NEW YORK

BY MANJEERA

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EMBRACE THE EMPIRE STATE OF MIND.

Your first day in the Big City may seem a bit intimidating but what awaits you is an exciting plethora of experiences. In the city of New York, you'll feel the energy emanating from within the ground that will make you push your boundaries.

Wake up to experience the fast and elite life of a New Yorker living in luxury apartments with the Statue of Liberty just a stone's throw away.

LET'S TAKE A TOUR!

READY TO TAKE A BITE OF THE BIG APPLE?

Taking inspiration from the city itself, we've created an architectural replica of the city's most famous landmark with a huge 90ft Statue of Liberty. Nestled away in Yelahanka and surrounded by sprawls of greenery, live the Big City Life in spacious apartments equipped with state of the art amenities.

MANJEERA
Life Elevated

WE ARE MANJEERA.

Over the last 3 decades, we've established a legacy that has created several long and meaningful relationships. Our detailed expertise, strong engineering and project management capability helped deliver performances that rank high on quality. We build for the future and stand as landmarks of quality construction, clear titles and value for money.

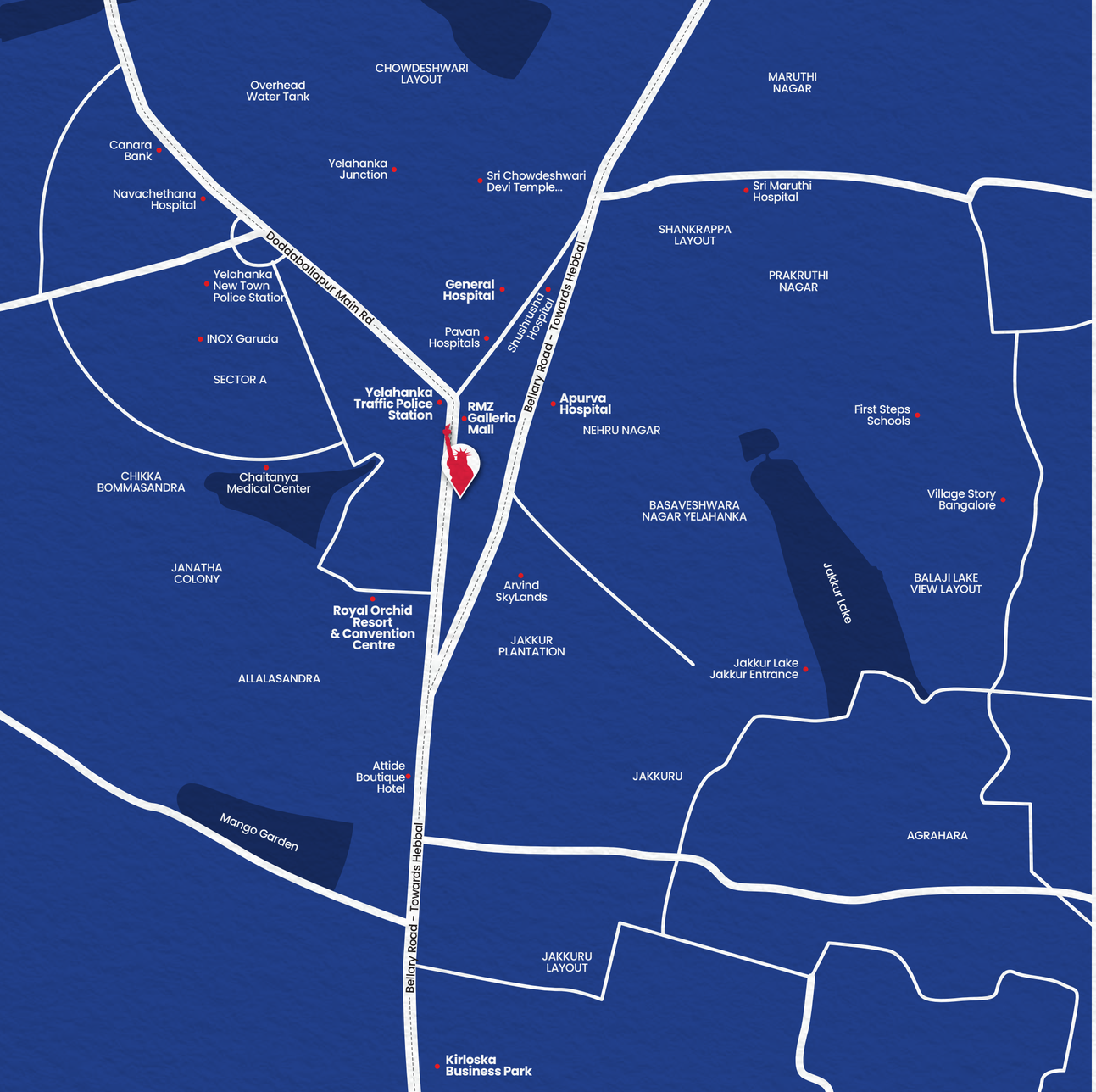
- **HYDERABAD**
- **RAJAHMUNDRY**
- **ONGOLE**
- **BENGALURU**
- **VIJAYAWADA**

ONWARD AND UPWARD!

With a vision to be synonymous with life-enriching spaces and structures, Manjeera has a 35 year long legacy that focuses on providing quality, innovative, cost-effective and eco-conscious spaces. With residential, hospitality and infrastructure developments, we strive to add value to all our stakeholders.

35 YEARS OF SMART SPACE SOLUTIONS

OVER 13 MILLION SFT. DEVELOPED
OVER 5 MILLION SFT. UNDER DEVELOPMENT



LOCATION & HIGHLIGHTS

New York by Manjeera is strategically located in Yelahanka, the hotspot of Bengaluru, with various hospitality, educational, entertainment and transportation hubs a few kilometres away.

SCHOOLS

Vidyashilp Academy	2.8 Km
National Public School	1.7 Km
Mallya Aditi International School	4 Km
NITTE international School	4.5 Km
DPS	7.5 Km
VIBGYOR	4.8 Km
Canadian international School	4.3 Km

WORK

RMZ Galleria Mall	0.3 Km
Kirloskar Tech Park	4.7 Km
Manyata Tech Park	7.5 Km
Bagmane Sierra Business District	1.5 km

CONNECTIVITY

International Airport	21 Km
Hebbal Flyover	5.8 Km
Yeshwantpur Railway Station	12 Km
Yelahanka Railway Station	1.7 Km

HOSPITALS

Manipal Hospital	4.6 Km
Aster Cmi	5.3 Km
Motherwood	4.1 Km
Baptist	6.7 Km
CRPF	4.5 Km
Ramaiah Memorial	10 Km

LEISURE

RMZ Galleria Mall	0.1 Km
Lumbini Gardens	7.5 Km
Esteem Mall	4.8 Km
Elements Mall	9.8 Km
Royal Orchid Resort & Convention Centre	3.3 Km
Hebbal Lake	8.8 Km

LIVE LIKE A NEW YORKER

With access to over 60+ experiences, both indoor and outdoor, New York by Manjeera becomes your oyster of the Big City Life. Let's delve deeper.

OUR 90 FEET LADY OF LIBERTY WAITS TO GREET YOU.

Surrounded by greenery and amenities, revel in the awe of the majestic Lady Liberty. An icon of freedom, friendship, inspiration, she embodies, hope and opportunity for the people seeking better life.

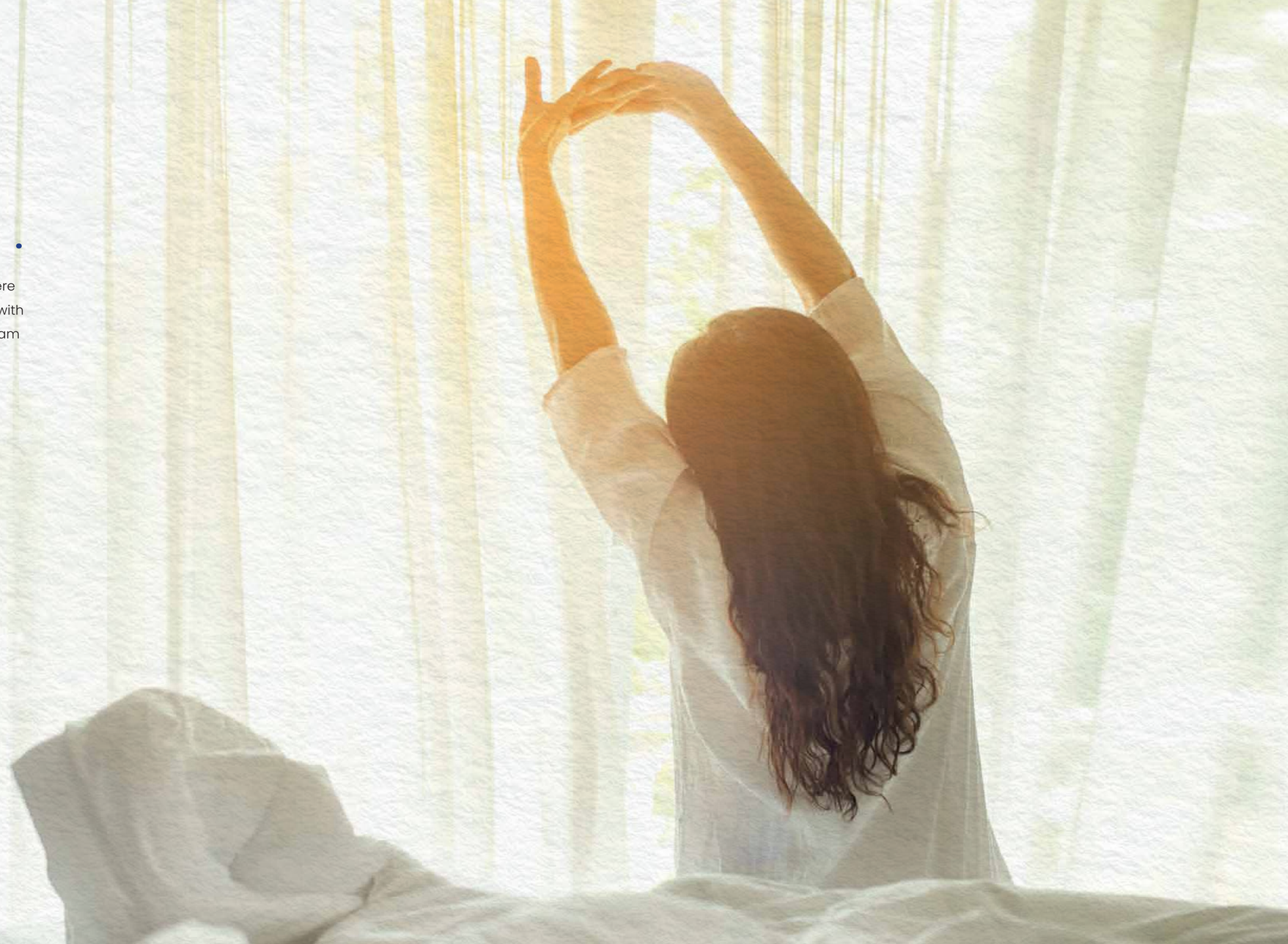
WHY SHOULD YOU LIVE THE BIG CITY LIFE?

In every project we have undertaken in Andhra Pradesh and Telangana, we make sure we go beyond the highest standard possible. This being our first project in Karnataka, we carefully planned out the essence and lifestyle perfectly befitting New York City.

- **SPREAD OVER 3.67 ACRES OF LAND**
- **3 TOWERS WITH 18 FLOORS EACH**
- **A TOTAL OF 370 2 & 3 BHK APARTMENTS**
- **70% OPEN AREA**
- **ADEQUATE CAR PARKING SPACE**
- **HIGHWAY FACING WITH YELAHANKA LAKE VIEW**

FIND PEACE IN THE BIG CITY.

Amidst all the hustle and bustle that you love, there are also moments where you want to disconnect and enjoy the simpler things in life – like a sunrise with a cup of coffee or watching your little ones take their first steps in your dream home. At New York by Manjeera, your life becomes a little more complete.



OVER 60 AMENITIES TO INDULGE IN.

One of the many benefits of living like a New Yorker is having a plethora of amenities in close proximity. At New York by Manjeera, you have the luxury of stepping into any one of these indoor amenities:

- INDOOR GAME ZONE
- TABLE TENNIS
- BOARD GAMES
- AEROBICS/ZUMBA
- UNISEX SALOON
- DROP OFF ZONE
- DEPARTMENT STORE
- VISITORS PARKING
- PARTY HALL
- CRECHE
- ATM
- LOUNGE

PHARMACY | CLINIC | GYM | GOLF SIMULATOR | LIBRARY | SPA | BUSINESS CENTRE | MINI THEATRE | CAFÉ | BUS BAY

SOMETIMES, EVEN YOU DESERVE A BREAK.

Your home at New York by Manjeera has been designed to let you find the comfort and space you need. Whether it's enjoying an afternoon siesta on a lazy Sunday or having your near and dear over for a brunch, there's space in your home to fit all your needs.

THE WORLD IS DEMANDING & YOU'RE PREPARED.

At New York by Manjeera, we understand what you need to live a full and healthy life. Our amenities have been thoughtfully curated to give you the best you need. Whether it's a session at our state-of-the-art gym or playing a round of Golf at our simulator, you get the downtime you need at New York by Manjeera.

TIME TO TEE OFF

Grab your clubs and compete over a friendly game at our Golf Simulator. Improve your game and see who gets a hole-in-one.

WINDOW TO THE OUTDOORS.

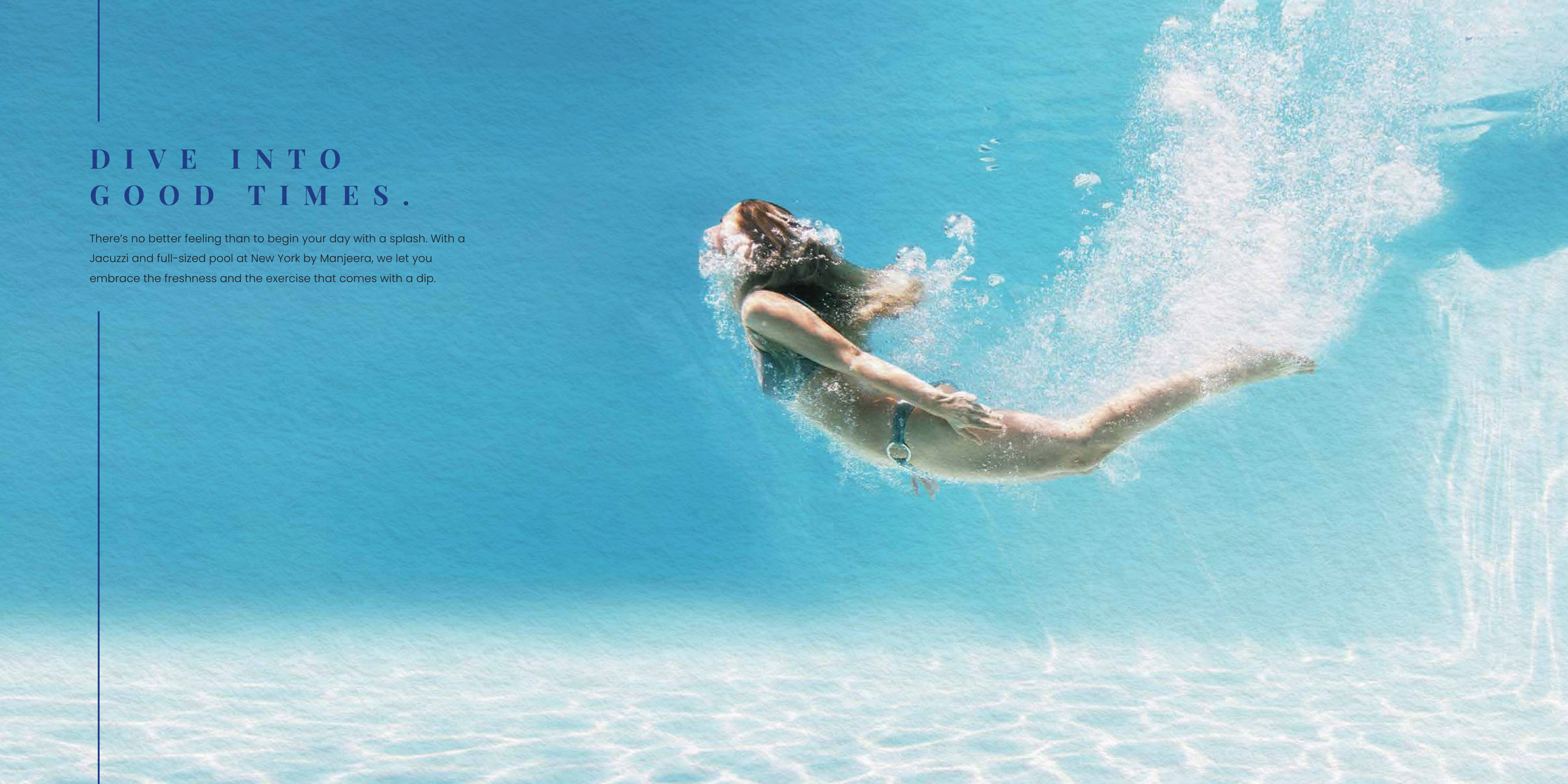
Embrace the active lifestyle for when you feel a bit cooped up inside and in need of some energy. With greenery taking over 70% of the entire area, here are a few activities you can indulge in:

- Jogging Track
- Meditation Pavilion
- Dribble Court
- Pet Park
- Snake & Ladder
- Open Air Theatre
- Cycling Track
- Outdoor Gym
- Swimming Pool
- Outdoor Café

- Hopscotch
- Ludo
- Swing Park
- Toddlers Play Area
- Skating
- Climbing Wall
- Children's Play Area
- Chalk Gallery
- Adults Swimming Pool
- Kids Swimming Pool
- Statue of Liberty with Tree Court
- Poolside Party Area
- Pergola with Seating
- Elders Zone with Reflexology Path
- Outdoor Café
- Central Court Yard with Water Body
- Waiting Bay
- Slide
- Viewing Deck
- Sand Pit
- Trampoline Park
- Yoga Lawn
- Giant Chess
- E-Wall
- Floral Garden
- Tennis
- Cricket
- Gazebo
- Reflexology

DIVE INTO GOOD TIMES.

There's no better feeling than to begin your day with a splash. With a Jacuzzi and full-sized pool at New York by Manjeera, we let you embrace the freshness and the exercise that comes with a dip.

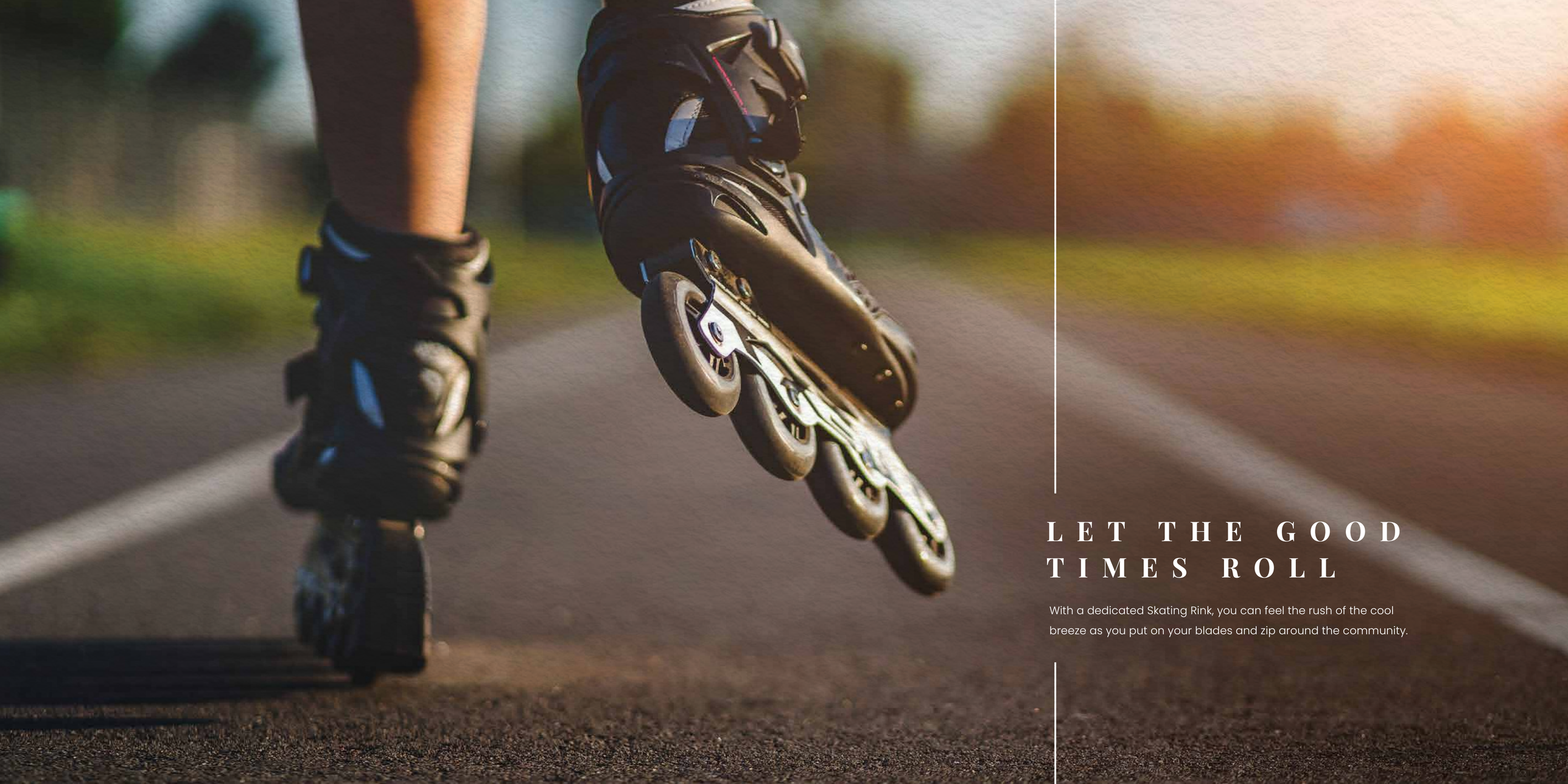


A PAW-SOME TIME FOR THE PETS

We understand the bond you and your pet share. To make play-time even more fun and to give your pooches some company, New York by Manjeera features a pet park for them to play in.

TRACK YOUR FITNESS

With our exclusive jogging and running track, you can get the exercise you need and the fresh air you deserve. Put on those shoes and set the new record on our track.



LET THE GOOD TIMES ROLL

With a dedicated Skating Rink, you can feel the rush of the cool breeze as you put on your blades and zip around the community.

A TOUR INSIDE YOUR HOME.

To give you a better picture of what it's like to live in a Big City Home, we have shared the master layout for your reference. We have painted a clear portrait of our floor plans. Step into a world of spacious and luxurious living.

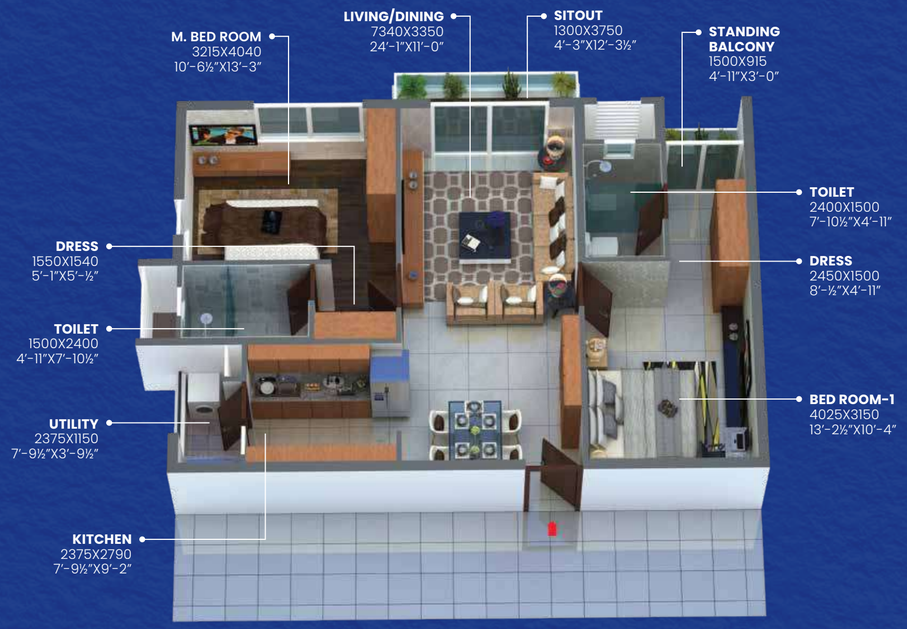
GROUND FLOOR PLAN

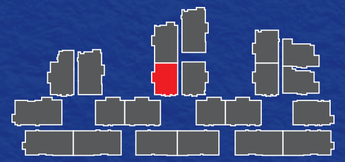
1. Grand Entrance
2. Bus Waiting Bay
3. Entrance Water Body with Future Wall
4. Visitor's Car Parking
5. Outdoor Cafeteria with Wifi Zone
6. Giant Chess & Hopscotch
7. Ludo
8. Snake & Ladder
9. Cycling Track
10. Jogging/Walking Track
11. Viewing Deck
12. Swing Park
13. Skating Park
14. Dribble Court
15. Lawn Volley Ball Court
16. E-Wall
17. Interactive Wall
18. Climbing Wall
19. Slide
20. Children's Play Area
21. Trampoline Park
22. Sand Pit
23. Chalk Gallery
24. Reflexology Pathway
25. Yoga Lawn
26. Meditation Pavilion
27. Outdoor Gym
28. Grand Open Air Theater
29. Floral Garden
30. Stage
31. Open Courtyard with Water Feature
32. Swimming Pool
33. Kid's Pool
34. Pool Side Party Area
35. Liberty Plaza with Statue of Liberty
36. Unique Tree Court
37. Pet Park with Pet Equipment
38. Multipurpose Court
39. Viewing Gallery
40. Cricket Pitch Practice Area
41. Gazebo with Seating

FIRST FLOOR PLAN

FIRST FLOOR PLAN

(FLAT NO. 108)

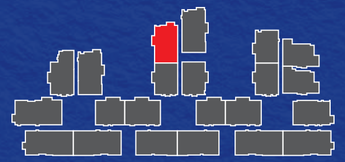




2BHK T2 - EAST

Carpet Area (RERA)	785.230
Balcony Area	94.830
Built up Area	1000.183
Saleable Area	1280.234

(FLAT NO. 109)



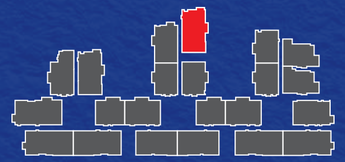
2BHK + STUDY T2 - EAST

Carpet Area (RERA)	942.165
Balcony Area	118.726
Built up Area	1183.384
Saleable Area	1514.732

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

FIRST FLOOR PLAN

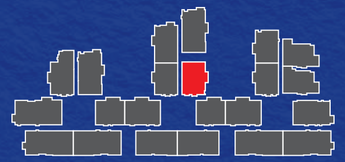
(FLAT NO. 110)



3BHK T4A - WEST

Carpet Area (RERA)	1040.870
Balcony Area	85.681
Built up Area	1310.721
Saleable Area	1677.723

(FLAT NO. 111)



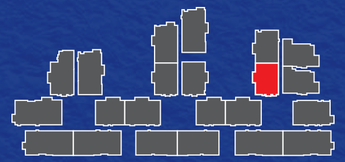
2BHK T3A - WEST

Carpet Area (RERA)	840.02
Balcony Area	67.60
Built up Area	1012.45
Saleable Area	1295.94

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

FIRST FLOOR PLAN

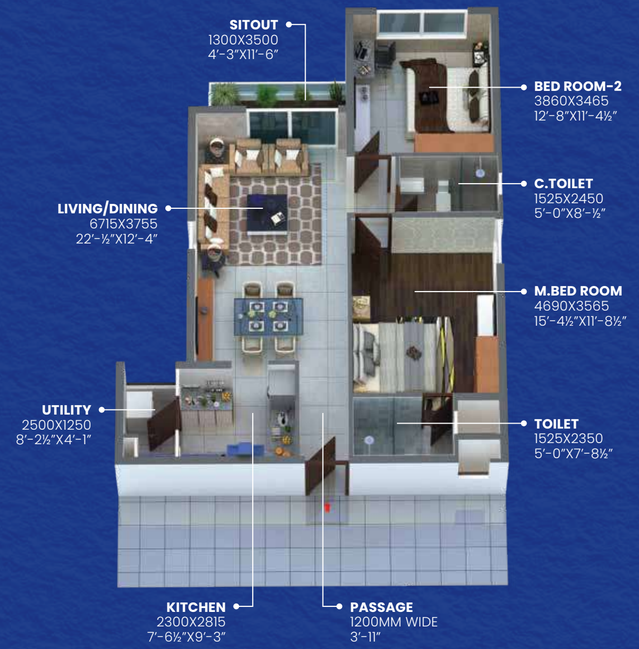
(FLAT NO. 119)

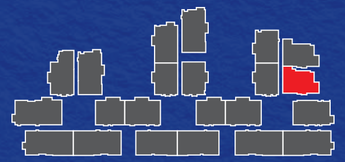


2BHK T2A - EAST

Carpet Area (RERA)	785.98
Balcony Area	77.61
Built up Area	984.57
Saleable Area	1260.26

(FLAT NO. 120)





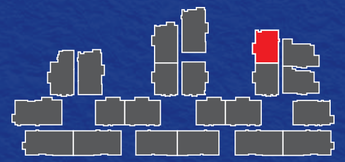
2BHK T5 - WEST

Carpet Area (RERA)	829.036
Balcony Area	82.559
Built up Area	1042.592
Saleable Area	1334.518

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

FIRST FLOOR PLAN

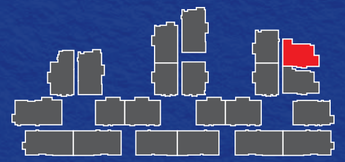
(FLAT NO. 121)



2BHK T4A - EAST

Carpet Area (RERA)	771.449
Balcony Area	87.403
Built up Area	988.665
Saleable Area	1265.491

(FLAT NO. 122)



2BHK T5A - WEST

Carpet Area (RERA)	829.036
Balcony Area	81.268
Built up Area	1034.304
Saleable Area	1323.909

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

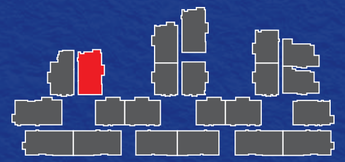
TYPICAL FLOOR PLAN

FLOOR: 2ND TO 17TH

18TH FLOOR PLAN

TYPICAL FLOOR PLAN

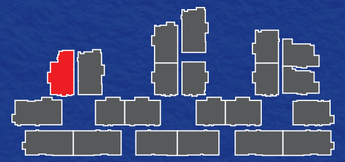
(FLAT NO. 201-1801)



3BHK T4 - WEST

Carpet Area (RERA)	1040.870
Balcony Area	142.299
Built up Area	1348.180
Saleable Area	1725.670

(FLAT NO. 202-1802)



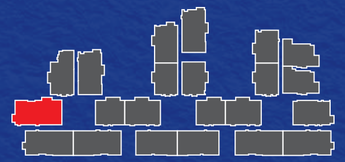
3BHK T3 - EAST

Carpet Area (RERA)	1022.679
Balcony Area	80.622
Built up Area	1277.891
Saleable Area	1635.701

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

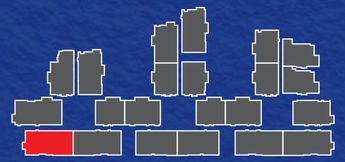
(FLAT NO. 203-1803)



3BHK + STUDY T3 - SOUTH

Carpet Area (RERA)	1226.763
Balcony Area	140.469
Built up Area	1543.868
Saleable Area	1976.151

(FLAT NO. 204-1804)



3BHK + STUDY T1 - NORTH

Carpet Area (RERA)	1226.978
Balcony Area	125.938
Built up Area	1527.076
Saleable Area	1954.657

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

(FLAT NO. 205-1805)

3BHK + STUDY T2A - NORTH

Carpet Area (RERA)	1205.773
Balcony Area	88.910
Built up Area	1496.183
Saleable Area	1915.115

(FLAT NO. 206-1806)

2BHK T1 - WEST

Carpet Area (RERA)	760.686
Balcony Area	119.479
Built up Area	984.360
Saleable Area	1259.980

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

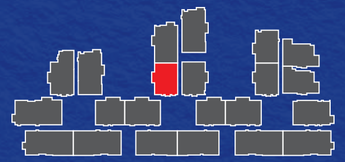
TYPICAL FLOOR PLAN

(FLAT NO. 207-1807)

2BHK + STUDY T3 - EAST

Carpet Area (RERA)	940.443
Balcony Area	100.858
Built up Area	1193.395
Saleable Area	1527.545

(FLAT NO. 208-1808)



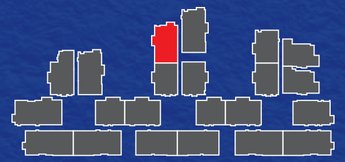
2BHK T2 - EAST

Carpet Area (RERA)	785.227
Balcony Area	94.830
Built up Area	1000.183
Saleable Area	1280.234

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

(FLAT NO. 209-1709)

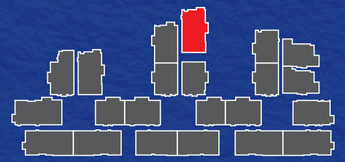


2BHK + STUDY T2 - EAST

Carpet Area (RERA)	942.165
Balcony Area	118.726
Built up Area	1183.384
Saleable Area	1514.732

(FLAT NO. 210-1710)

Note: No Bedroom 3 sitout in Flat no. 210 and Living Area sitout size is 2'-11½" X 11'-9½"



3BHK T4a (210) - WEST

Carpet Area (RERA)	1040.870
Balcony Area	85.681
Built up Area	1310.721
Saleable Area	1677.723

3BHK T4b (310 -1710) - WEST

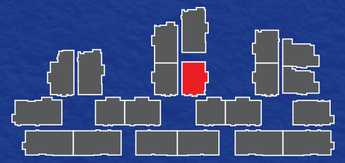
Carpet Area (RERA)	1040.870
Balcony Area	142.945
Built up Area	1349.794
Saleable Area	1727.737

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

(FLAT NO. 211-1811)

Note: Living Area sitout in
311 - 1811 is 4-3 1/2 x 12 - 3 1/2



2BHK T3 A (211) - WEST

Carpet Area (RERA)	840.016
Balcony Area	67.597
Built up Area	1012.453
Saleable Area	1295.940

2BHK T3 (311 -1811) - WEST

Carpet Area (RERA)	840.016
Balcony Area	83.743
Built up Area	1028.599
Saleable Area	1316.609

(FLAT NO. 212-1712)

3BHK T1 - NORTH

Carpet Area (RERA)	1058.200
Balcony Area	86.111
Built up Area	1309.107
ASaleable Area	1675.657

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

(FLAT NO. 213-1713)

3BHK T1 - NORTH

Carpet Area (RERA)	1058.200
Balcony Area	86.111
Built up Area	1309.107
Saleable Area	1675.657

(FLAT NO. 214-1814)

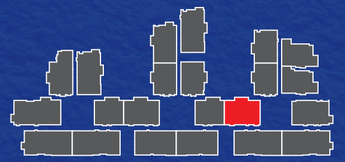
2BHK T1A - WEST

Carpet Area (RERA)	760.686
Balcony Area	119.695
Built up Area	984.360
Saleable Area	1259.980

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

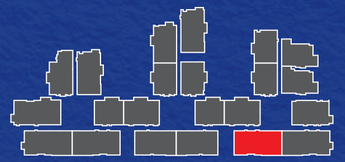
(FLAT NO. 215-1715)



2BHK + STUDY T3 - EAST

Carpet Area (RERA)	940.335
Balcony Area	100.858
Built up Area	1193.933
Saleable Area	1528.234

(FLAT NO. 216-1716)



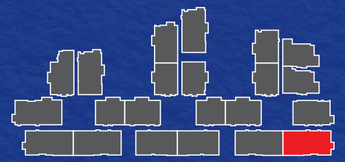
3BHK + STUDY T1A - NORTH

Carpet Area (RERA)	1226.978
Balcony Area	89.663
Built up Area	1511.576
Saleable Area	1934.817

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

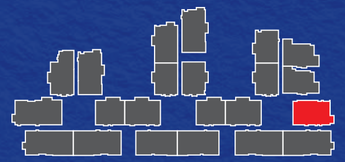
(FLAT NO. 217-1717)



3BHK + STUDY T2 - NORTH

Carpet Area (RERA)	1205.235
Balcony Area	125.077
Built up Area	1523.416
Saleable Area	1949.973

(FLAT NO. 218-1718)



2BHK + STUDY T1 - WEST

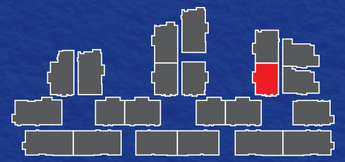
Carpet Area (RERA)	961.432
Balcony Area	102.365
Built up Area	1207.495
Saleable Area	1545.594

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

(FLAT NO. 219-1719)

NOTE: Living Area sitout in 219 is 4'-3" x 12'-3½"



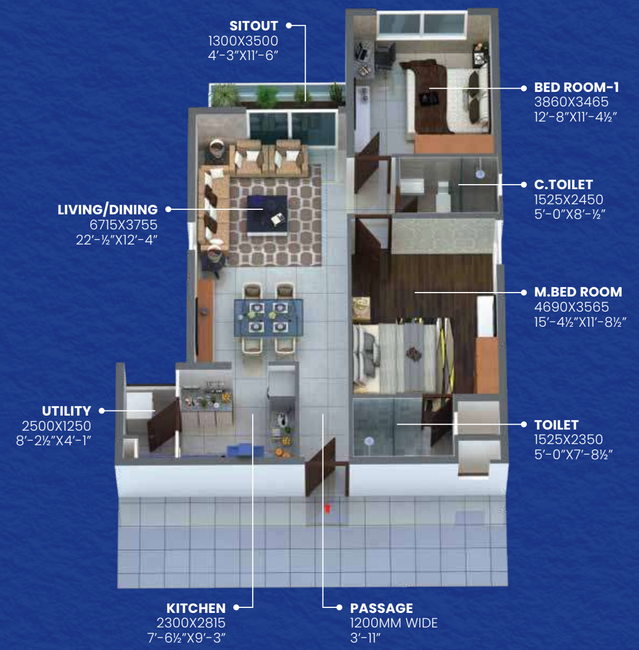
2BHK T2a (219) - EAST

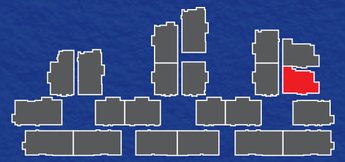
Carpet Area (RERA)	785.981
Balcony Area	77.608
Built up Area	984.575
Saleable Area	1260.256

2BHK T2 (319 -1719) - EAST

Carpet Area (RERA)	785.981
Balcony Area	93.754
Built up Area	1000.721
Saleable Area	1280.923

(FLAT NO. 220-1720)





2BHK T5 - WEST

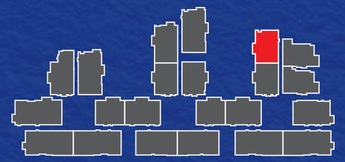
Carpet Area (RERA)	829.036
Balcony Area	82.559
Built up Area	1042.592
Saleable Area	1334.518

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

TYPICAL FLOOR PLAN

(FLAT NO. 221-1721)

NOTE: Living Area Sitout in 321 to 1721 is 4'-3"X12'-2½"



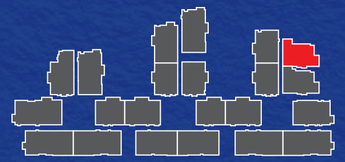
2BHK T4a (221) - EAST

Carpet Area (RERA)	771.449
Balcony Area	87.403
Built up Area	988.665
Saleable Area	1265.491

2BHK T4 (321 -1721) - EAST

Carpet Area (RERA)	771.449
Balcony Area	103.334
Built up Area	1004.703
Saleable Area	1286.020

(FLAT NO. 222-1722)



2BHK T5A - WEST

Carpet Area (RERA)	829.036
Balcony Area	81.268
Built up Area	1034.304
Saleable Area	1323.909

Disclaimer: Tolerance of + / -2% is possible in the unit areas on account of Design and Construction variances.

SPECIFICATION

RCC FRAMED STRUCTURE
- RCC Structure designed for Gravity, Wind and Seismic Load conditions.

SUPER STRUCTURE
- Autoclaved Aerated Concrete Blocks (AAC) / Concrete Blocks

KITCHEN
- Polished Granite platform with stainless steel sink.
- Provision for fixing water purifier, exhaust fan & chimney.

UTILITIES / WASHAREA
- Provision for washing machine & wet area for washing utensils etc.

BATHROOMS
- Vanity types wash basin/granite counter top.
- Wall mounted white colour EWC with flush tank of reputed make in all toilets.
- Hot & cold mixer with concealed diverter for shower.
- Provision for geysers in all bathrooms.
- All C.P. fittings are chrome plated of reputed make.
- Treated water supply through overhead tank
- Partition with single leaver concealed wall mixer in master bathroom.

ELECTRICAL
- PVC insulated wires of reputed make.
- Power outlets for air conditioners in all bedrooms, living & Dining.
- Power outlets for geysers in all bathrooms.
- Points for chimney, exhaust, RO/Water Purifier, cooking range, refrigerator, microwave ovens, mixer/grinders in kitchen
- Plug points for T.V. & audio systems in bedrooms & living.
- Power Back Up : 2KW for 2BHK Apartment and 3KW for 3BHK Apartments
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular electrical Switches of reputed make.
- Lightening protection system

TELECOM
- Provision for telephone in master bedroom & living room.
- Intercom connection facility from all the flats connecting security

CABLE TV
- Provision for cable TV/DTH in master bedroom & living room.

INTERNET
- Provision for Internet point in living.

SECURITY & HOME AUTOMATION
- CCTV Cameras in common Areas at Ground floor
- Provision for home automation (Will be charged extra as per client's request)

LIFTS
- Automatic lifts of reputed make for each block for passengers has been provided with one high-speed automatic passenger lift with rescue device & V3F for energy efficiency and one separate lift for goods of reputed make.
- Lift wall cladding upto 7 feet height.

WSP & STP

- Domestic water made available through an exclusive Water Softening Plant (Not RO Plant).
- Rainwater harvesting at regular intervals provided for recharging groundwater levels
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose.

CAR WASH FACILITY

- Common Car wash facility will be provided (User charges for car washing facility would be extra)

GENERATOR

- D.G power backup for common areas and flats.

CAR PARKING

- Vitrified tile flooring for lift lobbies
- CC flooring for parking & drive ways.

FACILITIES FOR DIFFERENTLY ABLED

- Access ramps at all block entrances shall be provided for the differently abled.

SECURITY/BMS

- Sophisticated round-the-clock security/surveillance system.
- BMS for electricity consumption (Centralized billing).
- Panic button and intercom is provided in the lifts and is connected to the security room.
- Solar power fencing around the compound.
- Surveillance cameras at the main security, entrance of each block and inside the lifts.

DOORS

MAIN ENTRANCE DOOR

- Main door shall be of Good Quality teak wood frame with premium flush door

INTERNAL DOORS

- Hard wood frame with premium flush door / Skin Door

DINING / LIVING DOORS, if any

- UPVC door frame of reputed profile sections with clear toughened glass panelled shutters and designer hardware of reputed make with provision for mosquito mesh track. (Mesh & fixing has to be at the cost of the client)

TOILET DOOR

- Hard wood frame & Skin Door

WINDOWS

- Sliding UPVC windows of 2.5 track with all necessary gaskets & mosquito mesh with clear glass.
- UPVC for toilets.

RAILING &GRILLS

GROUND & FIRST FLOOR

- SS RAILING WITH GLASS / MS RAILING

UPPER FLOORS

- SS RAILING WITH GLASS / MS RAILING

PAINTING

EXTERNAL
- Combination of Textured and non-textured surfaces with two coats exterior weather-proof acrylic emulsion paint.

INTERNAL
- Plastic Emulsion paint of reputed make for all internal walls and ceiling.

FLOORING

MASTER BEDROOM
- Laminated wooden Flooring of Reputed Make

LIVING, DINING & OTHER BEDROOMS
- 800 x 800 mm. size vitrified tiles of reputed make

ALL BALCONIES
- Wood Finish Deck tiles /Anti-Skid Ceramic Tiles of reputed make

UTILITY AREA
- Anti-skid ceramic tiles of reputed make

KITCHEN
- Anti skid tile

BATHROOMS
- Acid-resistant, anti-skid ceramic tiles of reputed make

CORRIDORS
- Vitrified tiles of reputed make

STAIRCASE
- Granite

DADOOING

KITCHEN
- Ceramic Tiles for dadooing up to 2ft. height above the counter

BATHROOMS
- Glazed Ceramic Tiles dado up to 7ft. height.

WASH AREA
- Glazed ceramic tile dado up to 3ft. height

LIFT WALL FASCIA
- Granite/Marble/Tile Cladding

AIR CONDITIONING

Provision for split AC Living / Dining , Bed Rooms

FIRE FIGHTING

- Fire tanks, Automatic Sprinklers in basements & Flats, Hose boxes, Fire alarms etc. as per DGFS norms.
- False ceiling will be done by buyer as per their interior requirements and to protect fire fighting systems.

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(South India)'
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Growing Construction Company -
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with Zee Business

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City Icon Awards

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