



తెలంగాణ తెలంగాణ TELANGANA

4415 Date: 25/03/14 Rs. 100/-
 To: Sanki Reddy vanga s/o prakash Reddy vanga Goud
 For: m/s - Fortune Green Homes.

**DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER
OF ATTORNEY**

1. **Sri V.RAJENDRA PRASAD S/o. KRISHNAIAH**, aged about 63 years,
Occupation: Business, R/o. 5-14-94, Near Ganesh Temple,
Kothagudem, Khammam District, Pan No.ABHPV6977H, Aadhaar
No.820359799333, Mobile No.9849388000.
2. **Sri T.VENKATA RAO S/o. VENKAIAH**, aged about 41 years,
Occupation: Business, R/o. House No.1-23-360/1, Bhudevi Nagar
colony, Venkatapuram, Alwal, Secunderabad Pan No.ADSPT3600N,
Aadhaar No.577299004529, Mobile No.9848083388.

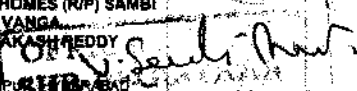
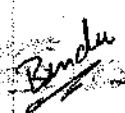
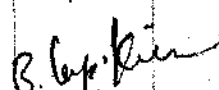
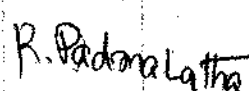
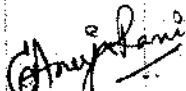
13 *W. J. Green*
 14 *W. J. Green*
 15 *B. C. Smith* (15) *Bindu*
 For FORTUNE GREEN HOMES
V. S. S. S.
 Managing Partner

Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 1 and 2 on the 23rd day of MAY, 2017 by Sri V.Rajendra Prasad

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 M/S FORRTUNE GR [1525-1-2017-3110]	M/S FORRTUNE GREENHOMES (R/P) SAMBI REDDY VANGA S/O. PRAKASH REDDY VANGA NEKNAMPUR, HYDERABAD	
2	EX		 L.N. BINDU:23/D [1525-1-2017-31]	L.N. BINDU D/O. L.A. NARENDRANATH R.CPURAM, HYDERABAD	
3	EX		 BONDADA GOPI KRISHNA [1525-1-2017-3110]	BONDADA GOPI KRISHNA S/O. B. RAMACHANDRA RAO ATTAPUR, HYDERABAD	
4	EX		 MAVULURI SRINIV [1525-1-2017-311]	MAVULURI SRINIVAS S/O. M.VENKAIAH VIJAYANAGAR COLONY, HYDERABAD	
5	EX		 RUDRALA PADMA [1525-1-2017-31]	RUDRALA PADMA LATHA W/O. RUDRALA RAVINDRA KUMAR HIMAYATHNAGAR, HYDERABAD	
6	EX		 G. ANUJA RANI:2 [1525-1-2017-311]	G. ANUJA RANI D/O. G. DANIEL VIDYANAGR COLONY, NALGONDA	

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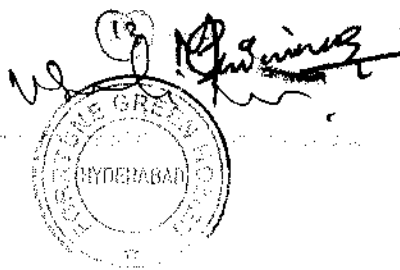


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3. **Sri JAGADEESH KUMAR S/o. NARAYANA SWAMY**, aged about 57 years, Occupation: Business, R/o. H.No.1-16, Main Road, Tekulapalli, Kothagudem, Bhadradi District, Pan No.AGNPP5356R, Aadhaar No.651796785854, Mobile No.9346629297.
4. **Smt. NALAJALA RENUKA W/o. NALAJALA SRINIVASA RAO**, aged about 40 years, Occupation: House wife, R/o. D.No.71-2-31, Venkateswara Nilayam, NSM School Road, Patamata, Vijayawada, Krishna District, Andhra Pradesh, presently residing at 5161, Arrowhead Drive, Schnecksville, PA 18078, USA. Pan No.AZBPK0884A, Mobile No.9866182684, Rep. by her General Power of Attorney holder: **KONDRUPATI MOHAN RAO S/o. KRISHNAIAH**, aged about 67 years, R/o. D.No.71-2-31, Venkateswara Nilayam, NSM School Road, Patamata, Vijayawada, Krishna District, Vide Validated General Power of Attorney Endorsement No.E1/836/22017, dated:26-04-2017, at District Registrar, Vijayawada.
5. **Sri. LAVA KUMAR PADAVALI S/o. P.JAGADEESH KUMAR**, aged about 30 years, Occupation: Business, R/o. H.No.1-16, Main Road, Tekulapalli, Kothagudem, Bhadradi District Pan No.BOXPP8817E, Aadhaar No.312700892975, Mobile No.9949740029
6. **Sri. AYULURI SESHU REDDY S/o. NARSI REDDY**, aged about 66 years, Occupation: Agriculture, R/o.3-142, Kurnavalli, Tallada, Khammam District. Pan No.AMAPA1725A, Aadhaar No.603246302835, Mobile No.9177950509
7. **Sri. PAVAN VASIREDDY S/O. RAJENDRA PRASAD VASIREDDY**, aged about 34 years, Occupation: Employee, R/o. MIG-2-72, CVR Residency, 9th Phase, KPHB Colony, Kukatpally, Hyderabad - 500085 Pan No.AEMPV6765P, Aadhaar No.892674949294, Mobile No.9246992245
8. **Smt. DASARI PADMINI W/o. DASARI PRASAD**, aged about 32 years, Occupation: House wife, R/o. Flat No.B-401, Vertex pride Apartments, Jai Bharat Nagar, Nizampet 'X' Road, Hyderabad - 500085 Pan No.AXKPD3919J, Aadhaar No.725666814727, Mobile No.9866160796
9. **Sri. PURNA CHANDRA RAO TAMMU S/o. NAGARAJU TAMMU**, aged about 51 years, Occupation: Business, R/o. House No.2-22-2/75, Flat No.103, Sai Keshav Residency, A.S.Raju Nagar Colony, Kukatpally, Hyderabad, Pan No.ANWPP9207D, Aadhaar No.569144940412, Mobile No.9676645554.

① A. Reddy ② T. Venkat ③ P. Jagadeesh ④ S. Thilak
 ⑤ P. Jagadeesh ⑥ A. Seshu Reddy ⑦ V. Pavan ⑧ D. Padmini
 ⑨ T. Purna Chandra Rao ⑩ Lechana ⑪ Anujahani ⑫ R. Padma Lakshmi



⑬ B. Suj. Kulkarni

⑭ Bindu N. Sankar Reddy

For FORTUNE GREEN HOMES

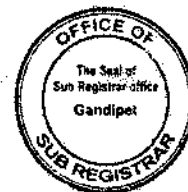
Managing Partner

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7	EX		 RACHANA REDDY [1525-1-2017-33]	RACHANA REDDY MAMIDI D/O. M.VISHNU VARDHAN REDDY KHIRATHABAD, HYDERABAD	<i>L. Chandra</i>
8	EX		 PURNA CHANDRA [1525-1-2017-311]	PURNA CHANDRA RAO TAMMU S/O. NAGARAJU TAMMU A.S. RAJU NAGAR COLONY, HYDERABAD	<i>T. Chandra</i>
9	EX		 DASARI PADMINI [1525-1-2017-31]	DASARI PADMINI W/O. DASARI PRASAD NIZAMPET, HYDERABAD	<i>D. Padmini</i>
10	EX		 PAVAN VASIREDDY [1525-1-2017-31]	PAVAN VASIREDDY S/O. RAJENDRA PRASAD VASIREDDY KUKATPALLY, HYDERABAD	<i>V. Vasireddy</i>
11	EX		 AYULURI SESH REDDY [1525-1-2017-3110]	AYULURI SESH REDDY S/O. NARSI REDDY KHAMMAM	<i>A. Seshi Reddy</i>
12	EX		 LAVA KUMAR PADAVALLI [1525-1-2017-3111]	LAVA KUMAR PADAVALLI S/O. P.JAGADEESH KUMAR KOTHAGUDEM, BHADRADRI	<i>P. Jagadeesh</i>
13	EX		 NALAJALA RENUKA R/P [1525-1-2017-3110]	NALAJALA RENUKA R/P KONDRUPATI MOHAN RAO (GPA) HOLDER W/O. NALAJALA SRINIVASA RAO PATAMATA, VIJAYAWADA	<i>N. Renuka</i>



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10. **RACHANA REDDY MAMIDI D/o. M.VISHNU VARDHAN REDDY**, aged about 27 years, Occupation: Service, R/o. House No.D-301 H.No.6-3-581, Keshava Dale Apts, Anandagar Colony, Khairtabad, Hyderabad - 500 004, Pan No.BZPPM9741K, Aadhaar No.251796483606, Mobile No.9959924562.

11. **G.ANUJA RANI D/o. G.DANIEL**, aged about 41 years, Occupation: House wife, R/o. House No.6-1-66, Vidya Nagar Colony, Behind RTC bus Depo., Nalgonda - 508001. Pan No.ALIPD4813D, Aadhaar No.799025341254, Mobile No.7893931638

12. **Smt. RUDRALA PADMA LATHA W/o. RUDRALA RAVINDRA KUMAR**, aged about 51 years, Occupation: House wife, R/o. Flat No.202, maruthi's Prestige Apt., Street No.15, Himayath Nagar, Hyderabad - 500029 Pan No.BJMPR5779P, Aadhaar No.285240425449, Mobile No.9440815123

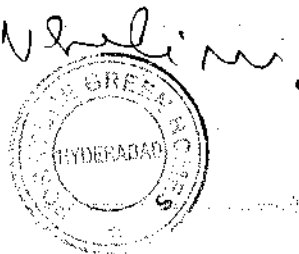
13. **Sri. MAVULURI SRINIVAS S/o. M.VENKAIAH**, aged about 41 years, Occupation: Govt. Employee, R/o. H.No.10-2-385/A/2, Flat No.402, Ganesh Plaza, Vijayanagar Colony, Hyderabad 500057 Pan No.AIZPM8216D, Aadhaar No.570849909750, Mobile No.9493120133

14. **SRI. BONDADA GOPI KRISHNA S/o. B.RAMACHANDRA RAO**, aged about 42 years, Occupation: Govt. Employee, R/o. Flat No.510, Nandanavanam Apartments, Pillar No.118, Attapur, Hyderabad, Pan No.AFYPB9469F, Aadhaar No.390632995960, Mobile No.9493120154

15. **L.N.BINDU D/o. L.A.NARENDRANATH**, aged about 37 years, Occupation: Govt. Employee, R/o. MIG-199, BHEL, MIG Colony, R.C.Puram, Hyderabad -502032, Pan No.BOSPB4366R, Mobile No.9949021884

(Hereinafter called the "OWNERS")

① *av. Reddy* ② *T. Venkati* ③ *P. Sankar* ④ *K. Mohan*
 ⑤ *P. Jagan* ⑥ *A. Suresh* ⑦ *V. Ravi* ⑧ *D. Padmanab*
 ⑨ *T. Ramachandran* ⑩ *Lehana* ⑪ *G. Anujahani* ⑫ *R. Padmanab*
 ⑬ *M. Srinivas* ⑭ *B. Suresh* ⑮ *Bindu*



OF FORTUNE GREEN HOMES

V. Sankar
 Managing Partner

BK - 1, CG No 3110/2017 & Doct No
2999/2017. Sub Registrar
Gandipet

14	EX		 JAGADEESH KUMAR [1525-1-2017-3110]	JAGADEESH KUMAR S/O. NARAYANA SWAMY KOTHAGUDEM, BHADRADRI	<i>P. Jagadeesh</i>
15	EX		 T. VENKATA RAO [1525-1-2017-3110]	T. VENKATA RAO S/O. VENKAIAH VENKATAPURAM, SEC-BAD	<i>T. Venkata Rao</i>
16	EX		 V. RAJENDRA PRASAD [1525-1-2017-3110]	V. RAJENDRA PRASAD S/O. KRISHNAIAH KOTHAGUDEM, KHAMMAM	<i>V. Rajendra Prasad</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 B SESHU KUMAR [1525-1-2017-3110]	B SESHU KUMAR AADHAR NO 380986684486	<i>B Seshu Kumar</i>
2		 C VASANTH KUMAR [1525-1-2017-3110]	C VASANTH KUMAR NARSINGHI, RANGAREDDY	<i>C. Vasanth Kumar</i>

23rd day of May, 2017

[Signature]
Signature of Sub Registrar
Gandipet



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AND

M/s. FORRTUNE GREENHOMES, represented by its Managing partner **Sri. SAMBI REDDY VANGA S/o. PRAKASH REDDY VANGA**, aged about 40 years, Occupation: Business, R/o. Flat No.G-3, Hallmark Rain Vally-I, Alkapoor Town Ship, Neknampur, Hyderabad, Pan No.AAEFF8774G, Mobile No.9000777867.

(Hereinafter called as the "DEVELOPER")

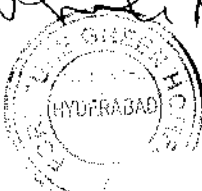
The expressions, "Owners" and "Developer" shall mean and include their respective heirs, legal representations, executors, assignees, administrators, successors-in-title, etc., wherever the context permits.

Whereas, the Owner No.4 to 15 are the owners and possessors of the undivided share of land in **Plot Nos.231, 232, 244 & 245** in Survey Nos.300 to 303, 306 to 311, 313 to 315, admeasuring **1191.64 Square yards** out of 1700.00 Square yards, situated at Narsingi village & Grampanchayat, Gandipet Mandal, Ranga Reddy District, more particularly described in the Schedule A annexed hereto and hereinafter called the "A Schedule Property", having acquired the same under a **Sale Deed** dated:23-05-2017 registered as **document No.2998/2017** registered at S.R.O., Gandipet, Ranga Reddy District from its previous owners and possessors **Sri V.Rajendra Prasad S/o. Krishnaiah & others(Owner No.1 to 3 herein)**

Whereas the Owner No.1 to 3 along with **Sri D.Bala Shoury S/o. issac** are purchased the **Plot Nos.231, 232, 244 and 245** admeasuring 1700.00 Square Yards in Survey Nos.300 to 303, 306 to 311, 313 to 315 of Narsingi village & Grampanchayat, Gandipet Mandal, Ranga Reddy District from its previous owner **Sri. C.Radha Kishan S/o. Late C.Narsaiah**, through **four(4) separate Sale Deed** as follows:

Doc. No/	Date	Description	Extent
Sale Deed 3788/2008	04-10-2008	Plot No.231	425.00 Square yard
Sale Deed 3787/2008	04-10-2008	Plot No.232	425.00 Square yard

① *av. Reddy* ② *T. Venkata* ③ *P. Rajendra Prasad* ④ *S. D. Bala Shoury*
 ⑤ *P. Jagan* ⑥ *A. Ashika* ⑦ *V. Ravi* ⑧ *D. Padmavathi*
 ⑨ *T. Rama Chandra Rao* ⑩ *Lechana* ⑪ *Ch. Anjika* ⑫ *R. Padmalatha*
 ⑬ *Shrinivas* ⑭ *B. Gay. Kiran* ⑮ *Bindu* ⑯ *S. Sankar*
 ⑰ *Ushakumari*



Managing Partner

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Announcement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	284620	0	0	0	284720
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	150	0	0	0	150
Total	100	0	304770	0	0	0	304870

Rs. 284620/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 28462000/- was paid by the party through E-Challan/BC/Pay Order No. 7373LE230517 dated 23-MAY-17 of KVBL

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 304770/-, DATE: 23-MAY-17, BANK NAME: KVBL, BRANCH NAME: , BANK REFERENCE NO: 1523918657924, PAYMENT MODE: NB-1000200, ATRN: 1523918657924, REMITTER NAME: SAMBI REDDY VANGA, EXECUTANT NAME: V. RAJENDRA PRASAD AND OTHERS, CLAIMANT NAME: FORRTUNE GREENHOMES).

Date:

23rd day of May, 2017

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 2999 of 2017 of Book-1 and assigned the identification number 1 - 1525 - 2999 - 2017 for Scanning on 23-MAY-17.

Registering Officer
Gandipet
(I.Valli Subbalakshmi)



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Sale Deed 3789/2008	04-10-2008	Plot No.244	425.00 Square yard
Sale Deed 3790/2008	04-10-2008	Plot No.245	425.00 Square yard
Above mentioned all the documents registered at S.R.O., Gandipet, R.R.Dist.			

WHEREAS Sri D.Bala Shoury S/o. Issac is offered to release his 1/4 share in Plot Nos.231, 232, 244 and 245 admeasuring 425.00 Square Yards (106.25 Square yard in each plot) in Survey Nos.300 to 303, 306 to 311, 313 to 315 of Narsingi village & Grampanchayat, Gandipet Mandal, Ranga Reddy District in favour of Owner No.1 to 3 who have ownership by way of their share and possession rights, through four(4) separate Release Deed as follows:

Doc. No/	date	Description	Extent
Release Deed 2198/2010	07-08-2010	Plot No.231	106.25 Square yard
Release Deed 2199/2010	07-08-2010	Plot No.232	106.25 Square yard
Release Deed 2196/2010	07-08-2010	Plot No.244	106.25 Square yard
Release Deed 2197/2010	07-08-2010	Plot No.245	106.25 Square yard
Above mentioned all the documents registered at S.R.O., Gandipet, R.R.Dist.			

Whereas, the Owners have, thus, become the owners and possessor of the A Schedule Property and therefore, approached the Developer, with a request to develop the same into a residential complex or any other development in the manner the Developer deems most expedient and commercially viable and the Developer agreed to develop the same, on the following terms and conditions:

① M. Reddy ② T. Venkatesh ③ P. Jagadeesh ④ K. Shankar
⑤ P. Jaganmouli ⑥ A. Srinivas ⑦ V. Ravi ⑧ D. Padmalini
⑨ T. Rama Chandra Reddy ⑩ K. Sankar ⑪ Anurag R. Padmalathi
⑫ N. Srinivas ⑬ B. Srinivas ⑭ R. Srinivas
⑮ V. Srinivas
⑯ For FORTUNE GREEN HOMES
⑰ V. Srinivas
⑱ Manager Partner

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NOW THIS DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY AS WITNESSES AS FOLLOWS:

1. The Owners hereby grant the irrevocable right to the Developer to develop the A Schedule Property into a residential complex with ownership apartments, as per the terms of this Development Agreement and the permissions to be obtained from the competent authorities. Accordingly, the Owners today put the Developer in possession and enjoyment of the entire 1700.00 Square Yards, including the A Schedule Property.
2. The Developer shall develop the A Schedule Property in terms of this Development Agreement, at its cost, after obtaining all the necessary permissions, clearances and as per the specifications mentioned in Schedule C annexed hereto and deliver 48% built up area to the Owners herein towards their share, along with proportionate undivided share in the land and common areas, more particularly described in the Schedule B annexed hereto and hereinafter referred to as the "B Schedule Areas". The parking areas shall be treated as limited common areas and the Developer shall be entitled to allot to the owners one car parking to each flat to their respective flats by way of lottery. The flats earmarked hereunder are on the basis of the plan to be submitted for approval and subject to sanction.
3. The Developer shall be entitled to appropriate all the remaining built up areas with proportionate undivided share in the land and common areas and amenities, which is more particularly described in the Schedule D annexed hereto and hereinafter referred to as "D Schedule Areas", towards the consideration for development. The Developer shall be entitled to enter into suitable agreements with third parties or execute registered sale deeds or other conveyance in respect of the D Schedule Areas fallen to its share, as the case may be, receive consideration, issue discharge receipts, etc., and appropriate the same without having to account for the same and without any reference to the Owners herein. However, the Developer alone shall be entitled to the benefits of the TDR in case of acquisition of land for road.

① *Ch. Reddy* ② *T. Venkat* ③ *P. Jagadeeswar* ④ *G. Thilak*
 ⑤ *P. Janak* ⑥ *A. Srinivas* ⑦ *T. V. Rao* ⑧ *D. Padmini*
 ⑨ *T. Rama Chandra* ⑩ *Lechana* ⑪ *G. Anuj Rani* ⑫ *R. Padmalatha*
 ⑬ *M. Srinivas* ⑭ *B. Gov. Pillai* ⑮ *Bindu*



For FORRTUNE GREEN HOMES

V. Sankar

Managing Partner

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(a) To approach any Government, State, Central or Local or other authorities including Grampanchayat, GHMC, HMDA, TS Transco, TSCPDCI, HMWS & SB, or other private or public body or service provider, for the purpose of obtaining all the necessary permissions, clearances, grants, no objection certificates, change of land use, layout approvals, construction permissions, service connections, modification of plans, or regularisation occupancy certificates, or any other purpose in respect of the A Schedule Property or any part or parts thereof or the constructions to be made thereon.

Property or any part or parts thereof or the constructions to be made thereon.

① M. Reside ~~A~~ T. Venkay ③ R. Sankar ~~cur~~ ✓ b. T. Eden Lr
⑤ P. ~~janap~~ ⑥ A. Seshu Reddy ⑦ V. ~~Ravi~~ ⑧ D. Padman
⑨ T. Rama Chandra Reddy ⑩ Lachama ⑪ G. Anujahani R. Padmalatha
⑫ M. ~~Chinn~~ ⑬ B. ~~Cap~~ ~~Phil~~ ⑭ ~~Bing~~ ~~for~~ **FORRTUNE GREEN HOMES**
Whalim V. Sankar. Mr.
Managing Partner

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(b) To gift or otherwise transfer the proportionate open spaces and common areas in A Schedule Property, in favour of the Association or the Local Authority as the case may be, as per the terms of the permission for construction and execute suitable documents and present the same for registration and comply with all the formalities of registration.

(c) To mortgage the built up areas that are required to be mortgaged as per the terms of sanction to the Hyderabad Metropolitan Development Agreement and execute suitable documents and present the same for registration and comply with all the formalities of registration

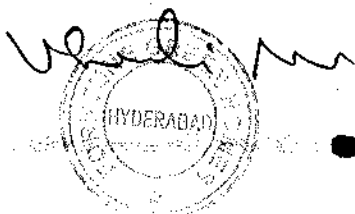
(d) To transfer by way of sale, mortgage, lease, gift or otherwise the D Schedule Areas fallen to the share of the Developer and to receive consideration in respect thereof and appropriate the same, to issue discharge receipts without having to account for the same, to execute sale deeds or other conveyance in favour of third party purchasers/allottees and to present the same for registration and obtain registration and to deliver possession of the flats to such allottees or third party purchasers, and enter into construction agreements with such allottees or third party purchasers.

(e) To file, prosecute, defend or withdraw any suit or other proceedings in any Court, Tribunal or other authority, to verify and sign pleadings, affidavits, etc., in respect of 'A' Schedule Properties and the constructions to be made thereon or settle the disputes by way of compromise by way or arbitration or otherwise, to sign joint compromise memos, admit the same, and to execute all decrees, orders, etc., and to appoint or remove Advocate/s and to file appeals, revisions, etc.

(f) To appoint sub agents, Attorneys, Contractors etc., for the purpose of this agreement and to sub-delegate all or any of the powers hereunder granted to the Developer to such sub agents, attorneys, contractors, etc.

(g) And to do all other deeds, things and acts as may be necessary or any way ancillary to the above notwithstanding the same are not specifically mentioned herein and the Owners hereby agree to ratify all such lawful acts done by their attorney or their sub-agent, attorney, etc., in pursuance of these presents.

① A. R. Reddy ② T. Venkata ③ P. Sankar ④ K. H. Shankh
⑤ P. J. J. ⑥ A. S. S. ⑦ V. K. V. ⑧ D. Padman
⑨ T. P. P. ⑩ L. L. L. ⑪ G. G. G. ⑫ R. R. R.
⑬ A. A. A. ⑭ B. B. B. ⑮ B. B. B.



For FORTUNE GREEN HOMES
V. Sankar
Managing Partner

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9. Notwithstanding the delegation of powers as above, the Owners shall continue to be liable to discharge all their obligations under this Agreement and shall be liable to cooperate with the Developer in all respects till the entire project is completed and all the entire share or entitlement of the Developer under this Agreement is transferred in favour of the Developer or his nominees and shall not have any claim in respect of the areas fallen to the share of the Developer. The powers delegated to the Developer hereunder, being coupled with the interest created under this Agreement, shall be irrevocable and transferable as such and the right, title and interest of both the parties shall be strictly subject to this agreement.
10. The Owners hereby undertake not to interfere with the development including construction work in A Schedule Property under the scheme and shall not seek any stay or injunction restraining such development including construction pursuant to this Agreement from any Court or other authority on any ground and all their claims against the Developer shall be limited to those mentioned in this Agreement and for recovery of damages, if entitled under Law and the Owners do hereby undertake not to cause any obstruction in any manner for the completion of the project in the interest of the scheme and the third party purchasers.
11. The Owners do hereby further declare that they are the absolute Owners of their respective undivided shares out of the A Schedule Property and that Owners herein have marketable and absolute title to enter into this Agreement and that the A Schedule Property is free from all litigations, adverse claims, prior agreements, mortgages, encumbrances, public demands, joint family interests, whatsoever, and further that the A Schedule Property is a non-agricultural land and further that the A Schedule Property is not an "assigned land" within the meaning of the A.P. Act 9 of 1977 and further covenant to indemnify and to keep the Developer fully indemnified from all or any loss that may be caused to the Developer on account of any defect in the title of the Owners or in the event of the aforesaid declarations found false or otherwise.
12. The Owners shall be entitled to inspect the construction work of the B Schedule Areas at all reasonable hours, on prior appointment from the Developer. The Developer shall rectify defects pointed out during the construction. In case of any other defects, the liability of the Developer shall be limited to one year from the date of intimation of completion/hand over of the B Schedule Areas or the part(s) thereof. In case of any dispute, the same shall be referred to the Architect overseeing the construction and the decision of the Architect shall be final.

① Mr. Reidy *T. V. Venkata* *R. S. Sankar* *G. Thelam*
 ② P. Jagan *A. Sathish* *V. Pavan* *P. Padmini*
 ③ T. Prasad *Leelana* *Anuj Kumar* *R. Padmalatha*
 ④ P. Srinivas *B. Jay. Vin* *B. Bindu*
 ⑤ *Wholen*

For FORRTUNE GREEN HOMES
V. Sankar
 Managing Partner



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13. The Owners shall be responsible for payment of all arrears of property tax, electricity charges, etc., in respect of the A Schedule Property up to the date of this Agreement. The Owners and Developer shall bear the VAT, GST, Service Tax or any other Taxes/Fees amount payable to various statutory authorities proportionately to their respective Built-up areas.
14. That the Owners have to pay service Tax @ 4.5% on Rs.2200/- per square feet at the time of execution of DGPA, if in case Owners want to pay later then the service tax will be paid on sale consideration on that date. If any additional charges arise on the above said schedule property from any competent authorities, then the both parties will bear as per the proportionate ratio.
15. The original title deeds in respect of the A Schedule Property shall be with the Developer. The Developer shall handover originals (All the title deeds, permissions and other certificates, obtained for the purpose of development and of the designs, plans and all other papers pertaining to the construction) to the Association after the entire project is completed.
16. In case of any dispute or difference arising out of or in pursuance of or in respect of this Agreement, the same shall be referred to sole arbitrator. The Developer shall be entitled to suggest any three names of persons, having rich experience in the field of construction and development, out of which the Owners shall select one, who shall be the sole Arbitrator. The arbitral proceedings shall be subject to the jurisdiction of the Courts of Ranga Reddy District only. The sole Arbitrator shall initiate proceedings within one month of reference and conclude the proceedings within three months thereafter. The remuneration for the Arbitrator shall be 1% of the value of such dispute or Rs.25,000/- whichever is less.

SCHEDULE-A

All that the Plot Nos.231, 232, 244 & 245 in Survey Nos.300 to 303, 306 to 311, 313 to 315, admeasuring 1700.00 Square yards, situated at Narsingi village & Grampanchayat, Gandipet Mandal, Ranga Reddy District and bounded as under:

North	:	Plot No.230 & 246.
South	:	Plot No.233 & 243.
East	:	30'-0" Wide Road;
West	:	60'-0" Wide Road.

① Mr. P. Sridhar ② T. Venkatesh ③ P. Sankar ④ B. Mahesh
 ⑤ P. Jagan ⑥ A. Shilpa ⑦ V. Praveen ⑧ D. Padmini
 ⑨ Mr. Mahesh ⑩ S. Sankar ⑪ Anuj Kumar ⑫ R. Padmalatha
 ⑬ Mr. Srinivas ⑭ B. Sankar ⑮ Bindu V. Sankar
 Managing Partner



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SCHEDULE B
(Built up areas to be allotted to the Owners)

All that the 48% of the built up areas along with proportionate undivided share in the land and common areas and amenities and one car parking per flat.

Name of Owner	Flat No.	Extent in Sq.ft	Floor	Undivided share of land in Sq.yds
V.RAJENDRA PRASAD	401	1445	Fourth	65.59
V.RAJENDRA PRASAD	402	1150	Fourth	52.20
T.VENKATA RAO	101	1445	First	65.59
JAGADEESH KUMAR	501	1445	Fifth	65.59
NALAJALA RENUKA (P & L. MANDALI RAO)	301	1445	Third	65.59
LAVA KUMAR PADAVALI	502	1150	Fifth	52.20
AYULURI SESHU REDDY	201	1445	Second	65.59
PAVAN VASIREDDY	404	1150	Fourth	52.20
DASARI PADMINI	302	1150	Third	52.20
PURNA CHANDRA RAO TAMMU	205	1445	Second	65.59
RACHANA REDDY MAMIDI	405	1445	Fourth	65.59
G.ANUJA RANI	305	1445	Third	65.59
RUDRALA PADMA LATHA	202	1150	Second	52.20
MAVULURI SRINIVAS, BONDADA GOPI KRISHNA & L.N.BINDU	102	1150	First	52.20

SCHEDULE C
(Specifications)

Structure

Structure: RCC framed structure to withstand wind & seismic loads

Super Structure: Red Brick 9" external and 4.5" internal walls.

Plastering

INTERNAL WALLS: 18mm Double Coat Cement Plaster with smooth finishing

CEILING: 12mm Double coat smooth cement plaster finishing.

EXTERNAL: 18 mm Double Coat Sand Faced Cement Plastering.

JOINERY WORKS

MAIN DOOR: BT wood frame with two sides veneered flush shutter with melamine polishing and hardware of reputed make.

INTERNAL DOORS: MT wood frame with flush shutter with two sides painted white, fitted with reputed hardware fittings.

TOILET DOORS: MT wood frame and flush shutter with painted white, fitted with reputed hardware

WINDOWS: Three track UPVC window systems with Clear glass of NCL WINTTECH/APARNA or equivalent make.

① V. Rajendra Prasad ② T. Venkata RAO ③ Jagadeesh Kumar ④ Nalajala Renuka ⑤ Lava Kumar Padavali ⑥ Ayuluri Seshu Reddy ⑦ Pavan Vasireddy ⑧ Dasari Padmini ⑨ Purna Chandra Rao Tammu ⑩ Rachana Reddy Mamidi ⑪ G. Anuja Rani ⑫ Rudrala Padma Latha ⑬ Mavuluri Srinivas, Bondada Gopi Krishna & L.N. Bindu

⑭ V. Rajendra Prasad ⑮ T. Venkata RAO ⑯ Jagadeesh Kumar ⑰ Nalajala Renuka ⑱ Lava Kumar Padavali ⑲ Ayuluri Seshu Reddy ⑳ Pavan Vasireddy ㉑ Dasari Padmini ㉒ Purna Chandra Rao Tammu ㉓ Rachana Reddy Mamidi ㉔ G. Anuja Rani ㉕ Rudrala Padma Latha ㉖ Mavuluri Srinivas, Bondada Gopi Krishna & L.N. Bindu

① V. Rajendra Prasad ② T. Venkata RAO ③ Jagadeesh Kumar ④ Nalajala Renuka ⑤ Lava Kumar Padavali ⑥ Ayuluri Seshu Reddy ⑦ Pavan Vasireddy ⑧ Dasari Padmini ⑨ Purna Chandra Rao Tammu ⑩ Rachana Reddy Mamidi ⑪ G. Anuja Rani ⑫ Rudrala Padma Latha ⑬ Mavuluri Srinivas, Bondada Gopi Krishna & L.N. Bindu

⑭ V. Rajendra Prasad ⑮ T. Venkata RAO ⑯ Jagadeesh Kumar ⑰ Nalajala Renuka ⑱ Lava Kumar Padavali ⑲ Ayuluri Seshu Reddy ⑳ Pavan Vasireddy ㉑ Dasari Padmini ㉒ Purna Chandra Rao Tammu ㉓ Rachana Reddy Mamidi ㉔ G. Anuja Rani ㉕ Rudrala Padma Latha ㉖ Mavuluri Srinivas, Bondada Gopi Krishna & L.N. Bindu

FOR FORTUNE GREEN HOMES

Managing Partner

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GRILLS: Aesthetically designed bright steel safety grills with enamel paint finish.
PAINTING

INTERNAL WALLS & CEILING: Water proof putty finish with two coats of Premium emulsion paint of ASIAN make over a coat of primer.

EXTERNAL: Texture or Putty finish with 2 coats of exterior emulsion paint of ASIAN make.

FLOORING

LIVING, DINING, BEDROOMS, KITCHEN & BALCONIES: Vitrified tiles (24" x 24") - ASIAN/JOHNSON or equivalent Make

BATHROOMS: Anti-skid and acid resistant tiles of standard make.

STAIRCASE/CORRIDOR: Combination of Marble \ Granite \ vitrified tiles as per architectural design

UTILITY: Anti-skid tiles of standard make.

KITCHEN

Granite platform and stainless steel sink, separate taps for municipal water and bore well water. Provision for fixing of water purifier, exhaust fan.

BATHROOMS

All Sanitary fixtures are of CERA JAGUAR or equivalent make

Single Piece EWC in all toilets of Hindware \ Cera \ JAGUAR or equivalent make.

All CP fittings are chrome plated of CERA JAGUAR or equivalent make.

DADOING

KITCHEN: Glazed tiles dado up to 2' height above kitchen platform.

BATHROOM: Glazed tiles of standard make upto door height

RAILING

SS Railing for Staircases.

MS Powder Coated Railing for Balconies.

Electrical

Concealed copper wiring of POLYCAB make and modular switches of PHILIPS or equivalent make.

Power outlets for air conditioners in all Bedrooms.

Power outlets for geysers and exhaust fans in all bathrooms.

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen. Washing machine and dishwasher in utility area.

Three phase power supply for each unit with individual meter boards.

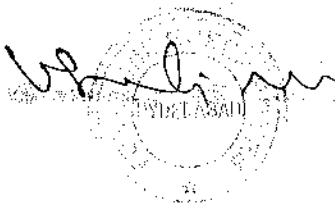
Miniature Circuit Breakers (MCB) of reputed make for each distribution board.

WATER SUPPLY

Sump & Overhead tank.

LIFT: Kone or Johnson make

1 D. K. Reddy 2 T. Venkatesh 3 P. Jayashree 4 K. Hema 5 P. Jayashree 6 Ashwini 7 V. Parag 8 D. Radhika 9 T. Ramesh Babu 10 Lachana 11 Anurag 12 R. Radhika 13 M. Gaurav 14 B. S. Jini 15 Bindu For FORTUNE GREEN HOMES V. Senthil Managing Partner



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SCHEDULE D

(Built up areas to be retained by the Developer)

All the remaining 52% built up areas after allocating to the Owners as per the Schedule B hereto in the lands covered by the A Schedule Property, along with proportionate undivided share in A Schedule Property and car parking spaces remained after allotment to the Owners.

Flat No.	Extent in Sq.ft	Floor	Undivided share of land in Sq.yds
103	1150	First	52.20
104	1150	First	52.20
105	1445	First	65.59
106	1150	First	52.20
203	1150	Second	52.20
204	1150	Second	52.20
206	1150	Second	52.20
303	1150	Third	52.20
304	1150	Third	52.20
306	1150	Third	52.20
403	1150	Fourth	52.20
406	1150	Fourth	52.20
503	1150	Fifth	52.20
504	1150	Fifth	52.20
505	1445	Fifth	65.59
506	1150	Fifth	52.20

SCHEDULE E

(Common areas and amenities)

Bore-well, motors, sump, overhead tank, water supply lines, drainage lines, staircase, lift, open terrace area, common electricity and lighting, watchman room, electricity, generator, transformer, children's play area.

① A. R. Sridhar ② T. Venkatesh ③ T. Sankar ④ K. Thirumala
 ⑤ P. Jeyaraj ⑥ A. Srinivas ⑦ V. Ravi ⑧ D. Padmini
 ⑨ T. Srinivasan ⑩ K. Srinivas ⑪ G. Ravi ⑫ R. Padmalatha
 ⑬ S. Srinivas ⑭ B. Srinivas ⑮ B. Srinivas

FORRTUNE GREEN HOMES

Managing Partner

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IN WITNESS WHEREOF the Parties hereto have signed this Development Agreement-cum-General Power of Attorney with their free will and consent in the presence of the following witnesses:

1. [Signature] 2. P. Venkat 3. P. Sankar
 4. [Signature] 5. P. Jagan 6. A. Srinivas
 7. V. Ravi 8. D. Padmanab 9. T. Suresh Babu
 10. Lachana 11. A. Anuj Kumar 12. P. Padmalatha
 13. [Signature] 14. B. Gunj Kumar 15. Birdu
- SIG. OF THE OWNERS

For FORTTUNE GREEN HOMES

SIG. OF THE DEVELOPER

V. Sankar
Managing Partner

WITNESSES:

1. T. S. Srinivas
2. C. V. Subramanian

[Signature]

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ANNEXURE - 1A

1. Description of Building : Proposed construction of Plot Nos. Plot Nos.231, 232, 244 & 245 in Survey Nos.300 to 303, 306 to 311, 313 to 315, situated at Narsingi village & Grampanchayat, Gandipet Mandal, Ranga Reddy District
2. Total land area : 1700.00 Square yards.
3. Total Built up area : 37450 Sft.,(Proposed)
(Including parking)
4. Annual Rental Value :

5. Party's estimate of Market Value

Rs.2,84,62,000/-

① V. Resid ② T. V. Lakshmi ③ P. Sagar ④ K. Kishore ⑤ P. Jagan ⑥ A. Srinivas ⑦ V. Suresh ⑧ D. Padmini ⑨ T. Resid ⑩ Lachana ⑪ B. Srinivas ⑫ B. Srinivas ⑬ B. Srinivas ⑭ B. Srinivas ⑮ B. Srinivas

SIGNATURE OF THE OWNERS

① V. Resid ② T. V. Lakshmi ③ P. Sagar ④ K. Kishore ⑤ P. Jagan ⑥ A. Srinivas ⑦ V. Suresh ⑧ D. Padmini ⑨ T. Resid ⑩ Lachana ⑪ B. Srinivas ⑫ B. Srinivas ⑬ B. Srinivas ⑭ B. Srinivas ⑮ B. Srinivas

CERTIFICATE

I/We, hereby declare that what is stated above is true and correct to the best of my knowledge and belief.

SIGNATURE OF THE OWNERS

For FORRTUNE GREEN HOMES

SIGNATURE OF THE DEVELOPER

V. Suresh

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4692 3134 7777

ఆధార్ - సామాన్యుని హక్కు

Kondrupati Mohanrao

4692 3134 7777

ఆధార్ - సామాన్యుని హక్కు

7256 6681 4727

నా ఆధార్, నా గుర్తింపు

7256 6681 4727

నా ఆధార్, నా గుర్తింపు

D. Padmini

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

17268/1993

ANUJA RANI G

DANIEL

6-1-1/A-4

VIDYA NAGAR

NALGONDA

NALGONDA

NALGONDA-508001

Issued On: 17/01/2014

RTA NALGONDA

Anujalane

W. S. R.

5708 4990 9750

ఆధార్ - సామాన్యుని హక్కు

Mavuluri Srinivas

Year of Birth: 1976
పురుషుడు / Male

5708 4990 9750

ఆధార్ - సామాన్యుని హక్కు

Shrinivas

आयकर विभाग

INCOME TAX DEPARTMENT

RACHANA REDDY MAMIDI

VISHNU VARDHAN REDDY MAMIDI

03/11/1990

Permanent Account Number

BZPPM9741K

Rachana

भारत सरकार
GOVT. OF INDIA

Rachana

రుద్రా పద్మా లత
Rudra Padma Latha

Year of Birth: 1966
పు / Female

2852 4042 5449

ఆధార్ - సామాన్యుని హక్కు

R. Padmalatha

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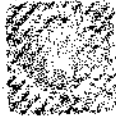


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आयकर विभाग
INCOME TAX DEPARTMENT
GOPI KRISHNA BONDADA
RAMACHANDRA RAO BONDADA
12/07/1974
AFYPB9469F

भारत सरकार
GOVT. OF INDIA



14012016

आयकर विभाग
INCOME TAX DEPARTMENT
L N BONDU
LELLA ABBAYI NARENDRA NATH
28/07/1978
BOSPB4386R

भारत सरकार
GOVT. OF INDIA



Bundu

आयकर विभाग
INCOME TAX DEPARTMENT
T VENKATA RAO
VENKAIAH TENNERU
01/07/1972
ADSPT3600N

भारत सरकार
GOVT. OF INDIA



T. Venkata Rao

T. Venkata Rao

आयकर विभाग
INCOME TAX DEPARTMENT
TAMMU PURNACHANDRA RAO
TAMMU NAGARAJU
18/02/1965
ANWBP3207D

भारत सरकार
GOVT. OF INDIA



T. Purnachandra Rao

भारत सरकार
GOVERNMENT OF INDIA
लवकुमार पदवली
Lavakumar Padavally
वर्ष के जन्म का Year of Birth: 1956
लिंग: Male
3127 0089 2975



पदवली - साहाय्य निहाल

P. Jagadeesh

भारत सरकार
GOVERNMENT OF INDIA
पदवली जगदीश कुमार
Padavalay Jagadeesh Kumar
वर्ष के जन्म का Year of Birth: 1959
लिंग: Male
6517 9678 5854



पदवली - साहाय्य निहाल

P. Jagadeesh Kumar

While

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 వాసిరెడ్డి రాజేంద్ర ప్రసాద్
 Vasireddy Rajendra Prasad
 పుట్టిన తేదీ/Year of Birth: 1950
 పురుషుడు / Male
 8203 5979 9333
 అధికారి - సామాన్యదేవి హక్కు
V. Rajendra


 అమృత రెడ్డి
 Amrutha Reddy
 పుట్టిన తేదీ/Year of Birth: 1950
 పురుషుడు / Male
 6032 4630 2835
 అధికారి - సామాన్యదేవి హక్కు
A. Amrutha Reddy

సంపాదక విభాగం
 REVENUE DEPARTMENT
 KONDRUPATI RENUKA
 MOHANA RAO KONDRUPATI
 27/03/1977
 Permanent Account Number
 AZBPK0884A
K. Renuka
 Signature




 వాసిరెడ్డి రాజేంద్ర ప్రసాద్
 Vasireddy Rajendra Prasad
 పుట్టిన తేదీ/Year of Birth: 1950
 పురుషుడు / Male
 1879 0833
 అధికారి - సామాన్యదేవి హక్కు
C. Vasanth Kumar


 భారత
 સરકાર
 Managing Partner
V. K. Seshu Kumar

વાસીરેડ્ડી પાવન
 VASIREDDY PAVAN
 PAVAN VASIREDDY
 RAJENDRA PRASAD VASIREDDY
 09/03/1982
 Permanent Account Number
 AEMPV6765P
V. Pavan
 Signature


 હાસવારજી સેશુ કુમાર
 Hasavaraaju Seshu Kumar
 24/10/1964
 પુરુષ / MALE
 3809 8868 4469
B. Seshu Kumar

Handwritten signature
 (Circular stamp)

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Online Challan Proforma[SRO copy] Online Challan Proforma[Citizen copy]

Challan No:7373LE230517		Challan No:7373LE230517	
 Registration & Stamps Department, Telangana		 Registration & Stamps Department, Telangana	
Bank Code :KVBL		Bank Code :KVBL	
I Remitter Details Name SAMBI REDDY VANGA Address FLAT NO.G-3, HALLMARK RAIN VALLY-I, ALKAPOOR TOWN SHIP, NEKNAMPUR, HYDERABAD PAN Card Number AAEFF8774G Aadhar Card Number Mobile Number *****867		I Remitter Details Name SAMBI REDDY VANGA Address FLAT NO.G-3, HALLMARK RAIN VALLY-I, ALKAPOOR TOWN SHIP, NEKNAMPUR, HYDERABAD PAN Card Number AAEFF8774G Aadhar Card Number Mobile Number *****867	
II Executant Details Name VRAJENDRA PRASAD AND OTHERS Address S-14-94, NEAR GANESH TEMPLE, KOTHAGUDEM, KHAMMAM DISTRICT		II Executant Details Name VRAJENDRA PRASAD AND OTHERS Address S-14-94, NEAR GANESH TEMPLE, KOTHAGUDEM, KHAMMAM DISTRICT	
III Claimant details Name FORRTUNE GREENHOMES Address NEKNAMPUR HYDERABAD		III Claimant details Name FORRTUNE GREENHOMES Address NEKNAMPUR HYDERABAD	
IV Document Nature Nature of Document DEVELOPMENT AGREEMENT CUM GPA Property Situated in(District) RANGAREDDY		IV Document Information Nature of Document DEVELOPMENT AGREEMENT CUM GPA Property Situated in(District) RANGAREDDY	
V Amount Details Stamp Duty 284620 Transfer Duty 0 Registration Fee 20000 User Charges 150 TOTAL 304770 Total in Words THREE LAKH FOUR THOUSAND SEVEN HUNDRED SEVENTY RUPEES ONLY Date(DD-MM-YYYY) 23-05-2017 Transaction Id 1523918657924 Signature of remitter		V Amount Details Stamp Duty 284620 Transfer Duty 0 Registration Fee 20000 User Charges 150 TOTAL 304770 Total in Words THREE LAKH FOUR THOUSAND SEVEN HUNDRED SEVENTY RUPEES ONLY Date(DD-MM-YYYY) 23-05-2017 Transaction Id 1523918657924 Signature of remitter	

V. Rajendra Prasad

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