

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

38/

నెం.

4973

శ్రీమతి / శ్రీ

Saham Modi Repkals

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము విధిగా ఉన్నాయి.

దస్తావేజు స్వభావము	Scale	19/7	Cherlapally
దస్తావేజు విలువ	364300	16/9	
స్థాంపు విలువ రూ.	100		H
దస్తావేజు నెంబరు	3841/13		
రిజిస్ట్రేషన్ రుసుము	1821		
లోటు స్థాంపు (D.S.D.)	145620		
GHMC (T.D.)	54645		
యూజర్ ఛార్జీలు	100		
అదనపు షీట్లు			
5 x			
మొత్తం	218580		

RETURNED

Ch: 904345
13/9

(అక్షరాల)

తేది

16/9

వాపసు తేది

రూపాయలు మాత్రమే)

సబ్ రిజిస్ట్రారు

సబ్-రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be payable.

3983 D.D. 3841 of 2013



SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175378

Sl.No. 5078, Dt. 19-07-2013, Rs.100/-

Sold to Mahender P/o Sec-6

S/o.D/o.W/o. Mallesu

For Whom Mehta & Modi Homes, Sec-6

I. SRINIVAS
Licensed Stamp Vendor, L.No.15-29-020/2012,
P.No.14, RTC Colony, Chengicherla (V),
Ghatkesar (M), R.R.Dist.-500039.
Ph.No.9849338280.

SALE DEED

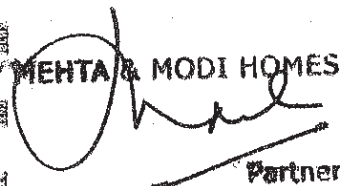
This Sale Deed is made and executed on this the 16th day of Sep 2013 at SRO, Kapra, Rang Reddy District by and between:

M/s. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, Son of Sri Satish Modi, aged about 43 years, Occupation: Business and Mr. Sudhir U. Mehta, Son of Late Uttamlal Mehta, aged about 56 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

Mr. Karthik Rajan Upender, Son of Mr. Ramachandran Upender, aged about 30 years Occupation: Service, residing at # H. No. 12-12-157/3/A/1, Ravindra Nagar, Seethafalmandi, Secunderabad., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MEHTA & MODI HOMES


Partner

For MEHTA & MODI HOMES


Partner

Book - 1 CS Number 3983 of 2013 of SRO, Kapra

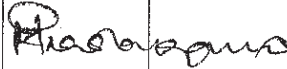
Regular document number 3841 of year 2013

Sheet 1 of 12 Sheets

Presentation Endorsement:

Presented at the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 182/- paid between the hours of _____ and _____ on the 16th day of SEP, 2013 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX			VIDE GPA NO.166/BK-IV/10 K.PRABHAKAR REDDY 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G.ROAD SEC BAD Doc No. 166/BK-2/10 Dt. 3.09.2010	
2	CL			REP BY SPA RAJARATNAM INDRA HNO.12-12-157/3/A/1 RAVINDRA NAGAR, SEETHAFALMANDI SEC BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			U.RAMACHANDRAN R/O.12-12-157/3/A/1,RAVINDRA NAGAR,SEETHAPAL MANDI,SEC-BAD.	
2			J.VIJAY KUMAR R/O.1/C,OLD MUDFORT,SEC- BAD.	

16th day of September, 2013

Signature of Joint SubRegistrar8



WHEREAS:

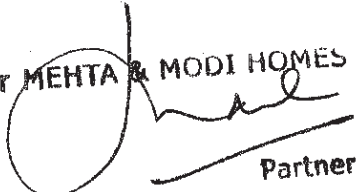
- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac.7-28.5 Gt., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally, Ghatkesar Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder.

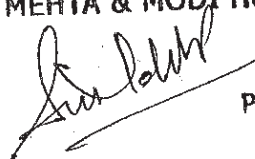
Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	10661/2005	9.11.2005	Ac. 2-05 Gts.,
2.	11023/2005	17.11.2005	Ac. 1-06 Gts.,
3.	1759/2006	27.01.2006	Ac. 0-35.5 Gts.,
4.	12254/2006	19.08.2006	Ac. 0-13 Gts.,
5.	4129/2006	10.02.2006	Ac. 2-00 Gts.,
6.	9268/2007	31.07.2007	Ac. 1-09 Gts.,

- B) Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh were the absolute owners and possessors of the land admeasuring about Ac.1-09 Gt. forming part of Sy. Nos. 44 & 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District by virtue of the registered sale deed as given hereunder.

Sl. No.	Sale Deed Doc. No.	Dated	Extent of Land
1.	7876/2006	25.05.2006	Ac. 1-09 Gts.,

- C) The Vendor herein has entered into an Development Agreement with Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh to develop their land admeasuring about Ac.1-09 Gts., as per the terms and conditions contained in the development agreement registered as document no.6334/07, dated 10.05.2007 registered at S.R.O. Uppal. In pursuance of the said development agreement Smt. Hetal K. Parekh, Shri Parvesh B. Parekh and Shri Piyush J. Parekh have executed a GPA in favour of the Developer bearing no. 68/IV/2008 dated 19.04.2008 and registered at SRO Uppal.
- D) The total land admeasuring Ac. 8-37.5 Gts., forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District is hereinafter referred to as the Scheduled Land.
- E) The Scheduled Land was purchased from its original owners, possessors and pattedars, the details of which are given in the sale deeds mentioned above.
- F) The Vendor has absolute rights to develop and sell any portion of the Scheduled Land by virtue of the above referred documents, deeds and agreements.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

Regular document number 3841 of year 2013

Signature of Joint SubRegistrar
Kapra

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challian u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	200265	0		0	200365
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	18215	0		0	18215
User Charges	NA	105	0		0	105
Total	100	218585	0		0	218685

Date _____

16th day of September, 2013

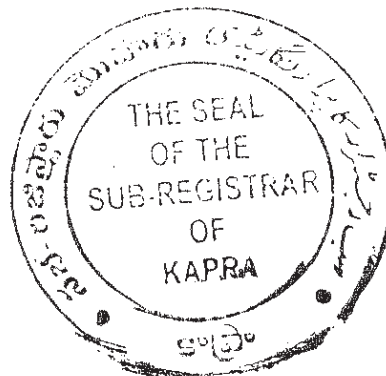
1935 ఆంధ్రప్రదేశ్ 6 వ లోక్
Certificate of Registration

Signature of Registering Officer
Kapra

Registered as document no. 3841 of 2013 of Book-1 and assigned
the identification number 1 - 1526 - 3841 - 2013 for Scanning.

OFFICE OF
The Seal of
Joint Subregion
and Register
JNT SUBREGIS
1988
JNT SUBREGIS

Office Registering Officer
Kapurthala
(Ch. Ashok Kumar)



- G) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and has obtained a permit for construction on the Scheduled Land admeasuring about Ac. 8-37.5 Gts., from HUDA / GHMC vide permit no. 2698/MP2/Plg./H/2007 dated 23.12.2007 and 09.02.2010. The proposed project of development on the entire Scheduled Land is styled as 'SILVER OAK BUNGALOWS (PHASE-III)'.
- H) The Vendee is desirous of purchasing a plot of land bearing no.385, admeasuring 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.36,43,000/-(Rupees Thirty Six Lakhs Forty Three Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 385, admeasuring 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 36,43,000/-(Rupees Thirty Six Lakhs Forty Three Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot/bungalow is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot/bungalow is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot/bungalow it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot/bungalow, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot/bungalow to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot/bungalow unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot/bungalow payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

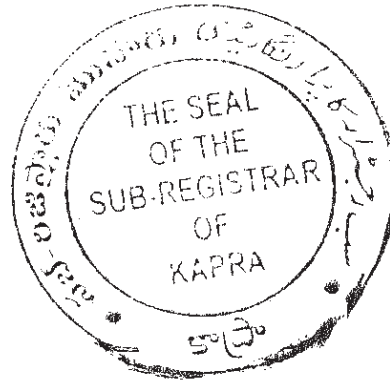
Partner

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Signature of Joint SubRegistrar
Kapra



SCHEDULED PLOT

All that piece and parcel of bungalow on bearing Plot No. 385 admeasuring about 174 sq. yds., along with semi-finished construction having a total built-area of 1883 sft., (built-up area 1650 sft + terrace area 53 sft + portico area 180 sft) of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, in the project known as "Silver Oak Bungalows Phase - III", situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 384
South	Plot No. 386
East	Plot No. 391
West	30" Wide Road

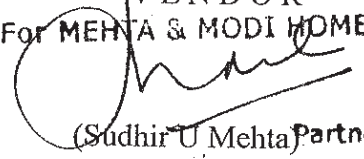
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MEHTA & MODI HOMES

Partner

(Soham Modi)
VENDOR
For MEHTA & MODI HOMES

(Sudhir U Mehta) Partner
VENDOR

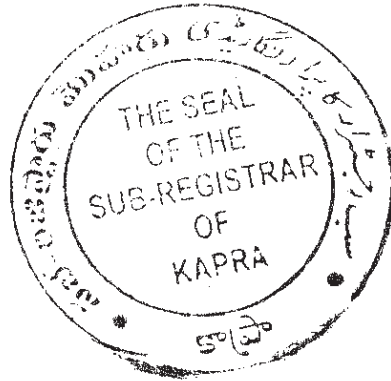


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Regular document number 3841 of year 2013

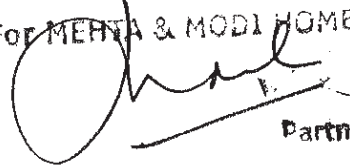
Sheet 4 of 12 Sheets

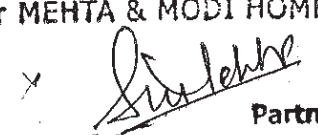
Signature of ~~Joint SubRegistrar~~
Kapra



ANNEXTURE-1-A

1. Description of the Building : All that piece and parcel of bungalow on bearing Plot No.385 in the project known as "Silver Oak Bungalows Phase-III" forming part of Sy. Nos. 31, 40(P), 41(P), 42, 44, 45 & 55, situated at Block No.2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 174 sq. yds.,
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 233 Sft
- b) In the Ground Floor : 807 Sft
- c) In the First Floor : 843 Sft
- Total Built up Area :** 1883 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 36,43,000/-

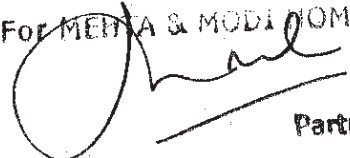
For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner
Signature of the Executants

Date: 16.09.2013

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner
Signature of the Executants

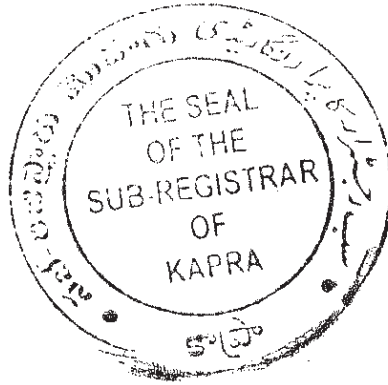
Date: 16.09.2013

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Regular document number 3841 of year 2013

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Signature of Joint Sub Registrar
Kapra



REGISTRATION PLAN SHOWING

PLOT NO. 385 FORMING A PART

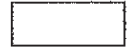
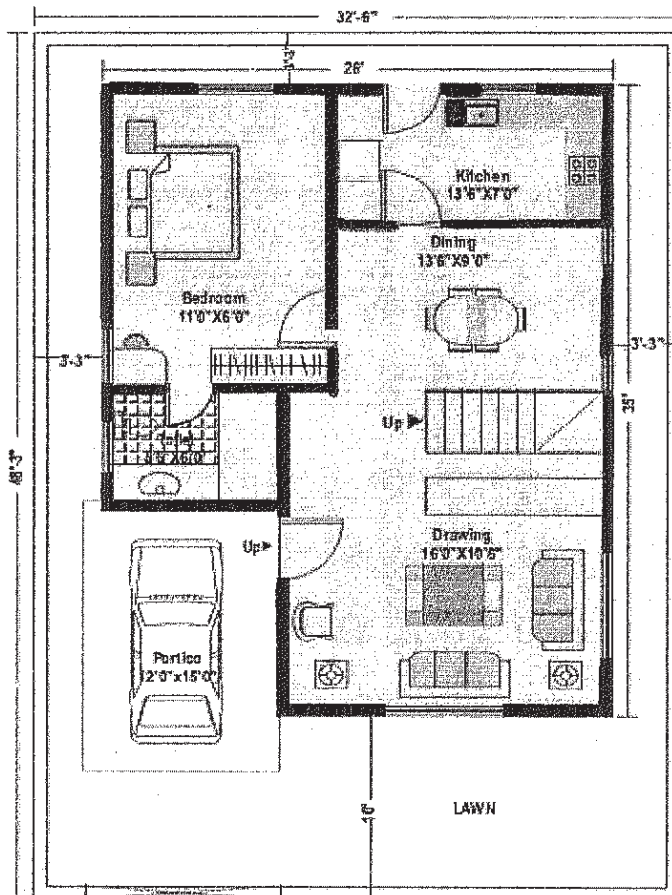
IN SURVEY NO. 31, 40(P), 41(P), 42, 44, 45 & 55**Situated at**

CHERLAPALLY VILLAGE, GHATKESAR

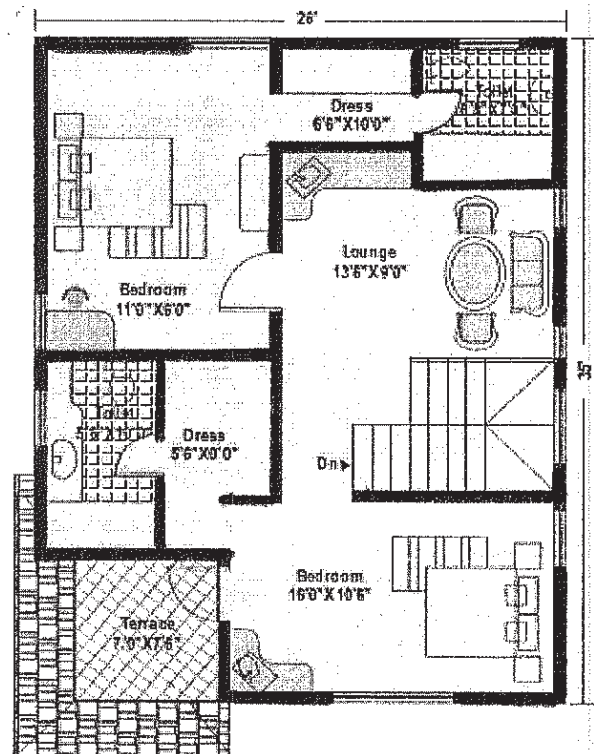
Mandal, R.R. Dist.**VENDOR:** M/S. MEHTA & MODI HOMES REPRESENTED BY ITS PARTNERS

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

2. MR. SUDHIR U. MEHTA, S/O. LATE UTTAMLAL MEHTA

BUYER: MR. KARTHIK RAJAN UPENDER, SON OF MR. RAMACHANDRAN UPENDER**REFERENCE:**
AREA: 174 SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:****Built up Area : 1883 Sft.**

Ground Floor Plan



First Floor Plan

BOUNDARIES:

North: Plot No. 384

South: Plot No. 386

East: Plot No. 391

West: 30' wide road

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

WITNESSES:

- 1.
- 2.

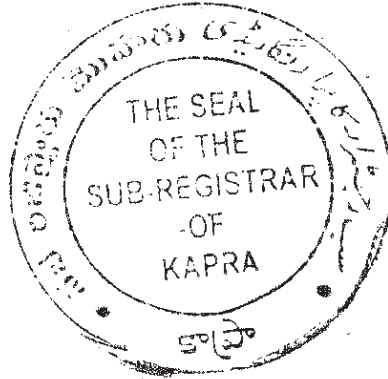
SIG. OF THE VENDOR

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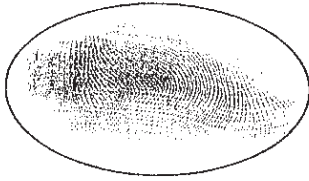
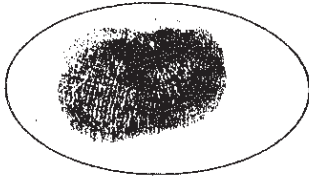
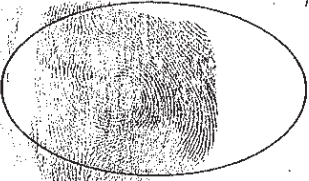
Regular document number 3841 of year 2013

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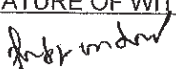
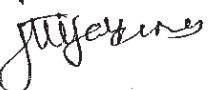
Signature of Joint SubRegistrar
Kapra

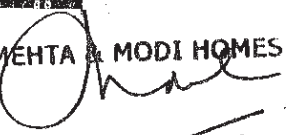


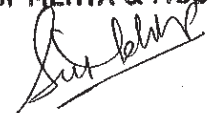
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MEHTA & MODI HOMES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS PARTNERS 1. MR. SOHAM MODI S/O. MR. SATISH MODI 2. MR. SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003
			
			<u>GPA FOR PRESENTING DOCUMENTS,</u> <u>VIDE GPA NO. 166/BK-IV/10, DATED 03.09.2010:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. KARTHIK RAJAN UPENDER S/O. MR. RAMACHANDRAN UPENDER R/O. # H. NO. 12-12-157/3/A/1 RAVINDRA NAGAR SEETHAFALMANDI SECUNDERABAD.
			<u>REPRESENTATIVE:</u> MRS. RAJARATNAM INDRA W/O. MR. RAMACHANDRAN UPENDER R/O. # H. NO. 12-12-157/3/A/1 RAVINDRA NAGAR SEETHAFALMANDI SECUNDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

For MEHTA & MODI HOMES

Partner

For MEHTA & MODI HOMES

Partner

SIGNATURE OF THE EXECUTANTS

I stand here with my photograph(s) and finger prints in the form prescribed, through my representative,
Mrs. Rajaratnam Indra as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar
of Assurances, Kapra, Ranga Reddy District.



SIGNATURE OF THE REPRESENTATIVE

x 

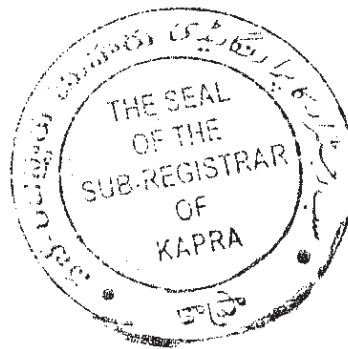
SIGNATURE(S) OF BUYER(S)

Book - 1 CS Number 3983 of 2013 of SRO, Kapra

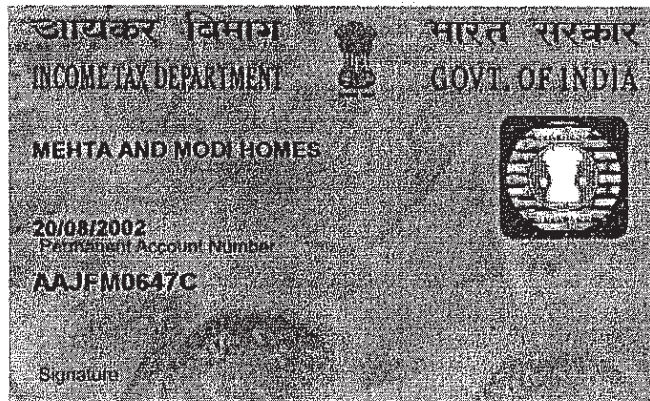
Regular document number 3841 of year 2013

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Signature of Joint SubRegistrar
Kapra

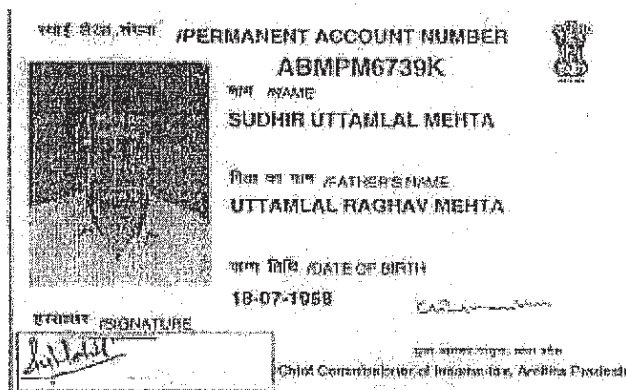
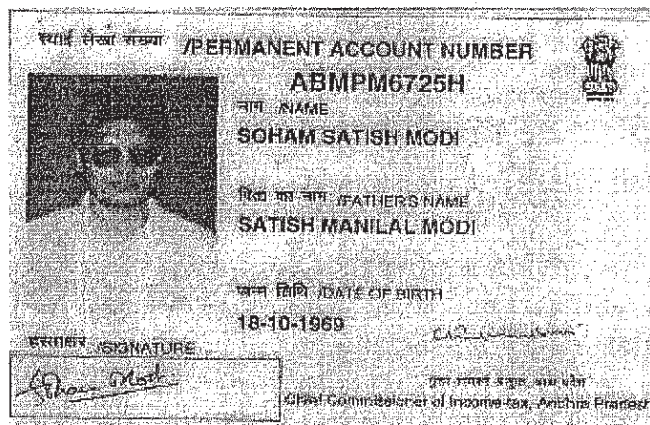


VENDOR:



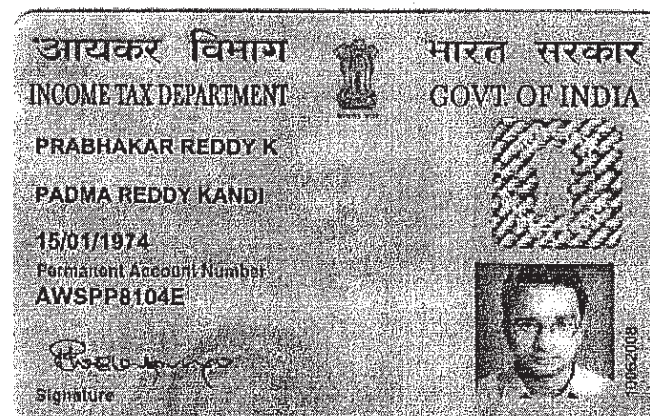
For MEHTA & MODI HOMES

Sudhir
Partner



For MEHTA & MODI HOMES

Sudhir
Partner



Prabha

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Regular document number 3841 of year 2013

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Signature of Joint SubRegistrar
Kapra



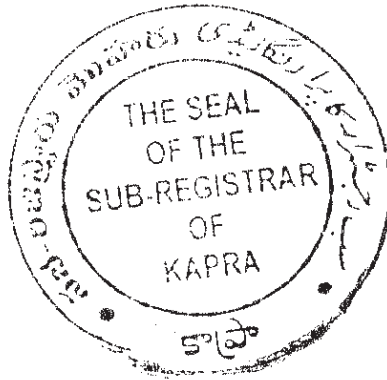
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Signature of Joint SubRegistrar
Kapra



INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER
THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF
INDIA, ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A
PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING
DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH
IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY
POST, THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER
OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE
ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE
IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY
IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN
MISSION/POST AND TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE
ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

॥ श्रीगणेशाय नमः ॥

RECEIVED BY

पिता / मातुली अतिनाथक या नाथ / Name of Father / Legal Guardian
RAMACHANDRAN UPENDER

• पति वा पत्नी का नाम / Name of Spouse

KATINDRAMAGAR SECUNDERABAD

पुनर्ने पाकपोर्ट का नं. आर प्रवेश कार्ड होने की तिथि एवं प्लान / Old Passport No. with Date and Place of Issue
E6409930 06/09/2003 HYDERABAD

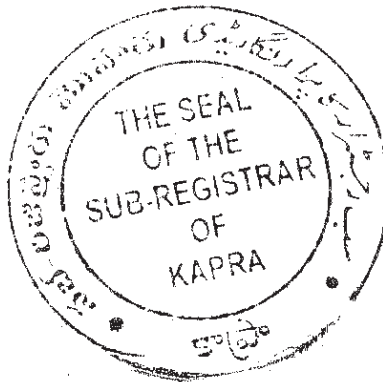
HYDERABAD

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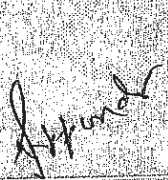
Signature of Joint SubRegistrar
Kapra



Representative & Witness:



Family Members Details				
S.No	Name	Relation	Date of Birth	Age
2	Indira	Wife	22/07/57	49
3	Karthik Rajan	Son	13/04/83	23



H. RAM GOPAL
Assistant Labour Officer
04/02/2004
హైదరాబాద్ నగరం/తెలంగాణ

HOUSEHOLD CARD	
Card No.	: PAP16/992900330
F.P Shop No.	: 929
పేరు	: రామచంద్రన్ ఉప్పెండర్
Name of Head of Household	: Ramachandran Uppender
తండ్రి/భర్త పేరు	: లేట్ రామచంద్రన్
Father/ Husband name	: Late Ramachandran
పుట్టిన తేదీ/Date of Birth	: 24/11/1953
వయస్సు/Age	: 53
వృత్తి/Occupation	: Retired Employee
ఇంటి నెం./House No.	: 12-12-157/3/A/1
వీధి /Street	: SITHAPHALMANDI
Colony	: RAYINDRA NAGAR
Ward	: వార్డ్-12
Circle	: వార్డ్-12
	: సర్కిల్-9
	: Circle IX
జిల్లా /District	: హైదరాబాద్ / Hyderabad
Annual Income (Rs.)	: 236,500
LPG Consumer No. (1)	: 29779/(Single)
LPG Dealer Name (1)	: Padma Gas Services,IOC
LPG Consumer No. (2)	: /
LPG Dealer Name (2)	: /



Indira

R.Indira.

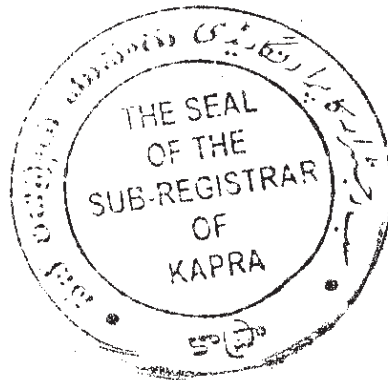
Indira
16/09/2013

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Kapra



W 17N 035 :



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Jyoti	Wife	28/06/64	42
3	Vishakha	Daughter	25/07/92	14
4	Arjun	Son	28/11/93	13

[Signature]
P. ADINARAYANA
Dr. S.O.D.E & S. Hyd
11/03/2006
6660 DPL No. 120

HOUSEHOLD CARD

Card No : PAP167889300074
F.P Shop No : 893
పేరు : విజయ కుమార్
Name of Head of Household : Vijay Kumar
తండ్రి/నర్త పేరు : జగన్ మోహన్
Father/ Husband name : Jagun Mohan
పుట్టిన తేదీ/Date of Birth : 27/10/1963
వయస్సు/Age : 43
వృత్తి/Occupation : Employee-Govt.
ఇంటి నెం./House No. : 1/C
వీధి/Street : MUDFORT
Colony : OLDMUDFORT
Ward : 3
Circle : 8
జిల్లా/District : హైదరాబాద్ / Hyderabad
Annual Income (Rs.) : 90,000
LPG Consumer No. (1) : (No.Cylinder)
LPG Dealer Name (1) :
LPG Consumer No. (2) :
LPG Dealer Name (2) :



[Signature]

[Signature]
16/09/13

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