

Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 07/07/2022, 05:20 PM

19973/2022 18/2022

SRO Name: 1521 Quthbullapur

Receipt No: 21018

Receipt Date: 07/07/2022

Name: PAGIDI ANJI REDDY

CS No/Doct No: 21056 / 2022

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: 773QSG070722

Chargeable Value: 1205000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 07-JUL-22

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIC

E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Deficit Stamp Duty				9998500
User Charges				1000
Total:				9999500
In Words: RUPEES NINETY NINE LAKH NINETY NINE THOUSAND FIVE HUNDRED ONLY				

Prepared By: BLAXMI



Signature by SR

సబ్-రిజిస్ట్రార్
ఖుత్బుల్లాపూర్



తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 10697 Date: 05/07/2022 Rs. 100/-

Sold To: S. Narsai Reddy

S/o: Venkat Reddy

For Whom: M/s. SNR SKAB project LLP

Cap AU 354967

G. MANIPAL REDDY

LICENCED STAMP VENDOR

L.No.: 15-11-012/1999, Ren.No. 15-11-015/2020

Flat No. 301, Aparna Apt, Bhagyanagar Colony

Kukatpally, Md1, Medchal Malkajgiri District

Cell No. 9441675014

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney is made and executed on this the 07th day of July 2022, at S.R.O. Quthbullapur, by and between :

1. **PAGIDI ANJI REDDY S/o. Late P. Narasimha Reddy**, aged 70 Years (08-02-1952), Occ: Business. (Pan No. AEHPP6917J, Aadhar No. 9410 0995 5206)
2. **PAGIDI KRISHNA REDDY S/o Pagidi Anji Reddy**, aged 38 Years (27-10-1983), Occ: Business. (Pan No. AKBPP2546F, Aadhar No. 3555 0608 3032)
3. **PAGIDI VENKAT HANUMANTH REDDY S/o. P. V. Narasimha Reddy**, aged 43 Years (15-12-1978), Occ: Business, (Pan No. AIOPR0695J, Aadhar No. 8483 1775 4880)
4. **PAGIDI RAGHAVENDER REDDY S/o. P. V. Narasimha Reddy**, aged 40 Years (18-08-1981), Occ: Software Engineer. (Pan No. BEBPP0398N, Aadhar No. 3660 4248 0057)

All are residents of Gajularamaram Village, Quthbullapur Mandal, Medchal-Malkajgiri District, Telangana State.

Hereinafter referred to as **LAND OWNERS** which term shall, unless the context repugnant thereto shall mean and include, all their heirs, successors, representatives, executors, administrators and assignees.

[Signature]

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[Signature]

[Signature]



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. /- paid between the hours of 3 and 4 on the 07th day of JUL, 2022 by Sri Pagidi Anji Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ABHISHEK BOBBALA REDDY: [1521-1-2022-21056]	ABHISHEK BOBBALA REDDY S/O. JANARDHAN BOBBALA REDDY R/O.HNO. 1-49/24/1,SURYA NAGAR, UPPAL, R.R.DIT.	
2	CL		 SAMALA NARSI REDDY (DIRECTORS [1521-1-2022-21056]	SAMALA NARSI REDDY (DIRECTORS S/O. VENKAT REDDY R/O. PLOT NO. 475,GOKUL PLTO., HAFAEZPET, SERI LINGAMPALLY,R.R.DIT.	
3	EX		 PAGIDI RAGHAVENDER REDD [1521-1-2022-21056]	PAGIDI RAGHAVENDER REDDY S/O. P.V.NARASIMHAREDDY R/O. GAJULARAMARAM VILLAGE., QUTHBULAPUR, M.M.DIST	
4	EX		 PAGIDI VENKAT HANUMANTH RE [1521-1-2022-21056]	PAGIDI VENKAT HANUMANTH REDDY S/O. P.V.NARASIMHAREDDY R/O. GAJULARAMARAM VILLAGE., QUTHBULAPUR, M.M.DIST	
5	EX		 PAGIDI KRISHNA REDDY::07/07/ [1521-1-2022-21056]	PAGIDI KRISHNA REDDY S/O. PAGIDI ANJI REDDY R/O. GAJULARAMARAM VILLAGE., QUTHBULAPUR, M.M.DIST	
6	EX		 PAGIDI ANJI REDDY::07/07/20 [1521-1-2022-21056]	PAGIDI ANJI REDDY S/O. LATE. P.NARASIMHA REDDY R/O. GAJULARAMARAM VILLAGE., QUTHBULAPUR, M.M.DIST	

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For SRR SKAB PROTECTS LTD

Designed Partner



A N D

M/s. SNR SKAB PROJECT LLP, a company incorporated under the Companies Act, having its Regd. Office at Flat No. 209, 2nd Floor, Green Blossoms Raja Pushpa, Kokapet Village, Hyderabad, Telangana 500089 (Company Identity No. ABA4353, Pan No. AEQFS9174P), Represented by its Directors: **Mr. SAMALA NARSI REDDY S/o. Venkat Reddy**, aged 52 Years (01-07-1969), having Pan: AUSPS4698C, residing at Plot No. 475, Gokul Plots, Hafeezpet, Serilingampally, Hyderabad, Telangana 500059, Aadhar No. 8259 1317 8306 and **Mr. ABHISHEK BOBBALA REDDY S/o. Janardhan Bobbala Reddy**, aged 34 Years (20-03-1988), having Pan: ASJPR2072G, residing at House No. 1-49/24/1, Surya Nagar Colony, Uppal, Ranga Reddy District, Telangana 500039, Aadhar No. 9499 6980 7700. (Ph.8801112222)

Hereinafter referred to as **DEVELOPER/BUILDER**, which term shall, unless the context repugnant thereto, shall mean and include all their heirs, successors, representatives, executors, administrators and assignees.

WHEREAS the Land Owners are the owners and possessors of various agricultural lands as mentioned below

Name	Survey No.	Extent (Ac.Gts)	Location	Proceedings No.	Non-Agri Conversion No.
Pagidi Anji Reddy	456/1	1.25	Gajularamaram Village, Quthbullapur Mandal, Medchal-Malkajgiri Dist.	A/1964/97	2101169070
Pagidi Krishna Reddy	453/2/4 455/2/4	0.13 0.17	-do-	A/417/04	2101141095
Pagidi Venkat Hanumanth Reddy	446/5 447/4 449/4 453/2/4	2.085 0.31 0.025 0.125	-do-	A/1079/11	2101169069
Pagidi Raghavender Reddy	446/4 447/3 449/3 453/2/3	2.085 0.31 0.025 0.125	-do-	A/1079/11	2200303649
Total :		Ac:9.04			

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For SNR SKAB PROJECTS LLP

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[Handwritten signature]
Designated Partner

[Handwritten signature]

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Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 R. HARISH GOUD:07/07/2022 [1521-1-2022-21056]	R.HARISH GOUD HYD	
2		 K. RAJASHEKAR REDDY:07/07/2022 [1521-1-2022-21056]	K.RAJASHEKAR REDDY HYD	

07th day of July,2022

Signature of Sub Registrar
Quthbullapur

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3104 Name: Rampally Harish Goud	C/O Rampally Laxmaiah, Manikonda, K.v. Rangareddy, Telangana, 500089	
2	Aadhaar No: XXXXXXXX1485 Name: KOTLA RAJASEKHARA REDDY	S/O Kotla Krishna Reddy, SERILINGAMPALLY, Hyderabad, Andhra Pradesh, 500072	
3	Aadhaar No: XXXXXXXX5206 Name: Pagidi Anji Reddy	S/O Late Pagidi Narsimha Reddy, Qutubullapur, Rangareddy, Andhra Pradesh, 500055	
4	Aadhaar No: XXXXXXXX3032 Name: Pagidi Krishna Reddy	S/O Pagidi Anji Reddy, Qutubullapur, Rangareddy, Andhra Pradesh, 500055	
5	Aadhaar No: XXXXXXXX4880 Name: P V Hanumanth Reddy	S/O P Venkat Narsimha Reddy, Qutubullapur, Rangareddy, Andhra Pradesh, 500055	
6	Aadhaar No: XXXXXXXX0057 Name: Pagidi Raghavender Reddy	S/O Pagidi Venkata Narasimha Reddy, Qutubullapur, K.v. Rangareddy, Telangana, 500055	
7	Aadhaar No: XXXXXXXX8306 Name: S Narsi Reddy	S/O S Venkat Reddy Late, Serilingampally, Hyderabad, Andhra Pradesh, 500049	

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Quthbullapur

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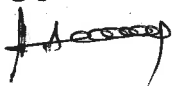
WHEREAS P. Narasimha Reddy was the owner and possessor of lands bearing **Survey Nos. 450, 451, 453, 455 & 456**, totally admeasuring **Ac. 06-17 Gts**, Situated at **Gajularamaram Village**, Quthbullapur Mandal, Medchal-Malkajgiri District and during his life time, he has settled the property in the name of the Party No.1 of the Land Owners who is his son and also in the name of his wife, Smt. Pagidi Ramulamma. Subsequently said P. Ramulamma also died and after her demise, the property fell to the share of Party No. 2 & Other (i.e., P. Raghuvier Reddy) of the Land Owners. Thus the Party Nos. 1 & 2 of Land Owners have become owners and possessors of land bearing **Survey Nos. 450, 451, 453, 455 & 456** totally admeasuring **Ac. 06-07 Gts** Situated at **Gajularamaram Village**, Quthbullapur Mandal, Medchal-Malkajgiri District.

WHEREAS one P. V. Narasimha Reddy was the owner and possessor of lands bearing **Survey Nos. 446, 447, 448, 449, 452 & 453** totally admeasuring **Ac. 20-28 Gts**, Situated at **Gajularamaram Village** and said P. V. Narasimha Reddy, in the family arrangement, allotted about **Ac. 11-27 Gts** of land to the share of Party No.3 & 4 of Land Owners. All the Land Owners are in possession and enjoyment of their respective shares of lands and pattadar pass books and title deeds were issued to them. The entire extent of land owned by the Land Owners is about Ac.16.39 Guntas out of which an extent of **Ac. 09-04 Gts** of land which is mentioned in the Schedule hereunder and delineated in RED Colour in the plan annexed hereto is agreed to be given to the Developer for developing the schedule property into a residential complex.

WHEREAS the Developer/Builder who is engaged in the business of construction of residential complexes have approached the Land Owners for development of above lands and the **Land Owners** having been satisfied with the competency, expertise and ability of the **Developer** to develop the above property have agreed for the same and entered into this Development Agreement Cum GPA for developing the lands as per the plan into a residential complexes as per terms and conditions set out below.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That the Parties of First Part/Owners hereby entrust the schedule property to the Party of Second Part/Developer for development into residential complexes.
2. That the Party of Second Part/Developer obtained the land use conversion from agriculture to other than agriculture by paying requisite fee to the competent authority. For the said purpose, the Party of Second Part/Developer shall also obtain the required permissions/clearances from all the authorities at their own costs to enable them to make application for building permission.













E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details		Address:			Photo	
8	Aadhaar No: XXXXXXXX7700 Name: Bobbala Abhishek Reddy		C/O Bobbala Janardhan Reddy, Saroomnagar, K.v. Rangareddy, Telangana, 500035				
Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.							
Description of Fee/Duty	In the Form of <u>E-Ch.</u>						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	9998500	0	23,70,000	0	1,23,68,500/-
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	0	1,00,000	0	1,00,000/-
User Charges	NA	0	1000	0	2000	0	3000/-
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	9999500	0	24,72,000	0	1,24,71,500/-

Rs. 9998500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. /- towards Registration Fees on the chargeable value of Rs. 1205000000/- was paid by the party through E-Challan/BC/Pay Order No. 773QSG070722 dated 07-JUL-22 of ICICIC/ U/C - Rs. 2000/-

DSD - Rs. 23,70,000/- and RF - Rs. 1,00,000/- collected vide E-ch no. D05Q68070722 dt. 07/07/2022, D673AP080722 dt. 08/07/2022

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 9999550/-, DATE: 07-JUL-22, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 6932709545820, PAYMENT MODE: NB-1001138, ATRN: 6932709545820, REMITTER NAME: MS SNR SKAB PROJECT LLP, EXECUTANT NAME: PAGIDI ANJI REDDY AND OTHERS, CLAIMANT NAME: MS SNR SKAB PROJECT LLP

Date: 07th day of July, 2022

Signature of Registering Officer
Quthbullapur

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NOTE : Three Documents Registered

U/C - Rs. 1000/- collected vide NR Ch. No. NR 750 DBL 07022 dt. 07/07/2022

1వ పుస్తకము 2022 సం॥ (శా.శ. 194. , సం॥ పు 19973. నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1521-1/19973. 2022 ఇవ్వబడినది.

2022 సం॥ జూలై నెం. 2 తేదీ

పరిశీలించినది పరిశీలక

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11. The Party of Second Part/Developer shall be entitled to carry out, at their own costs, charges and expenses in respect of any items of work for development of the said property including all construction materials, labour etc., and other items as per the terms and conditions imposed by the concerned authorities while sanctioning the plan. All finances for completion of the said items of works shall be provided and borne and paid by the Party of Second Part/Developer alone, including the electricity, water and all other amenities. The Parties of First Part/Owners need not pay any amount on any count including amenities and parking provided in respect of their share of 41.50% of constructed area. The Parties of First Part/Owners hereby agrees to render all assistance and co-operation that may be required by the Party of Second Part/Developer from time to time to carry out the development work in respect of the schedule property and construction and completion of buildings as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from, provided that, the Parties of First Part shall not be liable to incur any financial obligations in that behalf.

12. That the Parties of First Part/Owners assures the Party of Second Part/Developer that once the construction activity over and the schedule property admeasuring Ac. 09-04 Gts is completed in all respects, the remaining land shall also be entrusted for development on the same terms and conditions mentioned herein.

13. That a Supplementary Agreement shall be executed and registered between the Parties of First and Second Parts, soon after release of Building Permission, earmarking the specific flats towards the share of each party.

14. That the Parties of First Part/Owners hereby declare and assure the Party of Second Part/Developer that the schedule property in question is wholly free from all encumbrances, charges, gifts, liens, attachments, liabilities, claims and litigation whatsoever and the Party of First Part/Owner further agree and undertake to keep the said property free from all encumbrances during the period of currency of this agreement and the final completion of the construction thereon by the Party of Second Part/Developer and in the event of any adverse claim with regard to the title in respect of schedule property from any person the Parties of First Part/Owners hereby covenant to solve the same at their own costs.

15. That in case the schedule property or any part thereof, now declared to be belonging to the Parties of First Part/Owners is lost or found wanting on account of any defect in the title, the Parties of First Part/Owner hereby agree and undertake to keep the Party of Second Part/Developer harmless and indemnify against all claims and expenses in addition to paying the cost of construction made by the Party of Second Part/Developer.

[Signature]

[Signature]

P.V.M. 2001

[Signature]

[Signature] **For SNR SKAB PROJECTS LLP**
[Signature] **Designated Partner**

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16. That the Parties of First Part/Owners shall be entitled to visit the schedule property from time to time to know and verify the progress of construction, use of standard material in accordance with the specifications laid down in this agreement.

17. That the Parties of First Part/Owners shall retain all the documents of title in original and shall provide certified copies as and when called upon by the Party of Second Part/Developer at their costs. However, Parties of First part/Owners have to show the original title documents for verification by the Banks/Financial Institutions for obtaining loans, as and when required.

18. That the Building should be named as per the choice of the Parties of First Part/Owners.

19. That the Party of Second Part/Developer can enter into agreements with the prospective purchasers to convey the flats to the extent of their 58.50% share and the Parties of First Part/owners, have to sign, if necessary, in favour of prospective purchasers for conveyance of the such flats and the undivided share in the land by the Party of Second Part/Developer.

20. That the Party of Second Part/Developer or their nominees have to bear necessary Stamp Duty and Registration Charges in respect of their 58.50% share towards deed of conveyance.

21. That the Parties of First Part/Owners can sell their 41.50% share out of the schedule property, to third parties at their own discretion and the Party of Second Part/Developer has no objection for the same. However, the Party of Second Part/Developer shall join as a party to the sale deeds executed by the Parties of First Part/Owners for giving assurance to the purchasers with regard to the construction made by the Party of Second Part/Developer.

22. That the capital gains towards sale of flats, including the undivided share of land and amenities which are to the share of the Developer to be borne by the Developer only. Since the parties of First Part are the land owners, notices for payment of capital gains and the responsibility for payment of capital gains will be on the Land Owners as they will be joining in all the documents. The Developer shall pay the capital gains in proportion to the share allotted to them i.e. 58.5 % and the Land Owners shall bear in respect of the land allotted to their share i.e. 41.5 %.

23. That all the common areas in the schedule property shall be enjoyed by the Party of First and Second Parts or their nominees/purchasers. The Purchasers/Owners of the Flats shall not make any alterations, additions in the common areas and the same cannot be used for any other purpose then the purpose for which it is meant.

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P.V.H. 2024

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24. That the Party of Second Part/Developer agrees that they alone will be liable for any damages, injury, loss or destruction caused to any person during the course of construction of the Building / Residential Complexes over the schedule property and the Parties of First Part/Owners are not liable for the same in any way.

25. That the Party of Second Part/Developer agrees to construct the Residential Complexes with standard materials as annexed to the Development Agreement. If any defects are found during the course of construction or after completion of the construction, the Party of Second Part/Developer alone is liable for the same in respect of the shares of the Parties of First and Second Parts and the Parties of First Part/Owners are no way concerned with the same.

26. That the Parties of First Part/Owners agrees to join as Members of the Society to be formed by all the Flat Owners of the Housing complex constructed on the schedule property and will abide the rules and bye-laws of the Society.

27. In order to secure the due performance of its obligations of development of the Project in accordance with this Agreement, the Developer paid total sum of **Rs.3,18,50,000/-** @ Rs.35,00,000/- Per Acre (Rupees Thirty Five Lakhs Only) Per Acre, vide Cheques i.e. (i) an amount of Rs.56,87,500/- paid through Cheque Nos.000154, 000155, drawn in favour of Party No.1 of Parties of First Part/Owner (ii) an amount of Rs.26,25,000/- paid through Cheque No.000143, drawn in favour of Party No.2 of Parties of First Part/Owner, (iii) an amount of Rs.1,17,68,750/- paid through Cheque Nos.000141, 000145, 000146, 000147, 000148, drawn in favour of Party No.3 of Parties of First Part/Owner, (iv) an amount of Rs.1,17,68,750/- paid through Cheque Nos.000149, 000150, 000151, 000152, 000153, drawn in favour of Party No.4 of Parties of First Part/Owner and all cheques drawn on ICICI Bank, Manikonda Branch, Hyderabad and the Owners shall deposit the said cheques immediately after execution of the Development Agreement. After payment of capital gains to Income Tax Department in respect of the share of the Developer, the balance amount, if any, will be refunded to them without interest, after obtaining of Occupancy Certificate from GHMC by the Developer and if there is any amount due from the Developer, the Developer shall pay the same immediately on receipt of notice.

28. That the First Part/Owners has to sell the flats after getting NOC from the concerned authority, in case if the First Part/Owners are willing to sell the flats before obtaining NOC they have to pay applicable GST to the Second Part/Developer.

[Signature]

[Signature]

[Signature] *[Signature]*


P.V.H. 2027

[Signature]

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29. That the Parties of First Part/Owners due to various avocations and preoccupations are not in a position to present themselves before various authorities including the registering authority, to obtain necessary permissions and clearances for development of Schedule Property, and for conveyance of the share of Party of Second Part ; as such, do hereby nominate, constitute and appoint **M/s. SNR SKAB PROJECT LLP**, a company incorporated under the Companies Act, having its Regd. Office at Flat No. 209, 2nd Floor, Green Blossoms Raja Pushpa, Kokapet Village, Hyderabad, Telangana 500089 (Company Identity No. ABA4353, Pan No. AEQFS9174P), Represented by its Directors: **Mr. Samala Narsi Reddy S/o. Venkat Reddy**, having Pan: AUSPS4698C, residing at Plot No. 475, Gokul Plots, Hafeezpet, Serilingampally, Hyderabad, Telangana 500059, Aadhar No. 8259 1317 8306 and **Mr. Abhishek Bobbala Reddy S/o Janardhan Bobbala Reddy**, having Pan: ASJPR2072G, residing at House No. 1-49/24/1, Surya Nagar Colony, Uppal, Ranga Reddy District, Telangana 500039, Aadhar No. 9499 6980 7700, as their lawful agent to act on their behalf to do all acts, deeds and things mentioned hereunder.

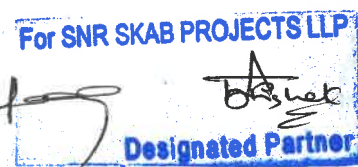
- a) To apply and obtain permission required for development of the layout from the concerned authority.
- b) To sign necessary applications, petitions, plans etc.
- c) To represent before various authorities and government.
- d) To apply and obtain necessary permissions, clearances, relaxations etc.
- e) To sell or to enter into agreement of sale, to dispose of and to deal in any manner of their choice and convey the title and to deliver possession in respect of their 58.50% share of built-up area along with proportionate undivided share of land and common areas.
- f) To execute and register sale deeds or any other deed of conveyance, lease, mortgage or charge in any manner, in relation to their 58.50% share of built-up area along with proportionate undivided share of land and common areas
- g) To deliver possession of their 58.50% share of built-up area along with proportionate undivided share of land and common areas to the Purchaser/s.
- i) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the registration and other official of the State and Central Govt. and of local bodies in relation to the said property.

[Signature]

[Signature]

P.V.H. 2004

[Signature]



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- j) To execute, sign and file all the statements, petitions, applications and declaration etc., necessary for and incidental to the completion of registration of the said sale deed/deeds or to third parties.
- k) To sign and verify complaints, written statements, petitions of claims and objections of all kinds and file them in such courts and offices and to appoint advocates and other legal practitioners to file and receive back documents.
- l) The Developer is entitled to obtain loan from any bank(s) or financial institution(s) & mortgage on the Schedule Property specified in this document to the extent of 58.50% (Developer Share).

In general to act as the attorney and agent of the Party of First Part/Owner in relation to the said properties in relation to the matters aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as Party of First Part/Owner himself would do if he personally present.

The Party of First Part undertakes to ratify and confirm all the acts, deeds and things lawfully done by the said attorney namely the purchaser in pursuance of these presents.

If any difference or dispute arises between the Parties hereto during the subsistence of this agreement or thereafter, in connection with the validity, interpretation, implementation or alleged breach of any provision of this agreement shall be governed in accordance with the laws of India and subject to sub-clause as above, the courts at Medchal-Malkajgiri District shall have exclusive jurisdiction in respect of the same.

That the Value of the Proposed Construction is **Rs.1,20,50,00,000/-**, thus the D.S.D. is Rs.1,23,68,500/-, RF is Rs.1,00,000/-, along with user charges of Rs.3,000/- & Haritha Nidhi of Rs.50/-, thus the total is **Rs.1,24,71,550/-**.

[Signature]

[Signature]

[Signature] **For SNR SKAB PROJECTS LLP**
Designated Partner

[Signature]
2009

[Signature]

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19973/2022. Sheet 9 of 17 Sub Registrar
Quthbullapur



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SCHEDULE OF PROPERTY

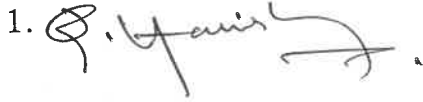
All that the Proposed Construction of land totally admeasuring **Ac. 09-04 Gts** or **44,044 Sq.Yards**, Covered by **Survey Nos. 446/4, 446/5, 447/3, 447/4, 449/3, 449/4, 453/3, 453/4, 453/4, 455/4, 456/1,**

Situated at **Gajularamaram Village**, Quthbullapur Mandal, Medchal Malkajgiri District, Telangana State and bounded on :

NORTH : Land in Survey No. 446/P
 SOUTH : Neighbour's Land in Survey No. 457 & 459
 EAST : 60'-0" Feet Wide Road
 WEST : Chinthal Cheruvu

In witnesses hereof the parties hereto have signed and executed this Deed of Development Agreement-cum-GPA with free will and consent in the present of witnesses mentioned below:

Witnesses :

1. 

1. 

2. 

3. 

4. 

PARTIES OF FIRST PART/OWNERS.

For SNR SKAB PROJECTS LLP

2. 

PARTY OF SECOND PART/DEVELOPER.

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19973/2022 Sheet 10 of 17 Sub Registrar
Quthbullapur



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ANNEXURE-IA

1. Description of the Building : All that the Proposed Construction of land totally admeasuring **Ac. 09-04 Gts** or **44,044 Sq.Yards**, Covered by **Survey Nos. 446/4, 446/5, 447/3, 447/4, 449/3, 449/4, 453/3/3, 453/3/4, 453/3/4, 455/3/4, 456/1**, Situated at **Gajularamaram Village**, Quthbullapur Mandal, Medchal Malkajgiri District, Telangana State.
- a) Nature of roof : R.C.C.
b) Type of structure : With Pillars & Walls
2. Total Extent of site : 44,044.0 Sq.Yards.,
3. Built-up area particulars
(With break-up in Floor wise)
- | | |
|-----------------|---------------------------------|
| In First Floor | : 1,92,800.0 Sq.feet (Approx.,) |
| In Second Floor | : 1,92,800.0 Sq.feet (Approx.,) |
| In Third Floor | : 1,92,800.0 Sq.feet (Approx.,) |
| In Fourth Floor | : 1,92,800.0 Sq.feet (Approx.,) |
| In Fifth Floor | : 1,92,800.0 Sq.feet (Approx.,) |
| ----- | |
| Total | 9,64,000.0 Sq.feet (Approx.,) |
| ----- | |
| In Parking area | : 1,92,800.0 Sq.feet (Approx.,) |
4. Proposed Construction Cost : **Rs.1,20,50,00,000/-**

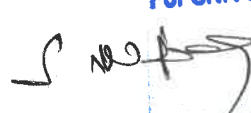
1. 	2. 
3. 	4. 

Date: 07/07/2022

Signature of the Executants

CERTIFICATE

I/We do hereby declare that what is stated above is true to the best of my/our Knowledge and belief.




Dated: 07/07/2022

Signature of the Attorney

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Quthbullapur



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Quthbullapur

NALA Order

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO

Dated: 04/03/2022

Proedgs. No. 2101169070

Subj.: NALA Order

Ref.:

Order:

Sri PAGIDI ANJI REDDY S/O NARSIMHA REDDY R/o Gajularamaram, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 456/1 extent 1.3500 of Gajularamaram Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Quthbullapur
Medchal Malkajigiri District

To

Sri PAGIDI ANJI REDDY

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	456/1	1.3500	1.3500	

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Quthbullapur



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Quthbullapur

NALA Order

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO

Dated: 04/03/2022

Proedgs. No. 2101141095

Sub: NALA Order

Ref:

Order:

Sri PAGIDI KRISHNA REDDY S/O PAGIDI ANJI REDDY R/o Gajularamaram, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 455/a/4, 453/a/4 extent 0.3000 of Gajularamaram Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Quthbullapur
Quthbullapur Mandal,
Medchal-Malkajigiri District

To

Sri PAGIDI KRISHNA REDDY

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	453/a/4	0.1300	0.1300	
2	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	455/a/4	0.1700	0.1700	

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Quthbullapur



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Quthbullapur

NALA Order

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO

Dated: 04/03/2022

Proedgs. No. 2101169069

Sub.: NALA Order

Ref.:

Order:

Sri HANMANATH REDDY S/O VENKATA NARSIMHA REDDY R/o Gajularamaram, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 453/4, 449/4, 447/4, 446/5 extent 3.3700 of Gajularamaram Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar
Quthbullapur

To

Sri HANMANATH REDDY

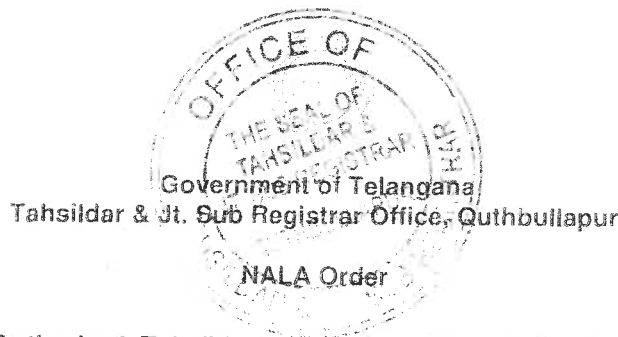
Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted	Remarks
1	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	446/5	2.3100	2.3100	
2	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	447/4	0.3100	0.3100	
3	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	449/4	0.0250	0.0250	
4	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	453/4	0.1250	0.1250	

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 Quthbullapur

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Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO

Dated: 12/04/2022

Proedgs. No. 2200303649

Sub.: NALA Order

Ref.:

Order:

Sri P RAGHAVENDER REDDY S/O P VENKAT NARSIMHA REDDY R/o Gajularamaram, Quthbullapur, Medchal Malkajigiri has applied for conversion of agriculture land situated in Sy.No 453/3, 449/3, 447/3, 446/4 extent 3.3700 of Gajularamaram Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

**Tahsildar & Jt. Sub Registrar Office,
Quthbullapur
Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajigiri District.**

To

Sri P RAGHAVENDER REDDY

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	446/4	2.3100	2.3100	
2	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	447/3	0.3100	0.3100	
3	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	449/3	0.0250	0.0250	
4	Gajularamaram , Quthbullapur & Medchal-Malkajigiri	453/3	0.1250	0.1250	

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 1973/2022- Sub Registrar
 Quthbullapur

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भारत सरकार
Government of India



Issue Date: 04/11/2011

పగిడి అంజి రెడ్డి
Pagidi Anji Reddy
పుట్టిన తేదీ / DOB: 08/02/1952
పురుషుడు / Male

[Signature]

9410 0995 5206

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 03/11/2011

పగిడి కృష్ణ రెడ్డి
Pagidi Krishna Reddy
పుట్టిన తేదీ / DOB: 27/10/1983
పురుషుడు / MALE

[Signature]

3555 0608 3032

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 03/11/2011

ప వ హనుమంత్ రెడ్డి
P V Hanumanth Reddy
పుట్టిన తేదీ / DOB: 15/12/1978
పురుషుడు / Male

[Signature]

8483 1775 4880

मेरा आधार, मेरी पहचान



భారత ప్రభుత్వం
Government of India



పగిడి రావి అవంధి రెడ్డి
Pagidi Ravi Avandhi Reddy
పుట్టిన తేదీ / DOB: 18/08/1983
పురుషుడు / MALE

[Signature]

3660 4284 0057

ना आधार, ना सुविधा



భారత ప్రభుత్వం
Government of India



Issue Date: 12/08/2011

బొబ్బలా అభిషేక్ రెడ్డి
Bobbala Abhishek Reddy
పుట్టిన తేదీ / DOB: 20/03/1988
పురుషుడు / MALE

[Signature]

9499 6980 7700

VID : 9107 9162 2306 8901

ना आधार, ना सुविधा

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEQFS9174P

नाम / Name
SNR SKAB PROJECTS LLP



निगमन / गठन की तारीख
Date of Incorporation/Formation
31/01/2022

10032022



భారత ప్రభుత్వం
Government of India



Issue Date: 28/03/2012

రాంపల్లి హరిష్ గౌడ్
Rampally Harish Goud
పుట్టిన తేదీ / DOB: 15/08/1983
పురుషుడు / MALE

[Signature]

9679 7387 3104

VID : 9133 9248 1030 0216

ना आधार, ना सुविधा



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



S Narsi Reddy
Year of Birth: 1969
పురుషుడు / Male

8259 1317 8306



आधार — आम आदमी का अधिकार



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Quthbullapur

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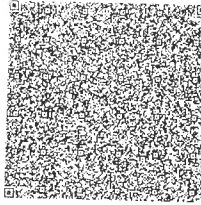
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



చిరునామా: S/O లేట్ పగడి నరసింహ రెడ్డి, ౧-౧౧, గజులరామారం, గజులరామారం, గుంటూరు, ఆంధ్ర ప్రదేశ్, 500055

Print Date: 04/03/2022

Address: S/O Late Pagidi Narsimha Reddy,
1-11, Gajula ramaram, Gajula ramaram,
Qutubullapur, Rangareddi, Andhra
Pradesh, 500055



9410 0995 5206



1947

help@uidai.gov.in

www.uidai.gov.in



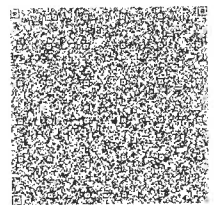
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



చిరునామా: S/O పగడి అంజి రెడ్డి, ౧-౧౧, గజులరామారం, గజులరామారం, గుంటూరు, ఆంధ్ర ప్రదేశ్, 500055

Print Date: 25/02/2021

Address: S/O Pagidi Anji Reddy, 1-11,
Gajula ramaram, Gajula ramaram,
Qutubullapur, Rangareddi, Andhra
Pradesh, 500055



3555 0608 3032



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help@uidai.gov.in

www.uidai.gov.in



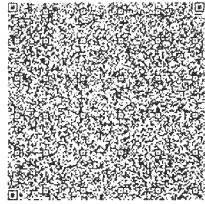
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



చిరునామా: S/O ప వెంకట రెడ్డి, ౧-౧౨, గజులరామారం, గజులరామారం, గుంటూరు, ఆంధ్ర ప్రదేశ్, 500055

Print Date: 06/03/2022

Address: S/O P Venkat Narsimha Reddy
1-12, Gajularamaram, Gajularamaram,
Qutubullapur, Rangareddi, Andhra
Pradesh, 500055



8483 1775 4880



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help@uidai.gov.in

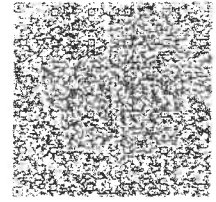
www.uidai.gov.in



Unique Identification Authority of India

చిరునామా: S/O ప వెంకట రెడ్డి, ౧-౧౨, గజులరామారం, గజులరామారం, గుంటూరు, ఆంధ్ర ప్రదేశ్, 500055

Address: S/O Pagidi Venkata Narsimha Reddy
912, Gajularamaram, Near Mahamam
Temple, Qutubullapur, K.V. Rangareddi,
Telangana - 500055



3660 4284 0057

VID: 9135 8344 7180 3251



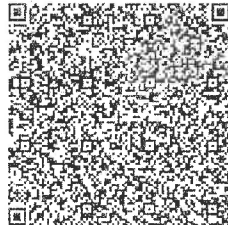
भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



చిరునామా: సంబంధితులు: బొబ్బల జనార్ధన్ రెడ్డి, 2-1-30 ప్లాట్ నెం 11, రోడ్ నెం 1C, మమతా నగర్, నాగోల్, కె.వి.రంగారెడ్డి, తెలంగాణ - 500035

Download Date: 26/11/2021

Address: C/O: Bobbala Janardhan Reddy, 2-1-30 Plot
No 11, Road No 1C, Mamata Nagar, Nagole,
Saroornagar, K.V. Rangareddy,
Telangana - 500035



9499 6980 7700

VID : 9107 9162 2306 8901



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help@uidai.gov.in

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O S Venkat Reddy
Late. Plot no 475 Gokul Plots,
Hafeezpet, Serilingampally
Hyderabad, Andhra Pradesh,
500049



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800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001



भारत प्रभुत्व
GOVERNMENT OF INDIA

గోట రాజశేఖర రెడ్డి
KOTLA RAJASEKHARA REDDY

జన్మ సంవత్సరం/Year of Birth: 1976

పురుషుడు / Male

K. Rajasekhara Reddy

8606 1893 1485



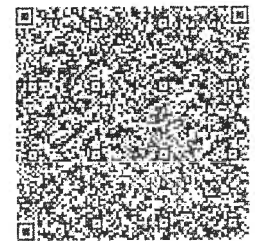
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