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655608



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 286900

Date : 11-06-2008 Serial No : 24,232 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

For Whom :

SUMMIT BUILDER'S
SECBAD

C. G. M.
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this the 18 day of July 2008 at Secunderabad by and between:

M/S. SUMMIT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Partner, Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 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. SHAIK MASOOD AHMED, SON OF MR. SHAIK GULAM KADAR, aged about 33 years, residing at Plot No. 111, S & P Residency, Rajan Kupam, Aaynambkam, Chennai - 95., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc)

For SUMMIT BUILDERS

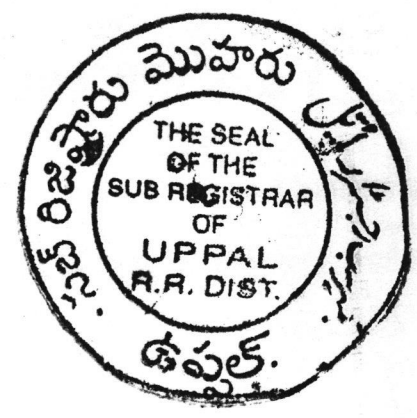
[Signature]
PARTNER

ENDORSEMENT
Certified that the following amounts have been paid in respect of this document:

1. In the shape of stamp paper.....	Rs. 100/-
2. In the shape of challan (u/s 41 of S.A. 1899).....	Rs. 49900/-
3. In the shape of cash (u/s 41 of S.A. 1899).....	Rs. —
4. Payment of stamp duty (u/s 16 of S.A. 1899, if any).....	Rs. —
Tax or Duty:	
1. In the shape of challan.....	Rs. 20000/-
2. In the shape of cash.....	Rs. —
Registration fee:	
1. In the shape of challan.....	Rs. 5000/-
2. In the shape of cash.....	Rs. —
User Charges:	
1. In the shape of challan.....	Rs. 100/-
2. In the shape of cash.....	Rs. —
Registrar	Total: Rs. 75100/-

1వ పుస్తకముకు నమోదు సూచన
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.....13. ఈ కాగితపు వరుస
పరిఖ్య.....

సబ్-రిజిస్ట్రారు



ప్రతి - వ.శ.సా. 1908 లోని సెక్షన్ 32 ఎడమ
వ.శ.సా. 1908 లోని సెక్షన్ 32 ఎడమ
.....మరియు 12 గంటల మధ్య
సబ్-రిజిస్ట్రారు అఫీసులో
K. Prabhakar Reddy
వట్టము, 1908 లోని సెక్షన్ 32 ఎడమ
సమర్పించవలసిన ఫోటోగ్రాఫులు
వేలిముద్రలతో సహా దాఖలుచేసి
.....చెల్పించినారు.
ప్రతి - రిజిస్ట్రారు విధి
Uppal Branch, Sec'bad



చాపించినది

M. Anwar Hussain

S. Prabhakar Reddy

ప్రతి - రిజిస్ట్రారు
K. Prabhakar Reddy S/o. K.P. Reddy occ. Secy
to S-4-187/344, 1st floor, Soham mansion,
M. G. Road, Sec'bad, through attested GPA for
Presentation of documents, vide GPA No. 120/1/1
at SRA, Uppal, R.R. Dist.

H. ANVER HUSSAIN S/o
M. KHATTA HUSSAIN Plot
No. 404 Gujari apartments
Ecil Post 50002

SHAIK GULAM KHADER
S/o SHAIK OMMER SAHEB
Plot No: 111 SBP Residency
Rajam Kuppan Road
Syanavankulam, Chennai 95

100. రి.వ.సం||.....సెల.గి.వ తది
192. రి.వ.సా.శ.....మా.సం.గి.వ తది

సబ్-రిజిస్ట్రారు

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given registered sale deeds executed in favour of the Vendor by the former owners Sri Karipe Narsimha, & Sri Alla Muralikrishna Reddy.

Sale Deed Dated	Schedule and area of land	Document No	Registered with
24/05/2004	1,815 Sq. yds.	6020/2004	Sub Registrar, Uppal, R. R. Dist.
24/05/2004	2,560 Sq. yds.	6022/2004	Sub Registrar, Uppal, R. R. Dist.

The Schedule Land is described more fully and specifically at the foot of this sale deed.

- B. Originally, the Scheduled Land belonged to one Sri Palle Sanjeeva Reddy being the Pattedar, vide Patta No. 20, Passbook No. 10420/177970. The said Sri Palle Sanjeeva Reddy has executed sale deed dated 21st June, 2000 in favour of Sri Kandadi Sudarshan Reddy and the same is registered as document no. 5114/2000 in the office of the Sub-Registrar, Uppal, R.R. District. Subsequently, the said Sri Kandadi Sudarshan Reddy executed sale deed dated 5th November 2003 in favour of Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy and the same is registered as document no. 13370/2003 in the office of the Sub-Registrar, Uppal, R.R. District. The Vendor herein has acquired all rights, title, etc., to the scheduled land from Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy under above referred two registered sale deeds.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing / has constructed at its own cost, block of residential apartments named as 'Silver Oak Apartments' consisting of about 120 flats, having stilts plus five floors, along with certain common amenities, recreation facilities, lighting, etc.
- D. The Vendor has obtained the necessary technical approval from HUDA vide permission No. 7793/P4/HUDA/2004 dated 06/12/2004 and building permit No. BA/G1/1559/2004-2005 dated 10/01/2005 from Kapra Municipality.
- A. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 106 on first floor, having a super built-up area of 950 sft. together with undivided share in the scheduled land to the extent of 47.50 sq. yds. and a reserved two wheeler parking space bearing no. 06 admeasuring about 15 sft. in the building known as Silver Oak Apartments and has approached the Vendor.
- B. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For SUMMIT BUILDERS


PARTNER

6556/08

మొదటి భాగము మొత్తం కారితము

17 కారితపు వరుస

2

W

సబ్-రెజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1894

No. 6556 of 2008 Date 18/11/08

I hereby certify that the proper deficit stamp duty of Rs. 69900/- Rupees Sixty nine thousand nine hundred only

has been levied in respect of this instrument from Sri. K. Babbar Reddy on the basis of the agreed Market Value consideration of Rs. 100000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

dated 18/11/08

Sub Registrar

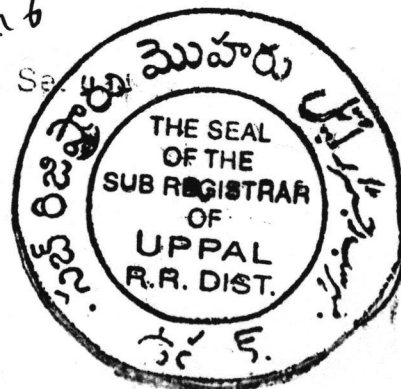
and Collector U/S. 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 69900/- towards Stamp Duty including Transfer duty and Rs. 5000/-

towards Registration Fee was paid by the party through Challan Receipt Number 80346

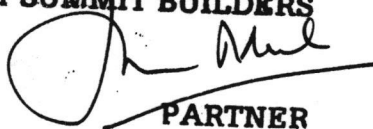
Dated 18/11/08 at SBH Habisquda Branch Se



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 106 on first floor, having a super built-up area of 950 sft in building known as Silver Oak Apartments together with:
 - a. Undivided share in scheduled land to the extent of 47.50 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 06 admeasuring about 15 sft.situated at Sy. No. 290, Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 10,00,000/- (Rupees Ten Lakhs Only) and the Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Land & Scheduled Apartment are 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 Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment 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 **SUMMIT BUILDERS**


PARTNER

1 వ పుస్తకము సం॥ 6556 సం॥ 19/07

విస్తారము మొత్తం కాగితములు

సంఖ్య 13 ఈ కాగితపు వరుస

సంఖ్య 3

సహ-విజ్ఞాపకులు

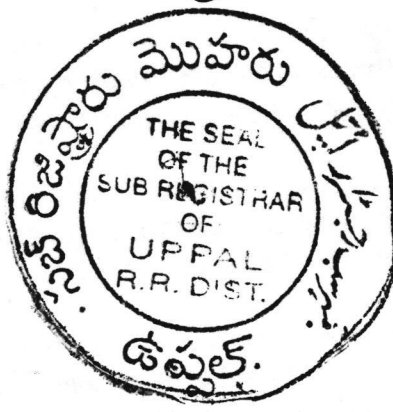
1 వ పుస్తకము సం॥ (శా.శ) పుస్తకము సం॥ 6556 సం॥ 19/07

నెంబరుగా రిజిస్టరు చేయబడి స్థానిక నిమిత్తం

గుర్తింపు నెంబరు సం॥ 1-200 రిజిస్ట్రేషన్

200 సం॥ 19/07 నెంబరు 18

రిజిస్ట్రేషన్ అధికారి



8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Silver Oak Apartments as follows:-
- a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment 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 SILVER OAK APARTMENTS.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Silver Oak Apartments Owners Association that has been / shall be formed by the Owners of the apartments in SILVER OAK APARTMENTS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, 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 Buyer 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.
 - d. 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 SILVER OAK APARTMENTS, shall vest jointly with the owners of the various tenements/apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said 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 **SUMMIT BUILDERS**

PARTNER

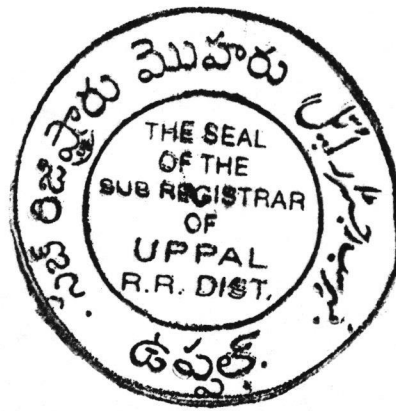
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దస్తావేజాల మొత్తం కాగితము

సంఖ్య... 13. ఈ కాగితపు వరుస

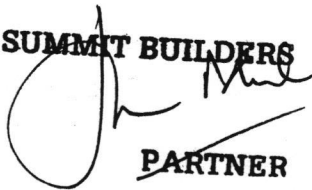
సంఖ్య... 4

సబ్-రెజిస్ట్రారు



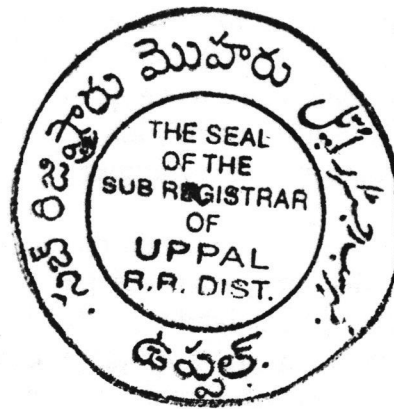
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. 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 to the Vendor and the Buyer 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 Buyer.
- g. That the blocks of residential apartments shall always be called SILVER OAK APARTMENTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment 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 Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) 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. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 75,000/- is paid by way of challan No. 803746, dated 19.7.08, drawn on SBH, Habsiguda Branch, Hyderabad and VAT paid an amount of Rs. 10,000/- paid by way of Payorder No. 142027, dated 18.7.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For **SUMMIT BUILDERS**


PARTNER

1. చిత్తూరు 6556 మంబా/08
విద్యుత్తుల మొత్తం కాగితము
సంఖ్య. 134 కాగితపు పదునె
మంబా 5

నామ-రెజిస్ట్రార్



SCHEDULE OF LAND

All that piece of land admeasuring 4,375 sq. yds., forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District are bounded as under:

North By	Survey No. 290 (Part)
South By	Main Road
East By	Road in Sy. 288
West By	Sy. No. 289

SCHEDULE OF APARTMENT

All that forming semi-deluxe Apartment No. 106 on the first floor, admeasuring 950 sft. of super built up area together with proportionate undivided share of land to the extent of 47.50 sq. yards and a reserved two wheeler parking space bearing no. 06 admeasuring 15 sft. in residential apartment named as Silver Oak Apartments, constructed on Scheduled Land, forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, R. R. District, Block No. 2.

North By	Flat No. 105
South By	6' wide corridor
East By	Open to sky
West By	10' wide cutout and 6' wide corridor

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. M. Anand Kumar

2. S. [Signature]

For **SUMMIT BUILDERS**

[Signature]
**PARTNER
VENDOR**

[Signature]
VENDEE

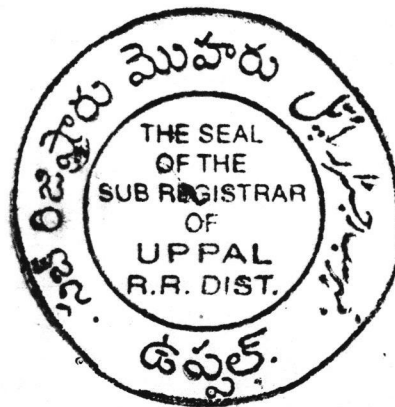
1. చిన్నకమిషన్/అ

వస్తావేజాల మొత్తం కాగితముల

సంఖ్య 13 ఈ కాగితపు వరుస

సంఖ్య 6

సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : Semi-deluxe Flat bearing no. 106 on the first Floor of Silver Oak Apartments, at Block No. 2, Residential Localities, situated at Sy. No. 290, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy Dist.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 47.50 sq. yds., U/S Out of 4,375 sq. yds..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 15sft. Parking space for Two wheeler
- (c) In the First Floor : 950 sft.
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV :
of the Building : Rs.10,00,000/-

Date: 18.07.2008

For **SUMMIT BUILDERS**

PARTNER

Signature of the Executants

C E R T I F I C A T E

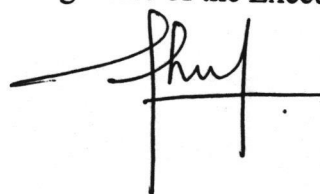
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 18.07.2008

For **SUMMIT BUILDERS**

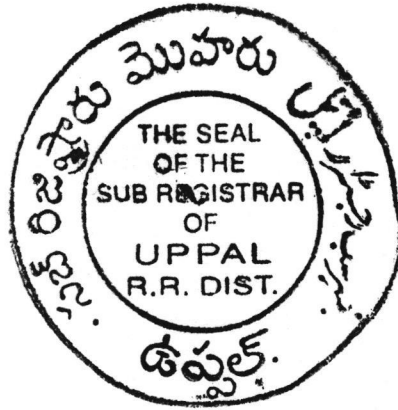
PARTNER

Signature of the Executants



1వ పుస్తకము... 6556 మొదలు / 19
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 13... ఈ కాగితపు వరుస
సంఖ్య... 7.....

సబ్-రిజిస్ట్రారు



STRATION PLAN SHOWING

FLAT NO. 106

ON THE FIRST FLOOR OF "SILVER OAK APARTMENTS"

IN SURVEY NOS. 290 (PART)

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.

VENDOR:

M/S. SUMMIT BUILDERS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF MR. SATISH MODI

BUYER:

MR. SHAIK MASOOD AHMED, SON OF MR. SHAIK GULAM KADAR

REFERENCE:

AREA:

47.50

SCALE:

SQ. YDS. OR

INCL:

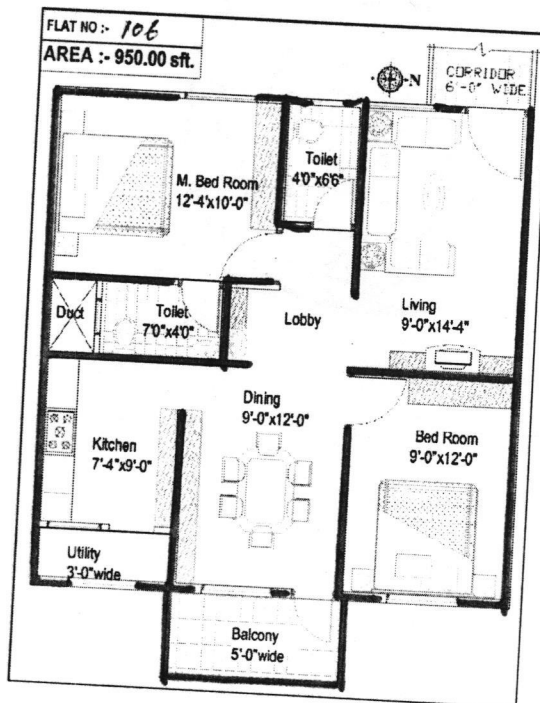
SQ. MTRS.

EXCL:

U/S. OUT OF TOTAL: 4,375 SQ.YDS.
PLINTH AREA : 950 SFT.

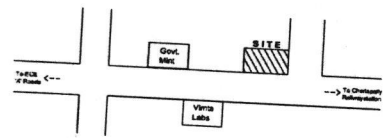
10' wide cutout & 6' wide corridor

6' wide corridor



Open to sky

Flat No. 105



Location Map

WITNESSES:

1. H. Anand Kumar
2. S. [Signature]

FOR SUMMIT BUILDERS

[Signature]

PARTNER

SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

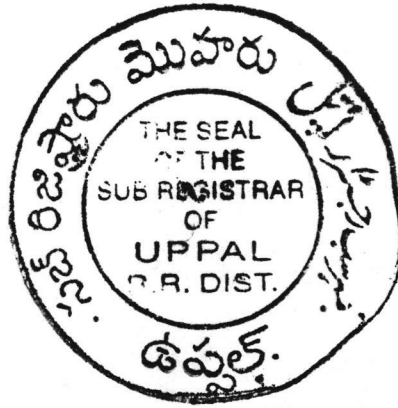
1 వ పుస్తకము 6556 నంబరు

దస్తావేజాల మొత్తం వాగితము

సంఖ్య... 13 ఈ కారితపు వరుస

సంఖ్య... 2

సబ్-రిజిస్ట్రారు



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

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

VENDOR:

M/S. SUMMIT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI

GPA FOR PRESENTING DOCUMENTS:

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.

BUYER:

MR. SHAIK MASOOD AHMED
S/O. MR. SHAIK GULAM KADAR
R/O. PLOT NO. 111
S & P RESIDENCY
RAJAN KUPAM ROAD
AAYNAMBKAM
CHENNAI – 600 095.

ATURE OF WITNESSES:

H. Anand Kumar
S. [Signature]

For **SUMMIT BUILDERS**

[Signature]
PARTNER

SIGNATURE OF EXECUTANTS

[Signature]

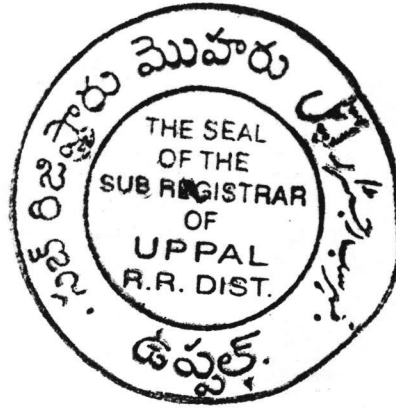
1 వ పుస్తకము...సంఖ్య/...

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...చ. కాగితపు వరుస

సంఖ్య.....9...

సబ్-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER

ABSPM5725H

NAME

SONAM SATESH MODI

FATHER'S NAME

SATESH MANILAL MODI

DATE OF BIRTH

18-10-1989

SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH

DRIVING LICENCE

OLDAP011193022002

PRASAD, HEMANT K

K PRASAD, HEMANT K

2-3-1989

JOINTLY ISSUED

HYDERABAD

30-10-2002 DUPLICATE

Licensing Authority

ETA-HYDERABAD-22

For SUMMIT BUILDERS

PARTNER

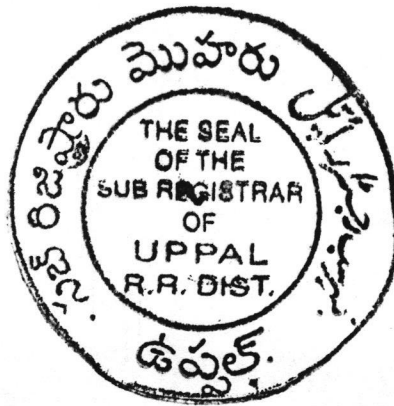
6576/08

మొదటి పేజీ

13

19

A





India Driving Licence (Tamilnadu)

Form -

DOI 25/06/2008

D.L. No. TN20Y20080004952
Name: SHAIK MASOOD AHAMED
Name: SHAIK GULAM KHADER

Address:
PLOT III, S. & P. RESIDENCY
RAJAN KUPPAM ROAD
AYANAMBAKKAM CHENNAI 600095

Temp. Add:

D.O.B. 04/10/1975

B.G. -



VAA7965

Licensed to drive throughout India vehicles of the following descriptions:
M/CYCL. WG 25/06/2008 TN20Y LMV-NT 25/06/2008 TN20Y

Non-Transport Veh. Valid upto 03-10-2025




Signature L.T.I.
of the Holder


25-6-08 Asst. Licensing Officer
UNIT OFFICE POLICE



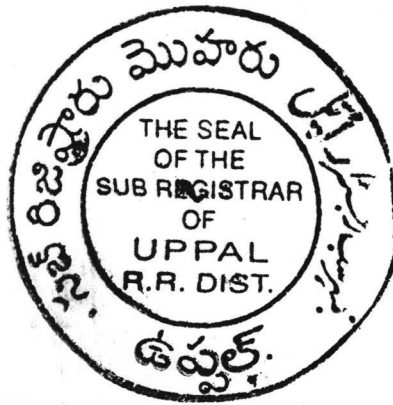
1 వ పుస్తకము 6556 పంపు/4

దస్తవీదారు మొత్తం కాగితముల

సంఖ్య 13... ఈ కాగితపు వరుస

సంఖ్య 11

సబ్-రిజిస్ట్రారు



Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: **006582/2008** of SRO: **1507(UPPAL)**

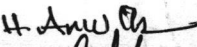
Presentant Name(Capacity): **SOHAM MODI(EX)**

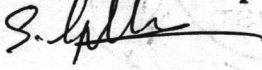
Report Date: 18/07/2008 12:52:28

This report prints the Photos and FPs taken on 18/07/2008 12:52:02

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SHAIK MASOOD AHMED P.NO.111, S& P RESIDENCY RAJAN KUPAMAAYNAMBAKAM CHENNAI	

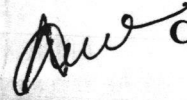
Identified by

Witness 1 

Witness 2 

Photos and TIs

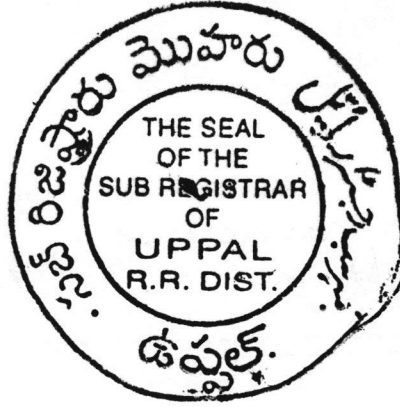
captured by me



Capture of Photos and TIs
done in my presence

1 వ పుస్తకము... రెండవ సంఖ్య
దస్తావేజాల మొత్తం కాగితము
సంఖ్య... 12... ఈ కాగితపు వరుస
సంఖ్య... 12...

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితము
సంఖ్య.../3. ఈ కాగితపు వరుస
సంఖ్య...13.....

సబ్-రిజిస్ట్రార్

