

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం 1: 1545

శ్రీమతి / శ్రీ Sohan Malu 10/5/11/57/01

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	3	6		Neelam
దస్తావేజు విలువ రూ.	26000	120000		
స్టాంపు విలువ రూ.	25500	20500		
దస్తావేజు నెంబరు	4067	4068		
రిజిస్ట్రేషన్ రుసుము	1550	1100	RETURNED Sub-Registrar	
మాటలు.....	నం.	201		
యెండార్లుమెంటు	1	1		
రుసుము	1900	-		
మొత్తము	3471-	1121215458212		

అక్షరాల నాల్గవేల పాదాలు రుసుములు

రూపాయలు మాత్రమే)

తేది 11/5/2011

వాపసు తేది _____ సా.4 గంటలకు

Note : Document will be returned at 3.30 pm. to 5.00 pm.

గమనిక: దస్తావేజు, సిద్దమైన తేదీనుండి 2 సంవత్సరములలోపు వాపసు తీసుకొనని ఎడల అట్టి దస్తావేజు కాల్చివేయబడును.

సబ్ రిజిస్ట్రార్



Date : 10-05-2001 Serial No : 3,235 Denomination : 20,000 01CC 970553

Purchased By :

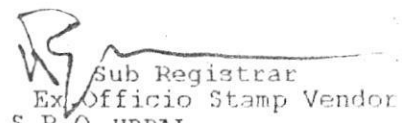
D.JAYA RAJ

For Whom :

SELF

D.BALARAJ

R/O SEC-BAD


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

SALE DEED

This Sale Deed is made and executed on this 11 day
of MAY 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.

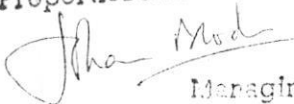
IN FAVOUR OF

Mr. D.JAYA RAJ, SON OF SRI. D.BALARAJ, aged about 40 years, Residing at H.No.12-10-587/9, Vyas Nagar, Seethaphalmandi, Secunderabad - 500 061.

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.


Managing Director



1. పంపు నంబర్ 4067/2001...
 దస్తావజ్జ...
 14...
 సంఖ్య...
 25...

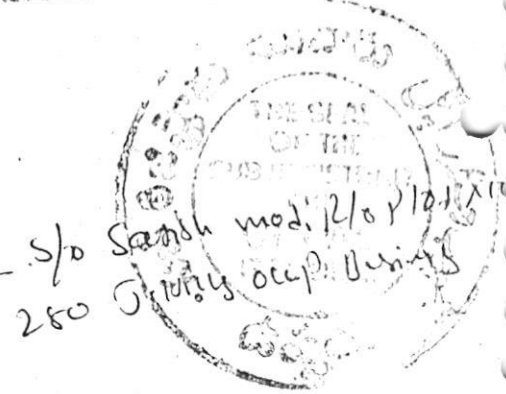
2001 వ సంవత్సరం మే 11...
 పేజీ నంబర్ 1-2...
 రూపాయ 157/...
 నిర్దేశించినది.

నేను ఇప్పుడు ఉప్పుకొనలేదు

అలాగే త్రొవ్వ వేయ



John Mod.
 John Mod.



1 నిరుపేదల పంపు... Y. S. R. Murthy S/o Y. Venkateswara Rao S-11-141/334 Ma Road Secbad

2 Veell No. Keeya... 6-91... 146

2001 వ సంవత్సరం మే 11 వ తేదీ

R...

500Rs.



N. 13966... Date 11/5/2001... 48961... 23 IIM

Case D. Jaya Ray vs. D. Ralaraj

Sell

R/s. Sec. Sec

RUY
R. NAGAR, HYD'ABAD.

:: 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

దివ్య కంత్ మిషన్ కమిటీ
 ఆఫ్ క్యూరేషన్ ఆంధ్ర ప్రదేశ్
 10 MAY 2001
 పాత్ర (పాత్ర). పాత్రాది.
 వ. ఆ. పాత్ర

1వ పుస్తకం 4067/2001
 దస్తావేజుల ముద్ర వేయబడినవి
 14 హిందూ గ్రంథాల పత్రం
 పంపిణీ 2
 నమోదించబడినది

adornment under section 42 of Act II of 189

No. 4067 of 2001 Date 11/5/2001.

I hereby certify that the proper/deficit
 stamp duty of Rs. 1,900/- (Rupees one
 thousand and nine hundred only)

has been paid in respect of this instrument

from Sri. Soham Modi

on the basis of the agreed Market

Value/consideration of Rs. 2,60,000/- being

higher than the consideration/agreed Market

Value.

S.R.O. Upper

Dated:

11/5/2001

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





13967 11/5/2001 500/43362 23 JUN 2002
 D. Jayaraj to D. Balraj
 Self
 Rm. 509, 600 RAM NAGAR, H.L. ROAD.

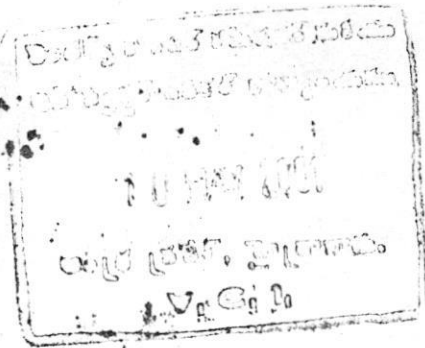
:: 3 ::

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.

For Modi Properties & Investments Pvt. Ltd.

Contd.4..

John Modi
 Managing Director



1వ పుస్తకము - 4067/2001...
దస్తావజాబు మొత్తం పేజీలు...
.....14..... చివరి గీతపు చిత్రణ
పరిశీలన.....3.....
స. ఆ. స. పాఠశాల

1వ పుస్తకము సంఖ్య 4067/2001 వ. 1923

పు. 4067... వెంటనేగా రిజిస్టరు చేయబడి

హిస్టరీ నోటా నిర్ణయం గురించి సమాఖ్య సమావేశముగా 3995-1-1567

2001 ఇ. పుస్తకము ప్రతి.

2001 వ. ము. సం. 11... పేజీ

స. ఆ. స. పాఠశాల





13968 11/5/2001 80048363 AP 23 II M

D. Jayaraj vs. D. Balaram

Self

R. Narender

R. NARENDER
SVL No. 42 95
R. N. 1/2001 2003
RAM NAGAR, HYD'ABAD.

:: 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.

John Modi
Managing Director



S. No. 13969 Date 11/5/2001 Rs. 48964

Sold To D. Jayaraj, s/o D. Balaji

AP 23 II M

R/o. Sec. Bldg

When sell

RUY
R. NARENDER
SVL No. 42 95
R No. 1/2001 2003
RAM NAGAR, HYD'BAD.

:: 5 ::

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.316, on the Third Floor, in Block No.A in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft. in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.2,60,000/- (Rupees Two Lakhs Sixty Thousand 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.2,60,000/- (Rupees Two Lakhs Sixty Thousand 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.

John Modi
Managing Director

తల్లిదండ్రుల సమ్మతి
 పత్రం
 10 మార్ 1951
 యస్. పి. ఎస్. బి. ఎస్.
 .V. C. B.

1వ పేజీ 4067/2001...
 దస్తావేజులు మొత్తం పంపించినట్లు
 14
 సర్దుబాటు 5
 సహాయ
 సహాయ



The Sub-Registrar, Mayiladuthurai, Tamil Nadu, has received the application of the applicant for the registration of the sale deed. The applicant has submitted the necessary documents and the sale deed has been registered. The Sub-Registrar has issued the registration certificate and the sale deed has been recorded in the register.

The Vendor and the Purchaser are the parties to the sale deed. The Vendor is the person who has sold the property and the Purchaser is the person who has bought the property.

NOW THIS SALE DEED WITHIN SEETH AS UNDER:

This is to certify that the sale deed has been registered. The sale deed is a legal document which transfers the ownership of the property from the Vendor to the Purchaser. The sale deed is a legal document which transfers the ownership of the property from the Vendor to the Purchaser.



1. No. 13970... Date... 11/5/2001 Rs. 48000

AP 23 II M

Sold To... D. Jayaraj... No. D. Balaram

Rto. Sec. 60

RUPY
R. NAGENDER
SVL No. 42 23
R. N. 1/2201 1003
RAM NAGAR, HYD'BAD.

:: 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 doth 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:

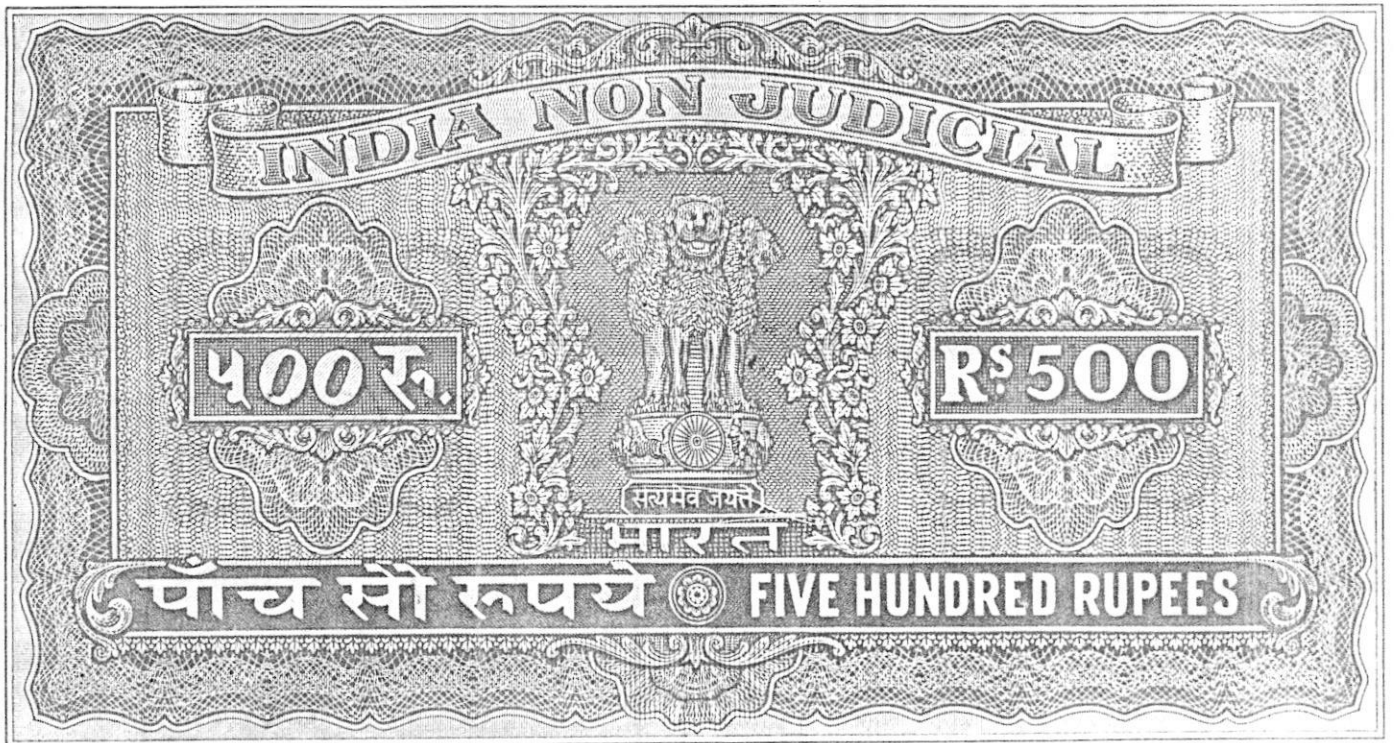
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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



A. I. 13971... Date 11/5/2009 Rs. 48560 AP 23 II M

Sold to D. Jayaraj... to D. Balraj R. No. 742
 self

Ruy
 R. No. 1/23/2009
 RAM NAGAR, HYD'BAD.

:: 7 ::

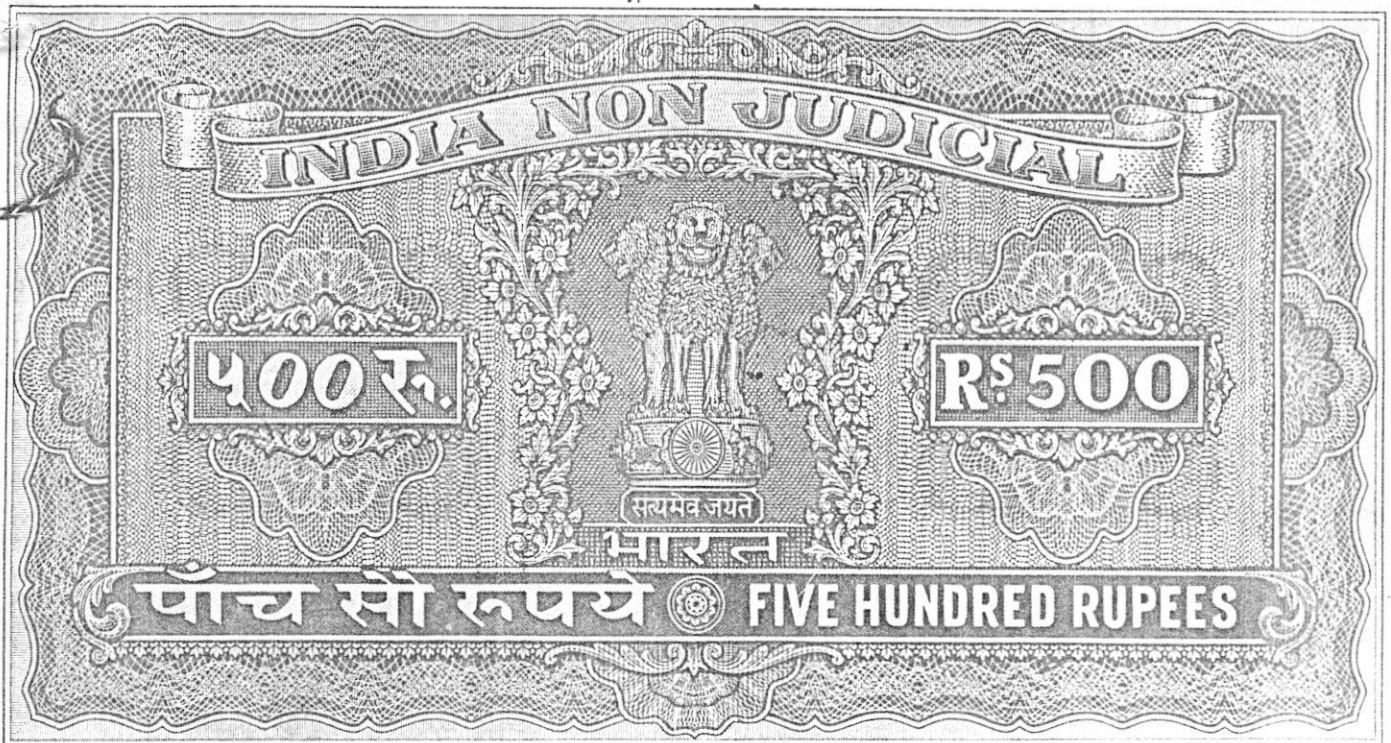
iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments in MAYFLOWER PARK constructed on the Schedule Land. As a member the purchaser shall abide by the rules and bye laws framed by the said society, association or company who shall be the adminitrators, and supervisors 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 amount or amounts as may be decided to the Vendor/Society/association or company every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) That is also specifically agreed by the Purchaser that till the formaing of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

Contd.8..

For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director



13972 4/5/2001 50048667 AP 23 II M

D. Jayaraj to D. Balanaj

Self

Rb. Jee. 62

RUY
R. NARENDER

SVL NO. 42 95

R No. 1/2001-2003

RAM NAGAR, HYD'BAR

:: 8 ::

v) 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 society/association/company that may be formed by the owners 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.

vi) 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.

Contd.9..

For Modi Properties & Investments Pvt. Ltd.

J. Moh
Managing Director

రాష్ట్ర ప్రభుత్వం
 10 MAY 2001
 చట్ట ప్రకటన, ప్రకటన.
 V. C. 1

1వ పుస్తకం: 4067/2001
 దస్తావేజుల సంఖ్య 4067/2001
 44... శాసనసభ సభ
 పేజీ 8
 స. శాసనసభ





0.1.13973. 11/5/2007 48968

AP 23 II M

R. NARENDER
SVL No. 42 95
R No. 1/2007 2003
RAM NAGAR, HYD'BAD.

D. Jayaraj to D. Balraj

Sell

R. N. S. S.

:: 9 ::

vii) 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.

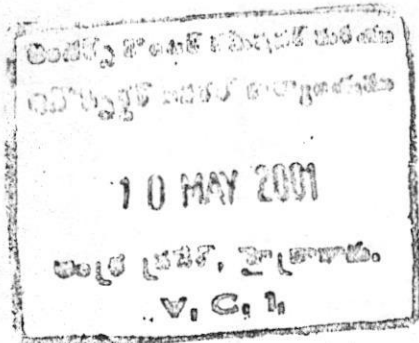
viii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, within 7 days of receiving a notice to do so.

Contd.10..

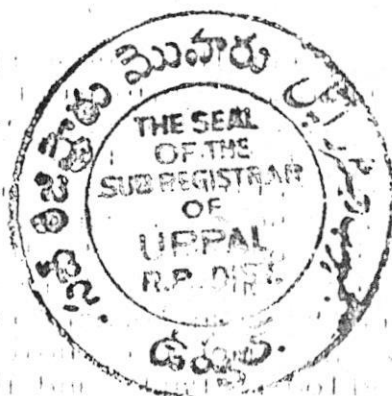
For Medi Properties & Investments Pvt. Ltd.

Man Mohan

Managing Director



1వ పుస్తకం 4062/2001...పు
దస్తావజుల సేవల్లోకి తీసుకువచ్చినట్లు
.....14 శాసనసభ పత్రం
సభ్యుని.....9.....
న. శాసనసభ





13974

11/5/2001

46048968

AP 23 II M

D. Jayaraj vs. D. Balraj

Self

Rb-dec-50

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAW NAGAR, HYD'BAD.

:: 10 ::

ix) 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.

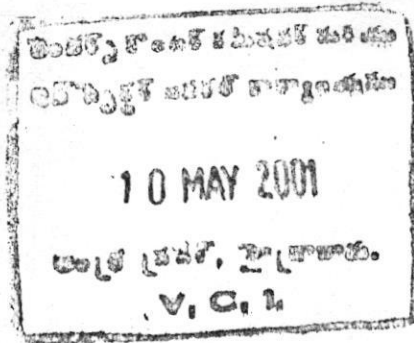
x) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute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

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

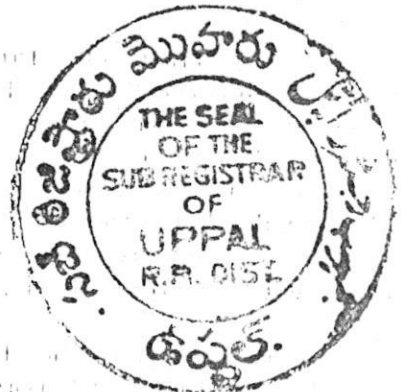
Contd.11..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director



1వ పుస్తకం 4067/2001.....
దస్తావజాబు నమూనా 14.....
సంఖ్య 10.....
నందీ గిరిస్వామి





P.I. 13925

11/5/2007 Doc 48370

AF 23 II M

Ruy
R. NARAYAN
SVL NO. 42 SE
R. No. 1/2007-2013
RAM NAGAR, P.O. BAD.

D. Jayaraj to D. Balraj

R/o Tenkos

Self

:: 11 ::

xii) 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.

xiii) 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.

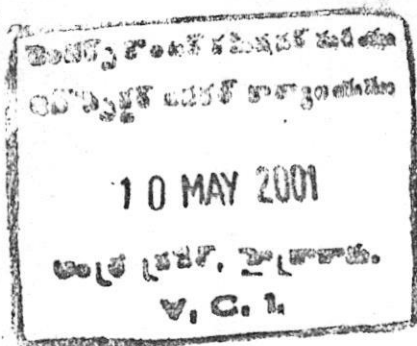
5. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

6. The Market value of the property is Rs.2,60,000/-.

For Modi Properties & Investments Pvt. Ltd.

Contd.12..

John Mod
Managing Director



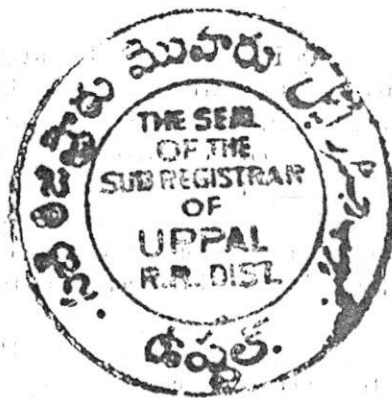
1వ భుజం - 4067/2001

దస్తావజాబ్ నెంబర్ 14

..... 14. ఈ కారితపు వరస

సంఖ్య..... 11

నందీశ్వరరావు





D.S. 13976 11/5/2001 Sd/- 48871 AP 23 II M

Dr. Belavaj & D. Jayaraj

sell

R. Narendar

R. NARENDER
SVL No. 42 95
R.N. 1/2001 2003
RAM NAGAR, HYD'BAD.

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Semi-finished Flat bearing No.316, on Third Floor in Block No.A, having super-built-up area of 700 Sft., with undivided share of land to the extent of 128 Sq.Yds., and reserved scooter parking space admeasuring about 15 Sft 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 :: Jogging Track.

SOUTH :: Cut-Out.

EAST :: Flat No.301 & 4' Wide Passage.

WEST :: Flat No.315.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 11 day of May 2001 in the presence of the following witnesses;

WITNESSES:

1. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Drafted by VENDOR

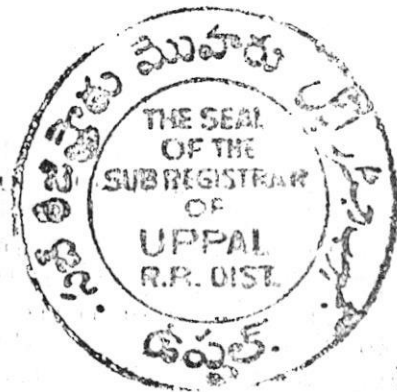
2. [Signature]
[Signature]

(R. NANDISHWAR)
D.W.L. No. 6/87
R.No. 56/2001, R.R. Dist.

రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్
 రిజిస్ట్రార్ ఆఫ్ సబ్ రిజిస్ట్రార్
 10 MAY 2001
 ఆఫీస్, ఉప్పల.
 V. C. 1.

1వ పుస్తకం 4067/2001... సమ
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 సబ్ రిజిస్ట్రార్

17/5/01



THE REGISTERED NUMBER 2001

A B H O R

ANNEXURE - 1 - A

- 1) Description of the Building: Semi-Finished Flat No.316, in Third Floor, in Block No.A, of MAYFLOWER PARK, at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (G+5)
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : *new* years.
- 3) Total extent of site : 28 Sq.yds. Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sft., of Scooter parking.
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor : 700 Sft.,
f) In the 4th Floor :
g) In the 5th Floor :
- 5) Annual Rental Value : Rs. *6000/-*
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 2,60,000/-

For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

signature of the Executant

Date: *11/5/2001*

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.

Signature of the Executant

For Modi Properties & Investments Pvt. Ltd.

John Modi

Managing Director

Date: *11/5/2001*

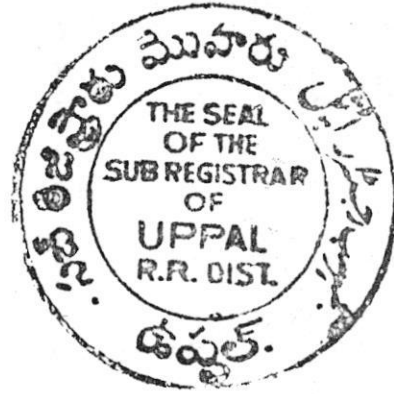
1వ పేజీ - 4067/2001

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పంఖ్య... 13

సహాయక రిజిస్ట్రారు



SEMI-FINISHED FLAT NO. 316, 3rd FLOOR
REGISTRATION PLAN SHOWING BLOCK-A, MAYFLOWER PARK
IN SURVEY NOS. 174

Situated at

~~MAYAPUR(V)~~

UPPAL

Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD.,
REP. BY ITS M.D: Mr. SOHAM MODI

VENDEE Mr. D. JAYA RAJ

S/O. SRI. D. BALA RAJ

REFERENCE :

SCALE: 1"

INCL: ☒

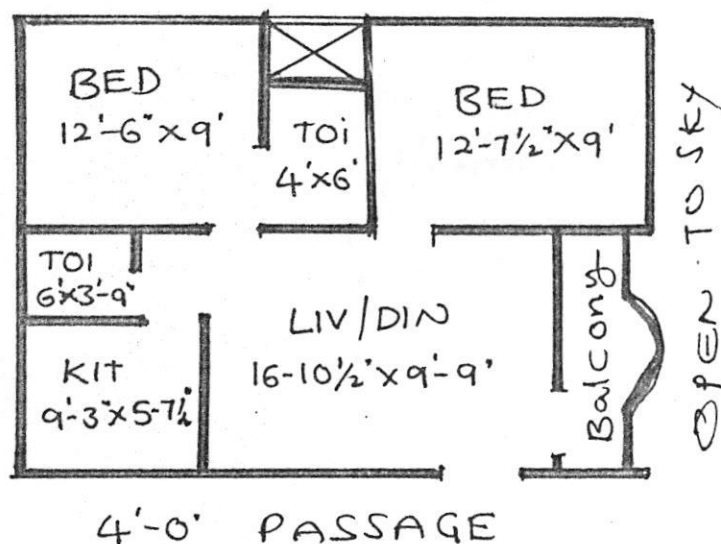
EXCL: ☐

AREA :

28

SQ. YDS. OR 23.40 SQ. MTRS.

SUPER BUILT-UP AREA: 700 SQ. FT.



WITNESSES:

1. [Signature]

2. [Signature]

For Modi Properties & Investments Pvt. Ltd.

[Signature]

Managing Director

SIG. OF THE VENDOR

1వ పుస్తకం 4067/2001
దస్తావజుల విషయం కాగితముల సంఖ్య
14
సంఖ్య 14
నవీల్ జిస్సారు