

9695/2001

U. 9560/2001



Date : 08-11-2001 Serial No : 8,152

Denomination : 20,000

02CC 005279

Purchased By :

For Whom :

VERNON SEBASTIAN

SELF

S/O LATE. JOSEPH SEBASTIAN

R/O SEC BAD

Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPPAL

C.No: 8299/1007

SALE DEED

This Sale Deed is made and executed on this 8th day
of NOV 2001 at Secunderabad by:

M/s. MODI PROPERTIES & INVESTMENTS PVT.LTD., a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, S/o. Mr. Satish Modi, aged about 31 years,

hereinafter called the 'vendor' (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

IN FAVOUR OF

Mr. VERNON SEBASTIAN, SON OF LATE. JOSEPH SEBASTIAN, aged 44 years, Residing at H.No.12-5-88, South Lallaguda, Secunderabad - 500 017.

hereinafter jointly called the 'BUYER' (which expression where the context so permits shall mean and include their heirs, successors, legal representatives, executors, nominees, assignees etc.) of THE OTHER PART.

Contd.2.

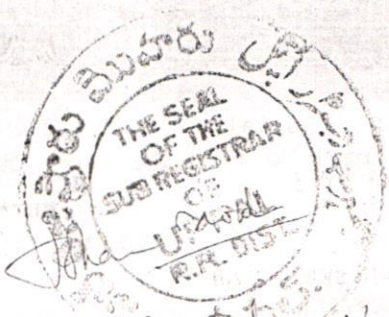
For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

1వ పుస్తకం 9695/2007 సంపు
 దస్తావేజుల మొత్తం కాగితములు సంఖ్య
 14 ఈ కాగితపు వరస
 సంఖ్య 1
 పబ్-రిజిస్ట్రార్



2001 వ సంవత్సరం నవంబర్ నెల 8...
 తేది పగలు 12... గ...
 ఉప్పల్ సబ్-రిజిస్ట్రార్ ఆఫీసులో
 దాఖలు చేసి రుసుము
 రూ. 2336-00 చెల్లించినవి



వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

అందు ప్రాటన వ్రేలు



Modi s/o Satish modi

(Burner) plot no: 180 'land no' 25
 Jubilee Hills Rd

... పించినది

① *by (s/o T-sanyanarayana) (pet serial) 5-187/384*

② *R Ravi ...*

2001 వ సంవత్సరం నవంబర్ నెల 8... వ తేది

1923 డి.సె. 17... వ తేది

[Signature]
 పబ్-రిజిస్ట్రార్
 ఉప్పల్



Date : 08-11-2001 Serial No : 8,153 Denomination : 15,000 02BB 253690

Purchased By :

For Whom :

MR. JON SEBASTIAN

SELF

S/O LATE. JOSEPH SEBASTIAN

R/O SEC BAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

:: 2 ::

WHEREAS

A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue of under given registered sale deeds executed in favour of the VENDOR by the former owner M/s. Kissan Cement Pipe Company.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



శ్రీ పుస్తకం 9695/2001 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 పేజీ కాగితపు పరప
సంఖ్య 2
సబ్ రిజిస్ట్రార్

Endorsement under section 42 of Act II of 1899

No 9695. of 2001 Date 8/11/2007

I hereby certify that the proper deficit
stamp duty of Rs 2375/- (Rupees Two thousand

three hundred and seventy five only

has been laid in respect of this instrument
from Sri. Solam Madi

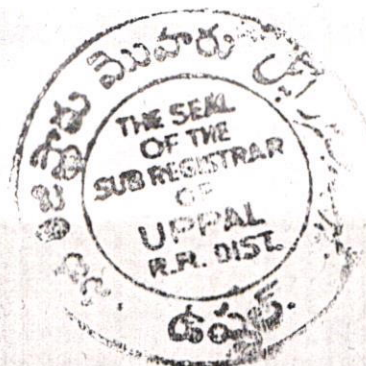
on the basis of the agreed Market Value
consideration of Rs 442500/- being
higher than the consideration, agreed Market
Value.

S.R.O. Uppal

Dated:

8/11/2007

Sub Registrar
and Collector U.S. 41 & 42 of
INDIAN STAMP ACT





38940 7/11/2001 Joseph Sebastian
Vernon Sebastian No. 06737

Sell

R. R. Dist.

C. MAHESH
S.V.L. No. 26 of 1999
Boduppal, R. R. Dist

:: 3 ::

Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	7989/98	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Vol. No.2845, Page No. 53 to 66
24/02/99	1 Acre along with A.C. Sheet Shed 1500 Sft.,	1491/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan.



1 వ పుస్తకం 9695/ సంపు
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య
 14 ఈ కాగితపు పరచ
 సంఖ్య 3
 సబ్-రిజిస్ట్రార్

98:20

1 వ పుస్తకము 200/ సం|| శా. శ. 1923 పు
 9695 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరుగా 1560-2-1507
 2001 ఇవ్వడమైనది
 2001 వ సం. నెం. 8
 సబ్-రిజిస్ట్రార్



Sub-Registrar,
 Uppal, R.R. Dist.
 Book No. 1, 2, 3

Conf-4



No. 38941 Date 7/11/2007 Rs. 500/-

Sold To Vernon Sebastian & Co. 06738 Joseph Sebastian C. MAHESH
 S.V.L. No. 26 of 1999
 Boduppal, R. R. Dist
 Whom self

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.

C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting etc.,

D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

Contd.5..

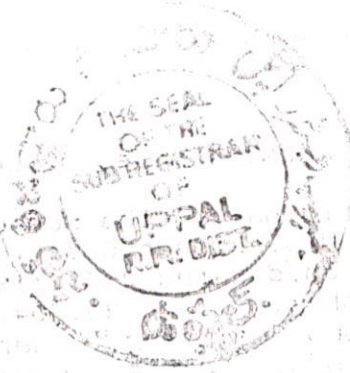
For Modi Properties & Investments Pvt. Ltd.

[Signature]
 Managing Director



1 వ పుస్తకం 9695/2007 సంపు
దస్తావేజుల మొత్తం కాగితపనుల సంఖ్య
14 ఈ కాగితపు పరప
సంఖ్య 4
సహాయక నిపుణులు

2001



అధికారిని అనుమతించినట్లుగా ఈ పుస్తకం 9695/2007 సంపు
దస్తావేజుల మొత్తం కాగితపనుల సంఖ్య 14 ఈ కాగితపు పరప
సంఖ్య 4

ఈ పుస్తకం 9695/2007 సంపు దస్తావేజుల మొత్తం కాగితపనుల సంఖ్య 14
ఈ కాగితపు పరప సంఖ్య 4

Director
Registrar of Companies



S. No. 38942 Date 7/11/2007 Rs. 800/- 06739

Sold To Vernon Sebastian & Co. Joseph Sebastian C. MAHESH
S.V.L. No. 26 of 1995

For Whom Rm. Sec. Sec. Boduppal. R. R. Dist.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No.103, on the First Floor, in Block No.C in MAY-FLOWER PARK constructed by the Vendor having a super built-up area of 775 Sft., together with undivided share in the Schedule Land to the extent of 31 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., respectively, in apartment Block No.C as a package, which herein-after is referred to as the SCHEDULED PREMISES for a consideration of Rs.4,12,375/- (Rupees Four Lakhs Twelve Thousand Three Hundred and Seventy Five only) and the VENDOR is desirous of selling the same.

F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

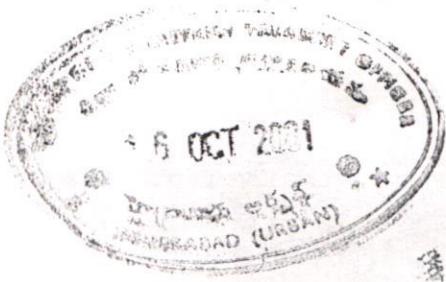
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.4,12,375/- (Rupees Four Lakhs Twelve Thousand Three Hundred and Seventy Five only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

Contd.6..

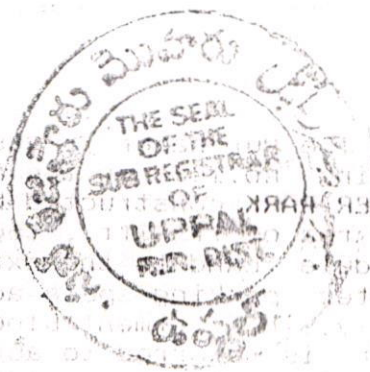
For Modi Properties & Investments Pvt. Ltd

[Signature]
Managing Director



1. పుస్తకం 9695/200 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 చ. కాగితపు చర
సంఖ్య 5
సీల్ రిజిస్ట్రార్

2001



...

NOW THIS DEED WITNESSETH AS FOLLOWS:

...

...



No. 38943 Date 7/11/2007 Rs. 800

Sold To Vernon Sebastian

For Whom self

for Cate Joseph Sebastian 05740

R/o - Seer Gaj

C. MAHESH
S.V.L. No. 26 of 1999
Goduppal, R. R. Dist.

:: 6 ::

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser do hereby confirm and acknowledge the same.

4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

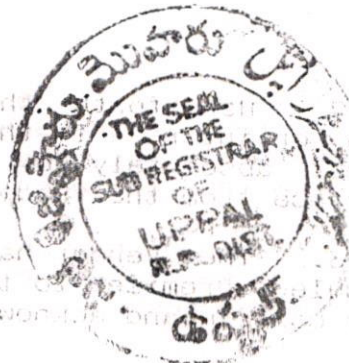
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER PARK.

ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.

Contd.7..

John Anand
Managing Director



THE SEAL OF THE SUB REGISTRAR

[illegible]

1. The subject of this report is the results of the investigation conducted by the FBI in the case of the murder of Dr. Martin Luther King, Jr. on April 4, 1968, in Memphis, Tennessee. The investigation was conducted by the Memphis Office and the New York Office, and the results are being reported to the Bureau for its information.



U. No. 38944 Date 7/11/2007 Rs. 06741

Sold To Nannan Sebastian & late Joseph Sebastian

For Whom self

R. to Rec. S. of

CHAKRESH
S.V.L. No. 26 of 1998
Boduppal, R. R. Dist

:: 7 ::

iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircase, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the purchaser ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/apartment/parking space and shall be maintained, managed the administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the association and the Vendor shall in no manner be liable, accountable or responsible for the management administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Modi Properties & Investments Pvt. Ltd.

Contd. 8..

John Modi
Managing Director



1. పుస్తకం 969.5/200 సంపు
దస్తావేజాల మొత్తం కొగితములు సంఖ్య
14 ఈ కొగితపు చరః
సంఖ్య 7
సబ్ రిజిస్ట్రార్



The undersigned, being the authorized officer of the Government of Hyderabad, hereby certifies that the above mentioned documents are true and correct copies of the original documents as submitted to the undersigned for the purpose of the above mentioned documents.

The undersigned, being the authorized officer of the Government of Hyderabad, hereby certifies that the above mentioned documents are true and correct copies of the original documents as submitted to the undersigned for the purpose of the above mentioned documents.

For the Government of Hyderabad
Managing Director

500Rs.



No. 38945 Date 7/11/2007 Rs. 500/-

Sold To Vernon Sebastian to 06742

C. MAHESH

S.V.L. No. 26 of 1999

Rco. Sec. Boduppal. R. R. Dist

:: 8 ::

v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to the Purchaser.

vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is hereby specifically declared that roads, passages, toilets, drainage, water pipelines, sewage connections, electric cables, open air space, overhead tanks and the transformer room shall be used commonly and jointly by the owners, occupiers and Purchaser(s) of the premises in Mayflower Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the Said facilities shall be enjoyed jointly in common by the occupants, owners or the Purchaser(s) of the said building and structures without any hindrance or objection of any kind whatsoever.

contd.9..

For Modi Properties & Investments Pvt. Ltd

Sham Modi
Managing Director



1 వ పుస్తకం 969.5/200 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు చరణ
సంఖ్య 8
సచివ్ కమిషనరీరు



AP-7.1.5

500R



U. No. 38946 Date 7/11/2009 Rs. 500

Sold To: Vernon Sebastian No. 06743 (C/O) Joseph Sebastian

By: [Signature]

R/o. Sec. Lab

C. MAHESH
SVL No. 26 of 1999
Eoduppal. R. R. Dist.

:: 9 ::

vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, before taking possession of the Schedule Apartments.

viii) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominate contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the Schedule Premises or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.

ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd.

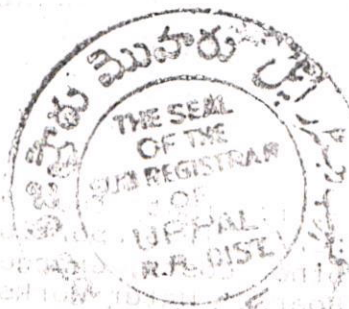
Managing Director

Contd.10..



శ్రీ పుస్తకం 9695/200 సంపు
దస్తావేజుల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
9 సంఖ్య
సచివ్

సంపు



...the blocks of residential apartment
...called MAYFLOWER PARK and the name thereof shall
...not be changed.

...that the blocks of residential apartment
...called MAYFLOWER PARK and the name thereof shall
...not be changed.



38947 7/11/2007 06744

Sold To... Vernon Sebastian... to Mr Joseph Sebastian

For Will... self...

Received for

C. MAHESH

S.V.L. No. 26 of 1999

Boduppal, R. R. Dist.

:: 10 ::

xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations in the Schedule Premises without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.

xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any open place, compound etc., (be) use the apartment for illegal and immoral purpose (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof (f) use the premises as an office or for any other commercial purpose.

5. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

6. The Market value of the property is Rs.4,12,375/-.

For Modi Properties & Investments Pvt. Ltd.

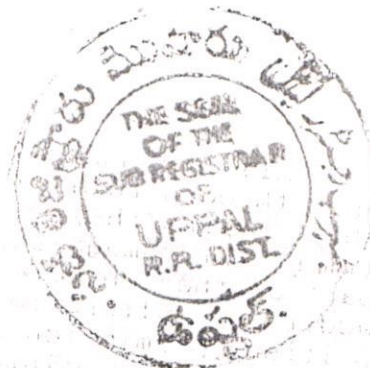
Contd.11..

John Mod
Managing Director



1వ పుస్తకం 9695/ సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
..... 14 ఈ కాగితపు పరస
సంఖ్య 10.....
సబ్ రిజిస్ట్రారు

2001



The market value of the property is Rs. 1,00,000/-
The market value of the property is Rs. 1,00,000/-
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447-11-51

500Rs.



No. 38948 Date 7/11/1997 Rs. 280/-

06745

Sold To Vernon Sebastian to

Mr Joseph Sebastian

[Signature]

C. MAHESH

S.V.L. No. 26 of 1999

Recd. Secy Boduppal. R. R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

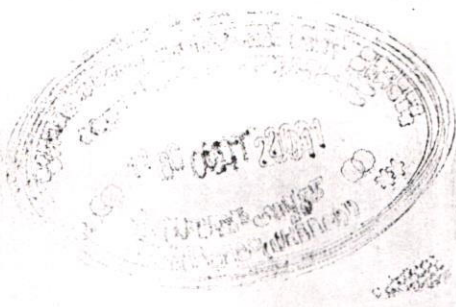
All that the Flat bearing No.103, on First Floor in Block No.C, having super-built-up area of 775 Sft., with undivided share of land to the extent of 31 Sq.Yds., and reserved scooter parking space admeasuring about 15 Sft., respectively as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bounded in:

- NORTH :: Flat No.102.
- SOUTH :: 40' Wide Road.
- EAST :: Swimming Pool.
- WEST :: Flat No.104.

Contd.12..

For Modi Properties & Investments Pvt. Ltd.

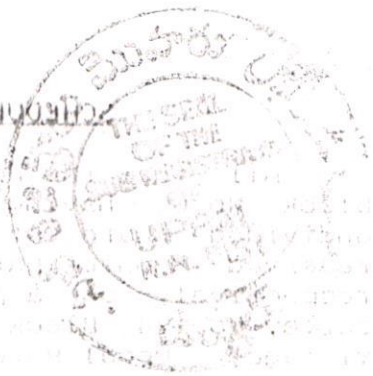
[Signature]
Managing Director



సంఖ్య 9695/2000 పంపు
దస్తావేజాల వెలుతురు కాగితముల సంఖ్య
14 ఈ కాగితపు వరస
సంఖ్య 11
నజీబ్ మొహమ్మదు

2000

REPUBLIC OF INDIA



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38949

7/11/2001

06746

Vernon Sebastian on behalf of Joseph Sebastian

C. MAHESH

S.V.L. No. 26 of 1989

Guduppai, R. R. Dist.

R. R. Dist.

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 24 day of NOV 2001 in the presence of the following witnesses;

WITNESSES:1. Ravi

For Modi Properties & Investments Pvt. Ltd.

[Signature]
VENDOR Managing Director

2. [Signature]

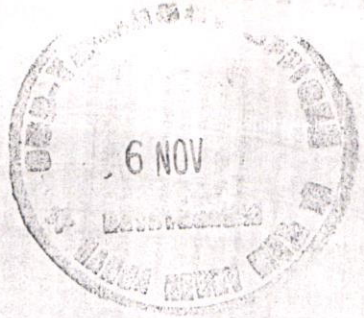
Drafted by

[Signature]

(R. NANDISHWAR)

D.W.L. No. 8/87

R.No. 56/2001, R.R. Dist.



1వ పుస్తకం 9695/100 సంపు
దస్తావేజాల మొత్తం కాగితముల సంఖ్య
14 ఈ కాగితపు పర
సంఖ్య 12

[Signature]
సహాయక రిజిస్ట్రార్

11.11.24



WITNESSETH

VENDOR

ANNEXURE - 1 - A

1) Description of the Building: Flat No. 103, in First Floor, in Block No. C, of MAY FLOWER PARK, at Block No. 4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.

- (a) Nature of the roof : R.C.C. (A+5)
 (b) Type of Structure : Framed Structure.
- 2) Age of the Building : 1 years.
- 3) Total extent of site : 31 Sq. yds. Out of Ac. 4-32 Gts.,
- 4) Built up area particulars :
 (with break up floor-wise)
 a) Cellar, Parking area : scooter parking 9 15 sft
 b) In the Ground Floor :
 c) In the 1st Floor : 775 Sft.,
 d) In the 2nd Floor :
 e) In the 3rd Floor :
 f) In the 4th Floor :
 g) In the 5th Floor :
- 5) Annual Rental Value : Rs. 5000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 4,12,375/-

For Modi Properties & Investments Pvt. Ltd

Date:

8/11/2001

signature of the Executant

Pha Modi
 Managing Director

CERTIFICATE

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

For Modi Properties & Investments Pvt. Ltd

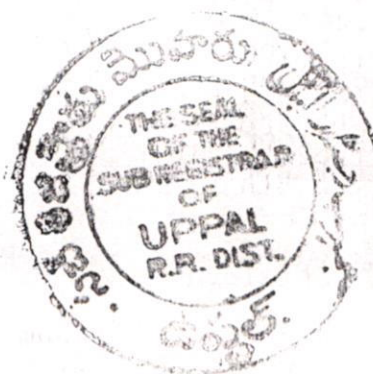
Signature of the Executant

Date:

8/11/2001

Pha Modi
 Managing Director

సచివరిజిస్ట్రారు



FLAT NO. 103, IN 1ST FLOOR, BLOCK-C
REGISTRATION PLAN SHOWING IN MAY FLOWER PARK
IN SURVEY NOS. 174

Situated at

M. LLAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS

Pvt. Ltd., R.P. By its M.D. Mr. SOHAM MODI

S/O. MR. SATISH MODI

VENDEE: MR. VERNON SEBASTIAN

S/O. LATE. SRI. JOSE PH SEBASTIAN

REFERENCE:

SCALE: 1" =

INCL:

EXCL:

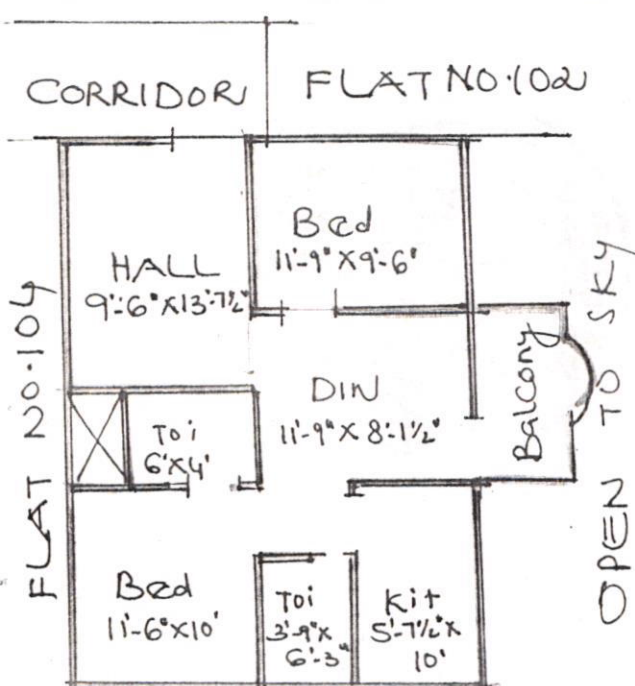
AREA:

31

SQ. YDS. OR

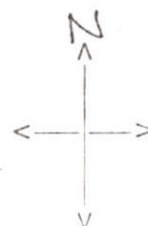
25.91

SQ. MTRS.



U/S. OUT OF
AC. 4-32 GTS

SUPER. BUILT-UP
AREA: 775 SQ. FT



OPEN TO SKY

WITNESSES:

1. *[Signature]*

2. *[Signature]*

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
SIG. OF THE VENDOR

1వ పుస్తకం 9695/2007 సంపు
 దస్తావేజుల వెలతరం కారితగల సంఖ్య
 14 ఈ కారితపు వరు
 సంఖ్య 14
 సబ్-రిజిస్ట్రారు

