

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

2686

శ్రీమతి / శ్రీ

[Handwritten Signature]

66/19

ఈ దిగవ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	అ	బి	సి	
దస్తావేజు విలువ	260	260	260	
స్థాంపు విలువ రూ..	451000	98000	560000	
దస్తావేజు నెంబరు	15357	15358	15359	
రిజిస్ట్రేషన్ రుసుము	2860	2930	2800	
లోటు స్థాంపు				
యూజర్ చార్జీలు	44460	61200	98340	
అధనపు షీట్లు	120	120	120	
5X.....				
మొత్తం	488400	64230	6260	144380

RECEIVED
RMB-REGISTRAR

అక్షరాల *[Handwritten Signature]*

Reign 17540 14843 47541 రూపాయలు మాత్రమే)

తేది 18

[Handwritten Signature]

వాపసు తేది *[Handwritten Signature]* సా. 4 గంటలకు

సబ్ రిజిస్ట్రార్

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

C9.15415

1538810

A414238

20 Rs.



25780 Date 16/12/03 Rs 20

to N. Sharada w/o V. Pochaiyah
 sel 5 R/o. Sec 50

Ruy
 R. NARENDER
 SVL NO. 42 95
 R. No. 1/2001-2003
 301 NAGAR, HYD'ABAD

SALE DEED



This Sale Deed is made and executed on this 18th day of December 2003 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 33 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

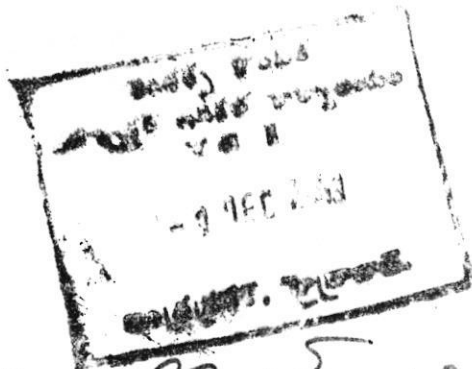
Mrs. V.SHARADA, WIFE OF SRI. V.POCHAIYAH, aged about 38 years, Residing at 45-503, Prasanth Nagar, Behind Railway Quarters, Moula-Ali, Secunderabad - 500 040.

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

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director



200 కే వ సొల్ల...నెల...18...తేది.
 1925 వ.శ.శా...మాసము...27...తేది.
 పగలు...2...మరియు...3...గంటల మధ్య.
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...నెల్లూరి...మొదల
 రిజిస్ట్రేషన్ చేస్తున్నాను, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి నిమగ్నించబడిన పోట్ గ్రాఫులు
 మనీయో నితిమూలనకు సహ దాఖలుచేసి
 రిజిస్ట్రేషన్ చేయాలని కోరుతున్నాను.
 2830/- చెల్లించారు.
 47543 DI 18/12/93 Vide.
 SRO, Surasagar Branch, Surasagar.

ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రాటనవ్రేలు



నిరూపించినది.

Gaurang Mody, S/o. Jayanthilal mody, occ:-
 Business - R/o. Flat no. 105, Sapphire Apts,
 Chikoti Gardens, Begumpet, Hyderabad.
 Through Special Power of Attorney, attest
 vide Power no. 9/2002 at SRO, appal.

1) Prabhat Reddy

(K. Prabhat Reddy S/o. K. Padma Red
 occ:- Service (R) S-4-187/3 & 4, M.G. Road
 SEC-BAD.

2) Ramachandrababu

SRITHAR S/o. Ramachandrababu, occ:- Service
 (R) S-4-187/3 & 4, M.G. Road, SEC-BAD.

2003.వ.సొల్ల...నెల...18...తేది
 1925.వ.శ.శా...మాసము...27...తేది.

సబ్-రిజిస్ట్రారు

15358/2003
 ఉన్నతపేజీల మొత్తం కాగితముల,
 సంఖ్య...15...ఈ కాగితపు వరుస
 సంఖ్య/.....

సబ్-రిజిస్ట్రారు



20 Rs.



75781 Date 16/12/03 20/-
N. Sharada w/o
Self

V. Pochalay

Rw. moulali

See bag

:: 2 ::

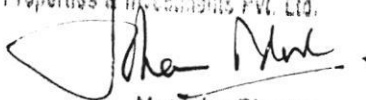
Ry

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.


Managing Director



1వ పుస్తకము 15358/1503
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 2

Endorsement Under Section 42 of Act 1 of 1894
No. 15358 of 2003 Date 18/12/03

I hereby certify that the proper deficit
stamp duty of Rs. 61200/- Rupees.

Sixty one -
thousand and four hundred only

has been levied in respect of this instrument
from Sri. G. Rangappa
on the basis of the agreed Market Value
consideration of Rs. 58600/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal Sub Registrar
Dated: 18/12/03 and Collector U/S. 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 61200/- towards Stamp Duty
Including Transfer duty and Rs. 2930
towards Registration Fee was paid by the party
through Challan Receipt Number 47543
Dated 18/12/03 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. C1000050788
of S.R.O. Uppal.



20 Rs.



25782 Date 16/12/03
 Sold To V. Sharada w/o
 For What self

U-pochalay

Rlo see las

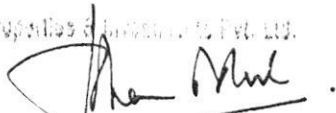
R uy
 R. NARENDER
 SVL NO. 42/95
 R. No. 1/2001-2003
 RAO NARAYAN HYD'BAD

:: 3 ::

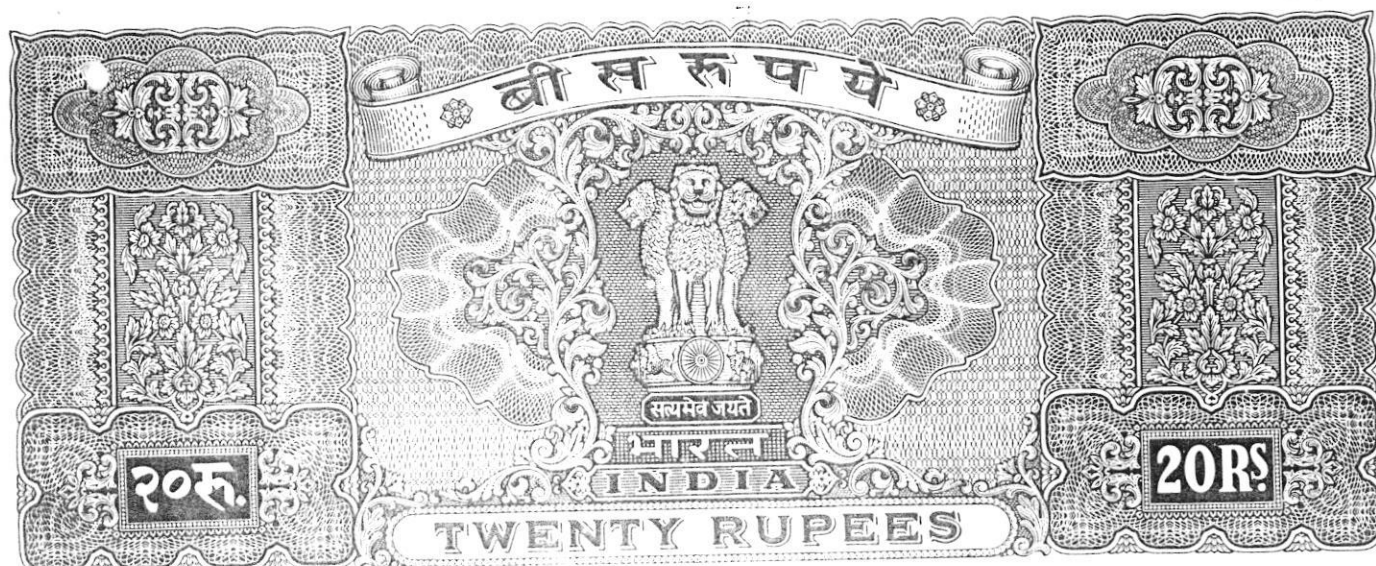
Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	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.1507-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.2015/99

Contd.4..

For More Properties & Information P. Pvt. Ltd.


 Managing Director

20 Rs.



25783

16/12/03

20/

V. Shavada w/o V. Pochalali

self

R/o Moulali

Ry

:: 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 Mool Properties & Investments Pvt. Ltd.


Managing Director



1 వ పుస్తకము 15350/3
దస్తావేజుల మొత్తం కాగితముతో
సంఖ్య 15... ఈ కాగితపు వరుస
సంఖ్య 4.....

సబ్-రిజిస్ట్రారు





25789 16/12/03 20

N. Sharada w/o V. Pocharaj

sell

Rlo moulali

R. NARENDER

SVL No. 42 95

R. No. 1/2001-2003

RAM NAGAR, HYD'BAD

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E. The Purchaser is desirous of purchasing all that Flat bearing No.201, on the Second Floor, in Block No.F in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 900 Sft., together with undivided share in the Schedule Land to the extent of 36 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No.F, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs.5,86,000/- (Rupees Five Lakhs Eighty Six 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.

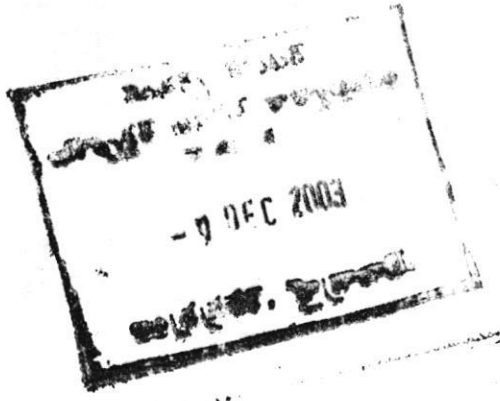
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.5,86,000/- (Rupees Five Lakhs Eighty Six 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 Mudi Properties & Investments Pvt. Ltd.

Managing Director



1వ పుస్తకము... 15358/403
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య... 5

సబ్-రిజిస్ట్రార్





25785

16/12/03

V. Sharda, who V. Pocherai
 Sell

R/o Moulali

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

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:

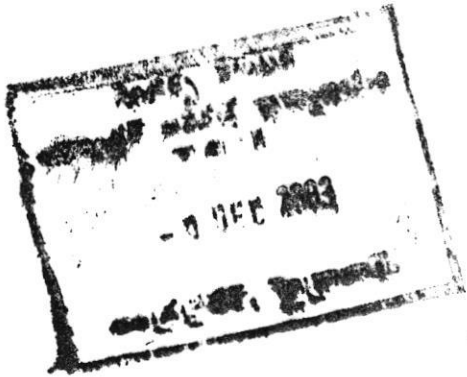
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking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

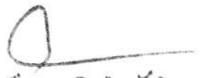
Contd.7..

For M&P Properties & Investments, Pvt. Ltd.

[Signature]
 Managing Director



1వ పుస్తకము: 1535/1535
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య: 1535 ఈ కాగితపు పత్రము
సంఖ్య: 1535


సెల్-రిజిస్ట్రారు



20 Rs.



25786 Date 16/12/03 20/-

N. Sharada w/o V. Pochalali

sell

R/o moulali

R uy
R. NARENDER
SVL No. 42 95
R. No. 1/2001-2003
9AM NAGAR, HYD'BAD.

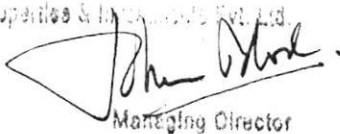
:: 7 ::

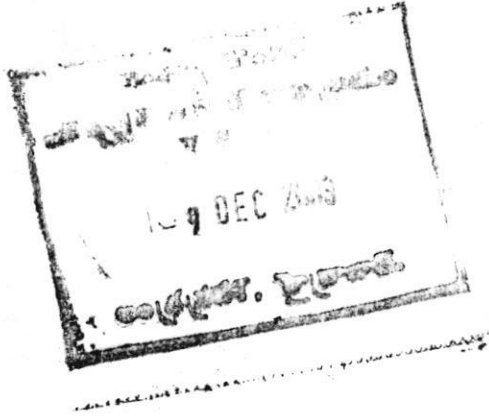
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, 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.

Contd.8..

For Mafi Properties & Investments Pvt. Ltd.


Managing Director



1వ పుస్తకము 1535... 3
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15... ఈ కాగితపు వరుస
సంఖ్య 7.....


గుప్త-రిజిస్ట్రారు



Ry
FBI LABORATORY
WASHINGTON, D.C. 20535
JAN 1986

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 More Properties & Applications, Visit: www.chemed.com

Reporters & Broadcasters, Pvt. Ltd.

 Managing Director



1 వ పుస్తకము.....15358/2003
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....15 ఈ కాగితపు వరుస
సంఖ్య.....4

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము 15358/2003
దస్తావేజుల మొత్తం కాగితములు
సంఖ్య 15 ఈ కాగితపు వరుస
సంఖ్య 9

సబ్-రిజిస్ట్రారు





25789

16/12/03

201.

V. Shavada vs V. Pochalakh

sell

Q10. moulding

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

SVL NO. 42 95

Fl. No. 1/2001-2003

RAM NAGAN, HYD'BAD.

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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.

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

7. The Market value of the property is Rs.5,86,000/-.

Rs. 64,250 /- paid by way of Challan No. 47543,
Dated: 18.12.03, drawn on SBH, Habsiguda Branch.

Contd.11..

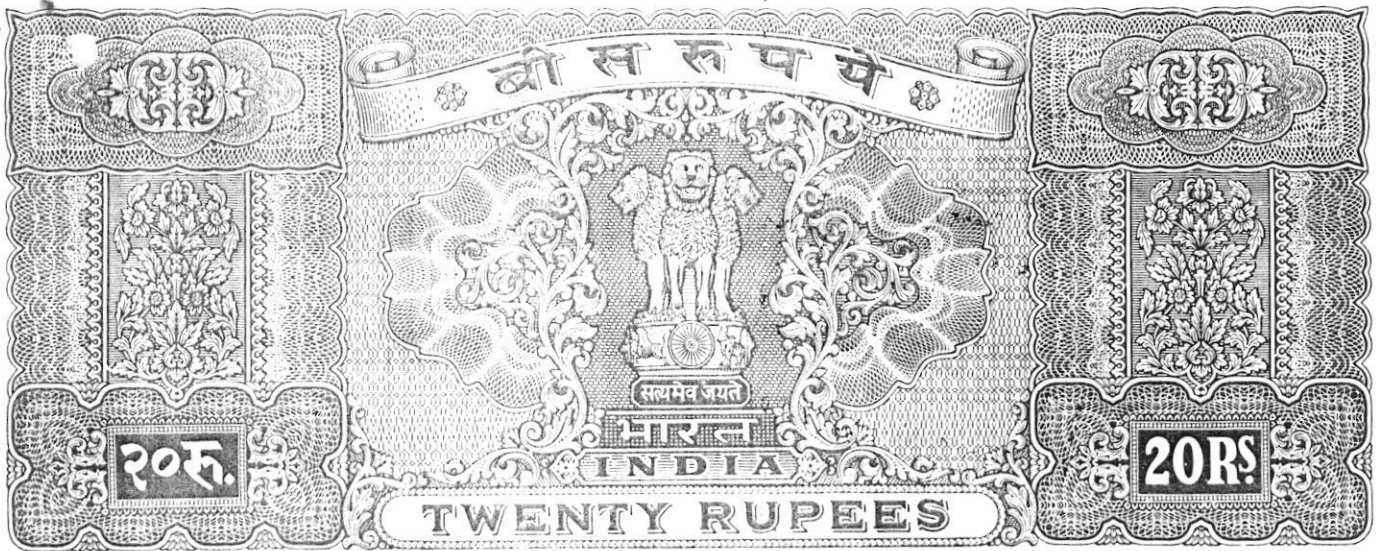
For Most Proportion & Hypothesis Test: $\text{N} \geq 30$

Managing Director



1 వ పుస్తకము 15.35 రూపాయలు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 15 ఈ కాగితపు పరుస
సంఖ్య 10
సెల్-రిజిస్ట్రారు





25790 16/12/03 20/

V. Pochaiyah

R. NALLANDER
SVL NO. 42 95
R. NO. 1/1001-2003
RAM NARAYAN, HYD'BAD.

Rw. moulali

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SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.201, on Second Floor in Block No.F, having super-built-up area of 900 Sft., with undivided share of land to the extent of 36 Sq.Yds., and a 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 :: 40' Wide Road.
SOUTH :: Open to Sky & Flat No.202.
EAST :: Basket Ball Court.
WEST :: 4' Wide Passage & Flat No.214.

For Medi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Contd.12..



1 వ పుస్తకము 1535 పేజీలకు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 15... ఈ కాగితపు వరుస
సంఖ్య 11.....

సబ్-రిజిస్ట్రారు





25/11/2003 16/12/03 201

V. Shavada w/o V. Pochaiyah

Self

Rw moulali

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

:: 12 ::

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 18th day of December 2003 in the presence of the following witnesses;

WITNESSES:

1. Prabhakar Reddy
(K. Prabhakar Reddy)

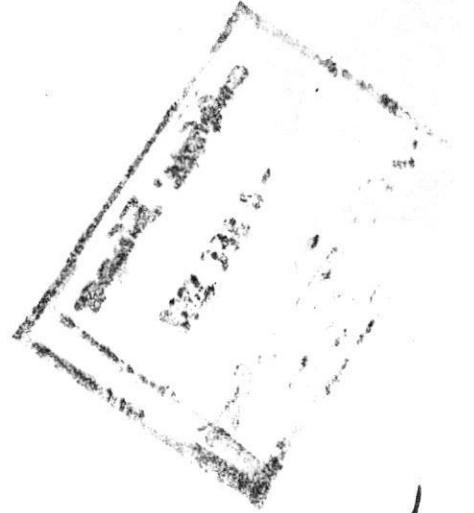
For Mutual Properties & Investments, Pvt. Ltd.

John M. L.
Managing Director
V E N D O R

2. Sridhar
(Sridhar)

For Mutual Properties & Investments, Pvt. Ltd.

John M. L.
Managing Director

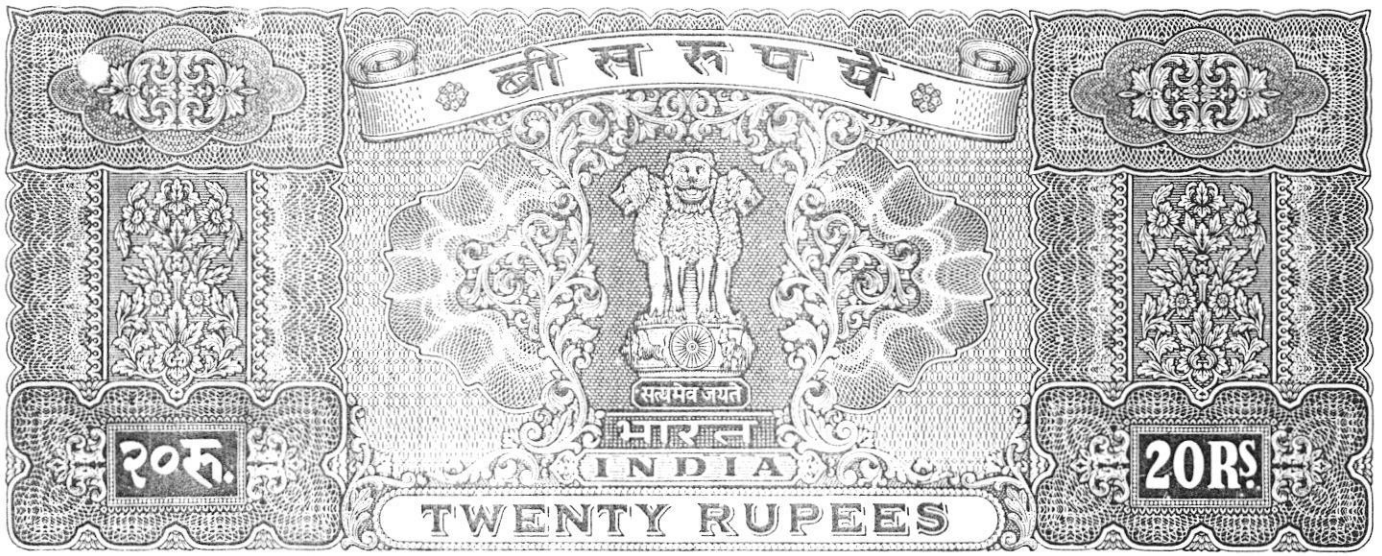


1 వ పుస్తకము. 15.3.54 నాన్
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య. 15. ఈ కాగితపు వరుస
సంఖ్య. 12



సచివరిజిస్టరు

20 Rs.



05792 16/12/03 204
V. Sharda Wb. N. Pochaiyah
Self

R. NARENDER
SVL NO. 42.95
R. No. 1/2001-2003
RAM NAGAR, HYD'BAD

ANNEXURE - 1 - A

- 1) Description of the Building: Flat bearing No.201, on Second Floor in Block No.F, 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 : 1 year
- 3) Total extent of site : 36 Sq.yds. U/S Out of Ac.4-32 Gts.,
- 4) Built up area particulars :

a) Cellar, Parking area	: 15 Sft., for scooter parking space
b) In the Ground Floor	:
c) In the 1st Floor	:
d) In the 2nd Floor	: 900 Sft.,
e) In the 3rd Floor	:
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.5,86,000/-

Date: 18/12/2003

For Modi Properties & Investments Pvt. Ltd.
signature of the Executant

C E R T I F I C A T E Managing Director

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

Date: 18/12/2003

signature of the Executant
For Modi Properties & Investments Pvt. Ltd.

Managing Director

1వ పుస్తకము... 15... 13

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 15... ఈ కాగితపు వరుస

సంఖ్య... 13...

సబ్-రిజిస్ట్రారు



FLAT NO. 201 SECOND FLOOR BLOCK NO. F
REGISTRATION PLAN SHOWING OF MAY FLOWER PARK
IN SURVEY NOS. 174 **Situated at**

MALLAPUR (V) UPPAL Mandal, R.R. Dist.

VENDORS : M/s. MODI PROPERTIES & INVESTMENTS

PVT. LTD., Rep. BY: ITS M.D: MR. SOHAM MODI

VENDEE: Mrs. V. SHARADA

W/O. SRI. V. POCHAIH

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

AREA :

36

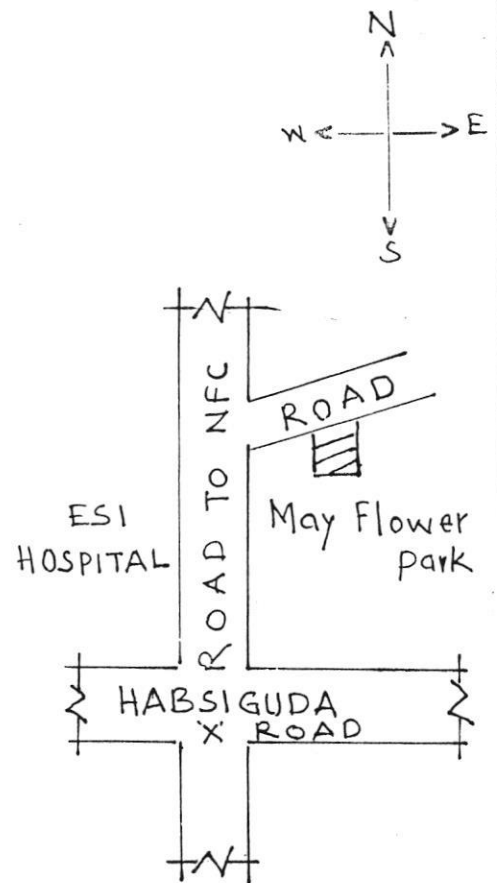
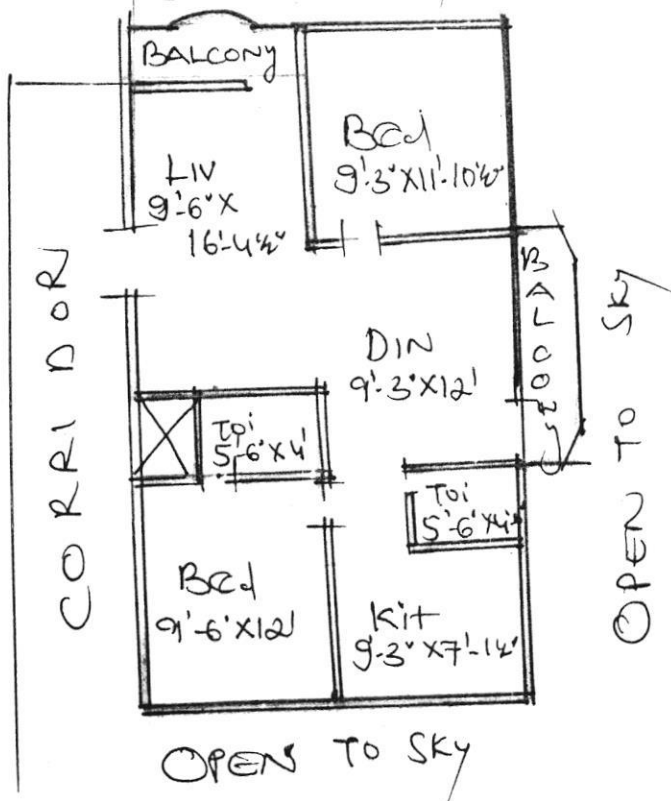
SQ YDS. OR 30.09

SQ. MTRS.

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

SUPER BUILT. UPAREA: 900 SQ. FT.

OPEN TO SKY



LOCATION PLAN

WITNESSES :

1. Sharan
2. Sidhar

For Modi Properties & Investments Pvt. Ltd.
SIG. OF THE VENDOR
John Modi
Managing Director

1 వ పుస్తకం 15358/1973

దస్తవేజులు ముద్ర - పేజీలు

సంఖ్య 15 ఈ కార్యము దిరుస

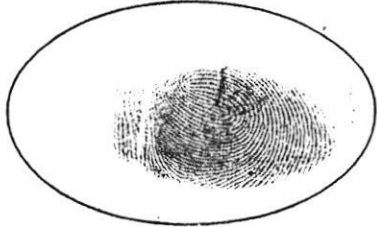
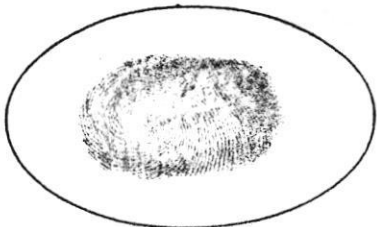
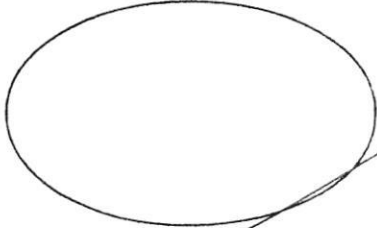
సంఖ్య 14

సబ్-రిజిస్ట్రారు

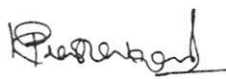
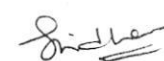


F.201

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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			VENDOR:- M/s. MODI PROPERTIES & INVESTMENT PVT. LTD., having its (b) S-u-187/3, V M.G. Road, Sec Bad Rep by It MD. MR. SOHAM MODI
			SPA:- MR. GAURANG MODY R/o. Flat NO. 105, Sapphire Apt, Chikoti Gardens, Begumpet, HYDERABAD.
			PURCHASER:- MRS. V. SHARADA R/o. 45-503, Prasanth Nagar, Behind Railway Quarters, Moula-Ali, SEC-BAD-040.
		BLACK & WHITE PASSPORT SIZE PHOTO	_____ _____ _____ _____

SIGNATURE OF WITNESSES

- 
- 

For Modi Properties & Investments Pvt. Ltd.



SIGNATURE OF THE EXECUTANT'S

1 ప పుస్తకము... 15 రూపాయలు
దస్తావేజుల మొత్తం కాగితము
సంఖ్య... 15... ఈ కాగితపు పరుస
మొత్తం... 15.....

సెల్ - రిజిస్ట్రారు

