2 T 211-1411	875	81.28	587	54.55	24	2.20
12	3 BHK+2 T 212-1412	994	92.38	646	60.00	50	4.61

Awards & Recognitions



e4m Pride of India Brands Award 2022
The Best of South
Sattva Group



The Business Times Real Estate Conclave Awards 2022 South Commercial Project - Office Building
(Completed: Metro)
Sattva Knowledge City



The Business Times Real Estate Conclave Awards 2022 South Commercial Project - Business / IT Parks
(Completed: Metro)
Sattva Knowledge Court



Times Business Awards 2022 Bengaluru
Best Developer Commercial
Sattva Group



Construction World Architect and Builder Awards 2021
Stalwarts of the south, Bengaluru
Sattva Group



Silicon Real Estate Awards Bengaluru 2021
Most Promising Residential Project
Misty Charm



CIDC Viswakarma Awards 2021 Best Construction Project
Knowledge City, Hyderabad
Salarpuria Sattva



Construction World Architect & Builder Award 2020
Best Developer - Residential
Outstanding projects, Knowledge City,
Knowledge Point and Divinity



IBE - India Property Awards 2020
Developer of the Year 2020 - Commercial
Salarpuria Sattva



ET NOW Global Real Estate Congress Real Estate Awards 2020
Developer of the Year - Commercial
Salarpuria Sattva



ET NOW Business Leader Of the Year 2020
Bijay Agarwal - Managing Director
Salarpuria Sattva



CommonFloor Realty Awards 2020
Best Developer of the Year
Karnataka



IGBC Green Champion Award 2019
Developer Leading the Green Building
Movement in India(Commercial)
Salarpuria Sattva Group



CARE Awards 2019 CREDAI Award for Real Estate
Best Residential Dwellings
above 1500 Sq.Ft.
Salarpuria Sattva Greenage



Silicon India Real Estate Awards Bengaluru 2019
India's Most Trusted Developer of
the Year - 2019
Salarpuria Sattva Group



Construction Week India Awards 2019
Facade Project of the Year
Knowledge Park,
Salarpuria Sattva Group



CREDAI Telangana's CREATE Award 2019
Best Office/Commercial having
more than 1 lakh Sq.Ft. build up area
Salarpuria Sattva Knowledge City



CommonFloor Real Estate Excellence Awards 2019
Best Developer in
Professional Excellence 2018 - 2019
Apartment



India Property Award 2019
Best Upcoming Project of the
Year - 2019 (Under Construction)
Salarpuria Sattva Knowledge City

Ongoing projects



MAGNIFICIA
Old Madras Road, Bengaluru



AEROPOLIS
NH 44, Next to BIAL, Bengaluru



GREENAGE
Hosur Main Road, Bengaluru



MISTY CHARM
Off Kanakapura Road, Bengaluru



OPUS
Tumkur Road, Bengaluru



ANUGRAHA
Magadi Main Road, Bengaluru



KAVERI SIRI
Acetate Town, Mandya



EAST CREST
Near Budigere Cross, Bengaluru



LAUREL HEIGHTS
Hesaraghatta Main Road, Bengaluru



DIVINITY
Mysore Road, Bengaluru



PARK CUBIX
Devanahalli, Bengaluru



EXOTIC
Bagalur Main Road, Bengaluru



LUXURIA
Malleshwaram, Bengaluru



SERENE LIFE
Shettigere, Bengaluru



SIGNET
Sarjapur, Bengaluru



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



AQUA VISTA
Bannerghatta Main Road, Bengaluru



HM ROYAL
Kondhwa (opposite Talab factory), Pune



MAGNUS
Shaikpet, Hyderabad



WATER'S EDGE
Sancoale, Goa



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The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc, are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any Claim in this regard. (1 square metre = 10.764 square feet). E & OE.