

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

S.No. 5749 Date 16/02/2010 Rs. 100

Sold to Srinivas Yallam

S/o R/o Late M. Lingiah

For Whom State Bank of Hyderabad
LEASE DEED

K. SATISH KUMAR
SVL No. 13/2000 R. No. 15/2099
5-2-30, Premavathipet (V),
Rajandranagar (M), R.R. Dist.

W 713548

THIS LEASE DEED is made on this 17th day of February 2010 at SRO, District Registrar, Hyderabad by and between

M/s. MODI ENTERPRISES (owned by MODI BUILDERS METHODIST COMPLEX) a partnership firm having its office at 5-4-187/3 & 4, 2nd floor, Soham Mansion, M. G. Road Secunderabad - 500 003, represented by its partner Mr. Soham Modi, son of Sri Satish Modi, aged about 40 years, occupation: Business and Sri Suresh Bajaj, son of Late Sri Paramanand Bajaj aged 67 years, Occupation: Business (Hereinafter referred to as the 'LESSOR', which term shall mean and include wherever the context so requires or admits his/their heirs, successors, administrators, executors, attorneys and assigns) of the one part

AND

STATE BANK OF HYDERABAD, a body corporate constituted under the State Bank of Hyderabad Act, 1956 having its Branch Office at Gunfoundry, Hyderabad - 500 001, and among other, a branch known as Treasury Branch, Hyderabad (hereinafter referred to as the 'LESSEE', which term shall mean and include wherever the context so admits or requires its successors, administrators, and assigns) of the other part, represented by its Manager Shri. R. Ananda Rao, S/o. Shri. Veeraiah, aged 54 years, Occupation: Service.

For M/s. MODI ENTERPRISES

Rep: M/s. Modi Builders, Methodist Complex,

SOHAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners)



WHEREAS M/s. The Methodist Church in India is the absolute owner of the land / building bearing No. 5-9-189/190 situated at Chirag Ali lane, Abids, Hyderabad (hereinafter referred to as the 'said building').

WHEREAS

- A. The lessor is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building) situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement Registered as Document No.686/90 on 19.04.1988 with the registrar of Hyderabad, from Methodist Church in India (Owners) of the land on which the building is constructed.
- B. Under the said agreement, the Lessor has the right to transfer its rights of tenancy in the whole or any part of the said premises to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of notice to the Owners or taking their permission to do so.
- C. The lessee had taken on lease a portion of the said building admeasuring 20710 sft on the first, second, third floors, from the lessor vide lease deed registered as document No..7009/88, Dated 19.04.1998 with the Registrar of Hyderabad, for a period of 10 years. The said lease expired on 18.04.2008. During the currency of the above lease the Lessee had surrendered a portion admeasuring 3900 sft on the first floor to the Lessor and the lease rent was proportionately reduced.
- D. The LESSEE is in occupation of about 16,810 sft, specifically, 2539 sft. Of office space on the first floor, 3500 sft of reserved parking area on the first floor, 9605 sft of office space on the second floor and 1,166 sft of office space on the third floor in the said building, more particularly described in the schedule given under, hereinafter referred to as the Scheduled Premises.
- E. On expiry of the above mentioned lease both the parties entered into a series of negotiations for renewal of the lease and have now agreed to renew the lease on the terms and conditions as given below.

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

SOMAM MODI

SURESH P. (BAJAJ)

(For and on Behalf of Partners)



NOW THEREFORE THIS LEASE DEED WITNESSTH THAT

1. The Lessee hereby covenant with the Lessor as follows:

a) That they will pay rent to the Lessor or their authorized agents as per the below given details:

Floor	Area in sft	Rate/sft	Rent Amount
First	2,539	20.00	50,780.00
First(Parking)	3,500	13.00	45,500.00
Second	9,605	13.50	1,29,668.00
Third	1,166	13.50	15,741.00
Total	16,810		2,41,689.00

b). The lease for a period of 10 years, commencing in retrospect from 19th April 2008.

c). The Lessee shall pay rent for 6 months as refundable security deposit amounting to Rs.14,51,754/- (Rupees Fourteen Lakhs Fifty One Thousand Seven Hundred and Fifty Four Only) to the Lessor, and this shall be adjusted towards the monthly rents payable by the lessee for the last 6 months of the expiry of lease and in case of termination of lease before expiry of the lease period, the lessee may demand the lessor to adjust the advance amount towards the rent for the notice period and to refund the balance amount, if any.

d). The Lessee shall enhance the monthly rent and the building maintenance charges by 30% at the end of five years i.e. from 19th April, 2013.

e) That they will pay all private water and conservancy charges to the departments concerned.

f). That they will keep their own deposit in electricity department and pay the electric consumption charges.

g). That the Lessee shall be at liberty without any consent from the Lessor to make and remove during the term hereby granted any additions or fixtures made by them in or to the Scheduled premises of the nature of partitions, counter, showcases or trade or office fittings, fans, grill door and strong room door, but in such case, the Lessee shall make good any damage which may be caused at the time of fixing/removing.

h). that they shall be allowed to keep, maintain, exhibit, paint or affix their name board or name letters on the Scheduled Premises. However, such boards should not affect the elevation of the building.

For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,

SEHAM MODI

SURESH R. (BAJAJ)

(For and on Behalf of Partners)



- i). That during continuance of the tenancy they will keep the Scheduled Premises in a clean and sanitary conditions and deliver vacant possession to the Lessor at the expiry or sooner determination of the said term and will permit the Lessor or their agents and workmen at convenient hours in the day time to enter the scheduled premises and view and examine the condition thereof.
- j). The Lessee shall not use and occupy the said scheduled premises for any purpose other than banking business of the Lessee
- k). The Lessee shall pay the monthly building maintenance charges amounting to Rs.25,215/- (Rupees Twenty Five Thousand Two Hundred and Fifteen Only) per month towards maintenance of common areas of the building, provision of security and water charges to the lessor or to any other body/association that the Lessor may direct, subject to increase of 30% at the end of five years, along with the rent.
- l). The payment of all taxes, rates, cess and other levy including penalties and enhancements if any, except service tax charged thereon in respect of the said premises, such as corporate/municipal tax, urban land tax etc., due to the state government, Central Government, other local and civil authorities shall be the account of Lessor.

2. The Lessor hereby covenant with the Lessee as follows:

- a). The Lessee paying the rents hereby reserved and observing and performing the covenants and conditions herein contained shall and may peacefully and quietly possess and enjoy the said Scheduled Premises hereby demised during the term aforesaid without any interruption from or by the Lessor or any person rightfully claiming from or under them,
- b). That the Lessor will pay the taxes and demands to the Municipality, Local authorities or government on the due dates.
- c). The Lessor shall be liable to attend to major repairs if any, arising out of any defective construction and also routine repairs and maintenance.
- d). The Lessor shall undertake the renovation and repair works and also undertake to carry out all reasonable repairs on receipt of the notice in writing from the Lessee. The Lessor agrees to whitewash with plastic emulsion paint the Scheduled Premises once every three years.
- e). The Lessor further agrees to keep the common areas of the said building neat and clean at all times including the maintenance of common toilets and ensure uninterrupted water supply.
- f). Exclusive parking area for the bank to be earmarked

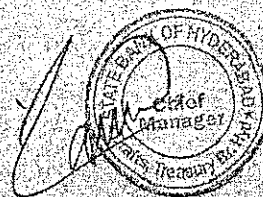
For M/s. MODI ENTERPRISES

Prop: M/s. Modi Builders, Methodist Complex,

SCHAM MODI

SURESH P. (SAJAJ)

(For and on Behalf of Partners)



3. The Lessor and Lessee hereby mutually covenant as follows:

- a) If the monthly rent is not paid to the Lessor as stated herein above within fifteen days after the due date or if there be any breach or non-observance of the Lessee's covenants herein above contained, the lessor shall issue a notice of not less than 3 months from the date of default to the lessor to pay the amount and in case of no response, then it shall be lawful for the Lessor to re-enter, repossess and re-enjoy the Scheduled Premises.
- b) That if the Lessor fail to carry out the said repairs and pay taxes due by them in respect of the Scheduled Premises, the Lessee may if they so choose, carry out the said repairs and pay taxes and adjust the same out of the rents following due to the Lessor.
- c) The lease shall be for a period of 10 years, commencing in retrospect from 19th April 2008. The lease between the Lessor and the Lessee can be terminated at the option of the Lessee with an advance notice, in writing of three months.

The Lessor shall not question the dealings of the lessee on any ground whatsoever and the Lessor shall have no rights to terminate the lease before expiry of lease period of 10 years agreed hereto. Further the Lessor shall not be entitled for any damage or claim for such termination of the lease made by the Lessee.

The Lessee shall have absolute right to install any electronic gadgets like V-Sat or any other gadgets or communication terminal with necessary accessories/equipment or dish antenna or otherwise of its own cost either in the premises or on the terrace or any portion of the leased premises for the needs including networking of its branches/offices at any time without disturbing the structure of the premises and it shall be removed at its own costs. The Lessor shall not object or raise dispute about such installation during the subsistence of the lease. The lessor agrees that no additional amount/charges shall be paid by the lessee for such installation or use.

The Lessor declare that they have good right title and power to grant this lease of the demised premises to the Bank. If any dispute regarding right, title and power to grant the lease by the lessor arises and in the event of any loss or damage arising to the bank due to such dispute, the Lessor shall at all times indemnify the Bank for all such losses and damages.

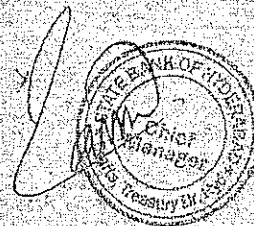
The Lessor shall accept the lease rent after allowing the Bank to deduct tax deducted at source in accordance with law.

For M/s. MODI ENTERPRISE
Prop: M/s. Modi Builders, Methodist Comp. X,

SCHAM MODI

(For and on Behalf of Partners)

SURESH P. (BAJAJ)



- d) After expiry of ten years, this lease can be extended for a further period only on mutually agreed terms with a separate lease deed.
- e) On the determination of the lease, the Lessee shall deliver vacant possession of the scheduled Premises hereby demised as also, the structures if any, erected by the Lessee without claiming any compensation or value thereof, to the Lessor.
- f) The cost of stamps and registration for registration of this lease deed shall be payable by the Lessee and Lessor in the ratio of 50:50.

SCHEDULE OF THE LEASED PROPERTY

Portions of the premises in Methodist Complex, bearing M.C.H. No. 5-9-189/190, situated at Abids Road, Hyderabad, having an area of:

2539 sft on the first floor.
3500 sft on the first floor for parking.
9605 sft on the second floor
1166 sft on the third floor

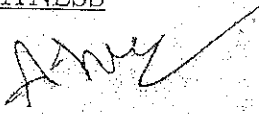
16810 sft total area

More particularly shown and marked in red in the plan annexed herewith in the building bounded by:

NORTH	:	Lenin Estate
SOUTH	:	Chirag Ali Lane
EAST	:	Abids Road
WEST	:	Brindavan Commercial Complex

IN WITNESS WHEREOF the Lessor and the Lessee have set their respective hands and seals on the day, month and year first above written.

WITNESS

1. 
2. 

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex

SOHAM MODI

(For and on Behalf of Partners)

LESSEE



REGISTRATION PLAN SHOWING OF LEASE DEED FOR BEARING MCH NO. 5-9-189/190 IN THE BUILDING KNOWN AS "METHODIST COMPLEX" SITUATED AT ABIDS, HYDERABAD.

LESSOR: M/s. MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX) REPRESENTED BY ITS PARTNERS
 1. MR. SOHAM MODI, SON OF SRI SATISH MODI
 2. SRI SURESH BAJAJ, SON OF LATE SRI PARAMANAND

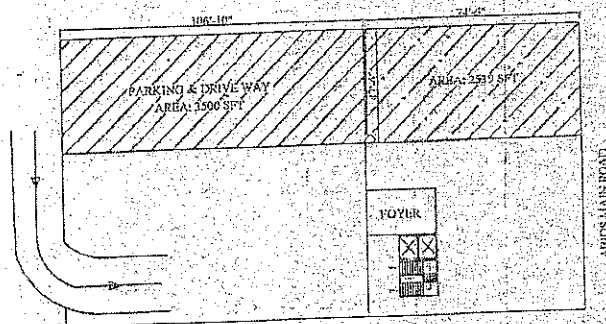
LESSEE: M/s. STATE BANK OF HYDERABAD, REPRESENTED BY ITS MANAGER
 SHRI. R. ANANDA RAO, S/O. SHRI. VEERAIAH

REFERENCE:
AREA: 16810

SCALE:
 SQ. FTS. OR

INCL:
 SQ. MTRS.

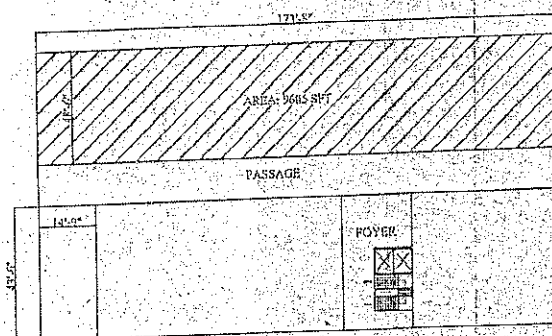
EXCL:



CHIRAG ALI LANE

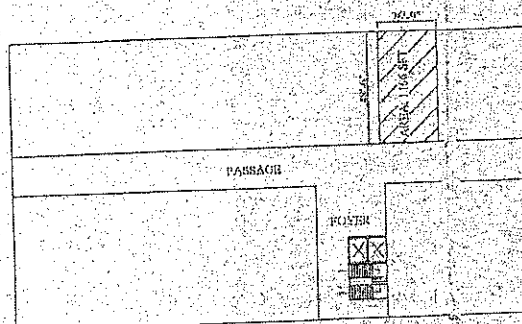
FIRST FLOOR

OFFICE AREA: 2539 SFT
 PARKING & DRIVE WAY: 1500 SFT



SECOND FLOOR

AREA: 5603 SFT



THIRD FLOOR

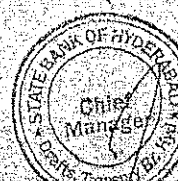
AREA: 1166 SFT

WITNESSES:

1. *[Signature]*
2. *[Signature]*

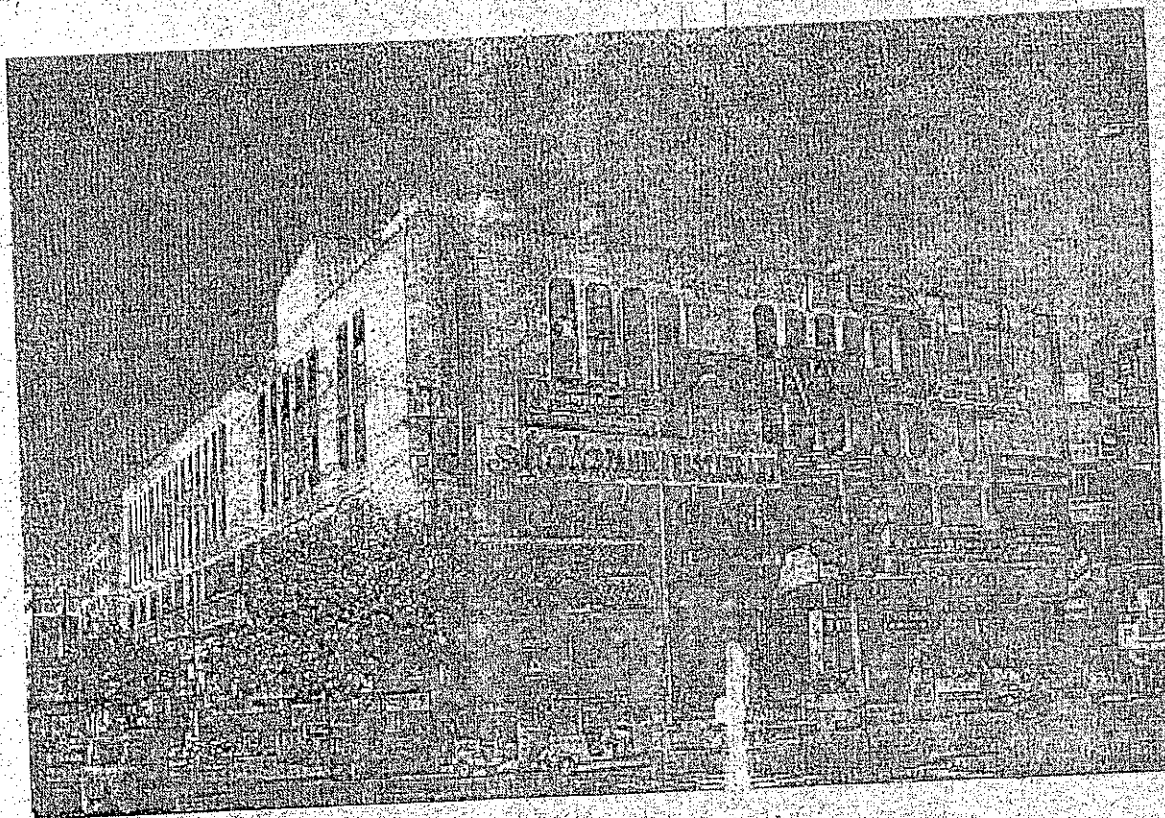
For M/s. MODI ENTERPRISES
 Prop: M/s. Modi Builders, Methodist Complex,
 SOHAM MODI
 (For and on Behalf of Partners)

SURESH P. (BAJAJ)

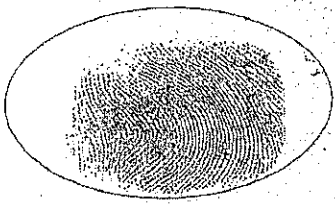
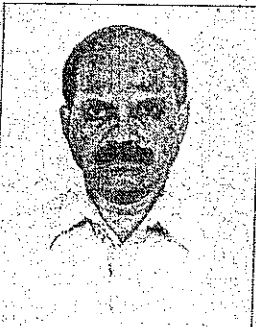


SIG. OF THE LESSOR

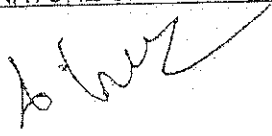
SIG. OF THE LESSEE



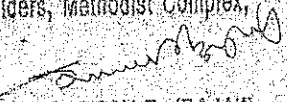
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			LESSOR: M/S. MODI ENTERPRISES (OWNED BY MODI BUILDERS METHODIST COMPLEX) A PARTNERSHIP FIRM) HAVING ITS OFFICE AT 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003 REP. BY ITS PARTNERS / AUTHORIZED REPRESENTATIVES 1. SHRI SURESH BAJAJ S/O. LATE SRI PARMANAND BAJAJ C/O. SHIVA SHAKTI ENTERPRISES R. P. ROAD, SECUNDERABAD - 500 003
			2. SHRI SOHAM MODI S/O. SATISH MODI R/O. PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYDERABAD
			SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 36/BKIV/2009 Dt. 30.03.2009. MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M.G. ROAD SECUNDERABAD - 500 003.
			LESSEE: STATE BANK OF HYDERABAD A BODY CORPORATE CONSTITUTED UNDER THE STATE BANK OF HYDERABAD ACT 1956 HAVING ITS BRANCH OFFICE AT GUNFOUNDRY, HYDERABAD-500 001 REPRESENTED BY ITS MANAGER SHRI. R. ANANDA RAO S/O. SHRI. VEERAAIAH

SIGNATURE OF WITNESSES:

1. 
2. 

For M/s. MODI ENTERPRISES
Prop: M/s. Modi Builders, Methodist Complex,

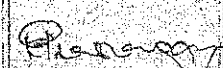
 
SOHAM MODI **SURESH P. (BAJAJ)**
(For on Behalf of Partners)
SIGNATURE OF LESSOR

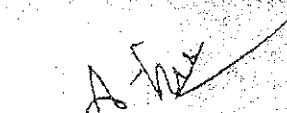
 
SIGNATURE(S) OF LESSEE)

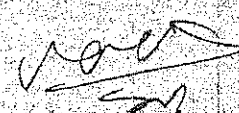
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001236/2010 of SRO: 1607(HYDERABAD (R.O))

29/04/2010 15:10:20

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(LE) R.ANANDA RAO[R]STATE BANK OF HYDERABAD GUNFOUNDRYHYDERABAD	
2	Manual Enclosure	Manual Enclosure	(LR) SOHAM MODI[R]M/S MODI ENTERPRISES SECUNDERABAD	
3			(LR) SURESH BAJAJ[R]M/S MODI ENTERPRISES SECUNDERABAD GPA for Presenting documents. (K. Trabhera Rao)	


Witness
Signatures


Operator
Signature


Subregistrar
Signature

स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
 ABUPA6725H
 नाम NAME
 SONAM SATISH MODI
 पिता का नाम FATHER'S NAME
 SATISH NANMAL MODI
 जन्म तिथि DATE OF BIRTH
 18-10-1980
 हस्ताक्षर SIGNATURE

 राजेश कुमार मोदी
 Chief Commissioner of Income Tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOV. OF INDIA
 PRABHAKAR REDDY K.
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSPP6104E


Prabakar

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
663/HW/2002OD
SURESH P. BATAI
P.M. BATAI
93, PRASHANTH NAGAR
ROAD NO. 15
JUBILEE HILLS
HYDERABAD

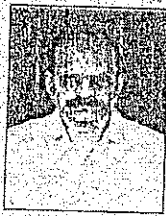


Signature
Issued on 02/02/2008

Issuing Authority
RTA-HYDERABAD/WZ



स्टेट बैंक ऑफ़ हैदराबाद
STATE BANK OF HYDERABAD

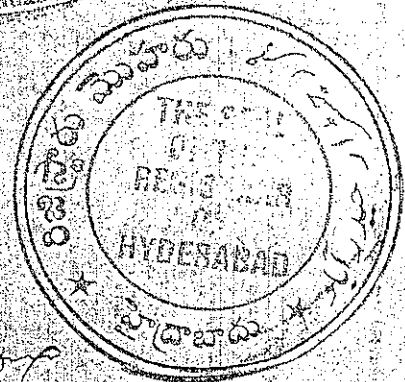
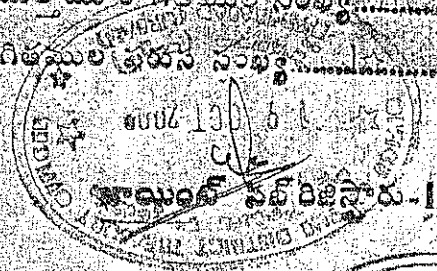


आर आनंदराव
R. Anand Rao

प्रबंधक
Manager
भ.नि.सं. A.P.F.No. 010495
वि.सं. 67/B.D.G. No. 103



ప్రస్తుతము..... 1185 నంబర్ 2010
 దస్తావేజుల ఖైదుము కాగితముల సంఖ్య: 11
 ఈ కాగితముల ప్రతిని సంఖ్య: 1



2010 వ సంవత్సరం నెల..... 29 వ తేది
 1932 వ. శా. శాసనసభ మాసం..... 9..... తేది
 సోమ..... 3..... మేసం..... 4..... గంటల మధ్య
 హైదరాబాద్ నగర పరిషత్ అసెంబ్లీలో
 శ్రీ.....
 చట్టము 1908లోని సెక్షన్ 32 ఏ ను
 అనుసరించి సమన్వితమైన పోలీస్ గ్రాపులు
 మరియు వేరిముద్రలతో సహా దాఖలుచేసి
 ఈ క్రింది విధంగా.....

ప్రతినిధి

వాసి బిచ్చినట్లు బహుకున్నది
 పత్రము వాచన ప్రతి

ప్రతినిధి

(K. Prabhakar Reddy
 S/o. K. P. Reddy, Old Floor, 9-9 Road,

R/o. S-4-187/2 & 4, Old Floor, 9-9 Road,
 Hyderabad, through SPA for Presenting
 vide SPA no. 26/2009/09, dt. 30.3.08 at
 Sec Road, Karachiguda.

R. ANANDARAO S/o DEVARAJU Occurrence Chie
 Narasimha SBT Treasary Br. Abid. Andhra



పత్రము వాచన ప్రతి

Handwritten signature.



నిరూపించినది

Handwritten signature.

Devarajam Reddy S/o. Aris Reddy
 Occ. Secre R/o 11-187/2, Rd no. 2,
 Sec Road, Karachiguda.

Handwritten signature.

A. S. Kumar N. A. Kotla and
 H/S-2-1028/2, N.S. Road, 1st fl.

2010 వ సంవత్సరం మే 29 వ తేది
 1932 వ. శా. శాసనసభ మాసం 9 వ తేది కార్యంత పరిశీలన.

1. పన్ను స్తకము.....
 దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....
 ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సబ్ రిజిస్ట్రారు-1

ENDORSEMENT

Certified that the following amounts have been paid in respect of document,

I. Stamp Duty :

1. In the shape of stamp papers
2. In the shape of Challan (U/s 41 of I.S. Act 1899)
3. In the shape of Cash (U/s 41 of I.S. Act 1899)
4. Adjustment of Stamp Duty U/s 16 of I.S. Act 1899 if any.

Rs: 100
 Rs: 276200

II. Transfer Duty

1. In the shape of Challan
2. In the shape of Cash

Rs:
 Rs:

III. Register Duty

1. In the shape of Challan
2. In the shape of Cash

Rs: 18420
 Rs:

IV. User Charge

1. In the shape of Challan
2. In the shape of Cash

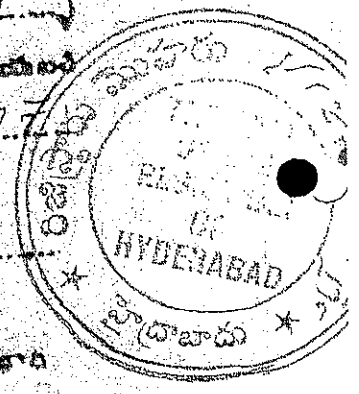
Rs: 100
 Rs:

Total Rs. 294820

3,6,84,000/-
 Vide Challan No. 266294
 Dated 27/4/2010

Joint Sub-Registrar
 R.O. Hyderabad

1. పన్ను స్తకము 2010 మం. (కా. రె. 1932)
 1185 నంబరుగా రిజిస్ట్రేషన్ చేయబడినది
 స్వామింగు నిమిత్తం గుర్తింపు నంబరు 1607
 I. 1185-2010 నంబరుగా నమది.
 2010 సం. ఏప్రిల్ నెంబర్ 29 వ తేది



I. పుస్తకం 2010 సంవత్సరం దస్తావేజు నం. 1185
 వజందేంటు దాఖలు చేయబడిన కాగితముల సంఖ్య 11
 సబ్ రిజిస్ట్రార్ జరపించిన రిజిస్ట్రార్ ద్వారా చేయబడినది
 సెక్షన్ 32 A ఫోటోలు సంఖ్య 1
 మొత్తం కాగితముల సంఖ్య 12

CERTIFICATE

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Joint Sub-Registrar-I
 R.O. Hyd.

1185 of 2010

SIGNATURE OF REGISTERING OFFICER

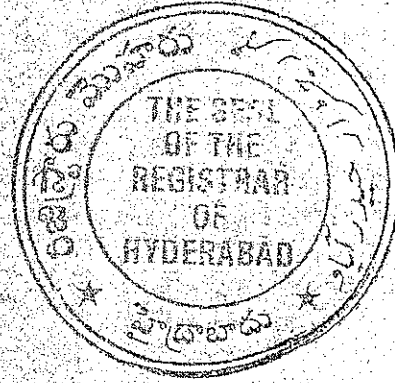
ప్రస్తుతము 1107 నంబరు 2016
దస్తావేజుల డ్యుత్తులు కాగితముల సంఖ్య 11
ఈ కాగితముల పరుస సంఖ్య 3


జాబ్బర్ పబ్లికేషన్లు



1వ పుస్తకము.....
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితముల పేరున సంఖ్య..... 4

జాయింట్ సెక్రటరీ.



ప్రస్తుతము.....
దస్తావేజుల మొత్తము కాగితముల సంఖ్య..!!
ఈ కాగితముల పరుస సంఖ్య.....5


జాబులట్ పబ్లికేషన్లు.



1వ పుస్తకము..... 1185 సం 2010
దస్తావేజుల మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితముల పరుస సంఖ్య..... 6


జాబుంట్ పబ్లిషర్లు.



ప్రస్తుతము..... 1185నం॥ 4010

దస్తావేజుల మొత్తము కార్గితముల సంఖ్య..... 11

ఈ కార్గితముల పరుస సంఖ్య..... 7


జాయింట్ సర్ రిజిస్ట్రారు.



1వ పుస్తకము.....1185.....సం॥ 20/0

దస్తావేజుల మొత్తము కాగితముల సంఖ్య...11...

ఈ కాగితముల పరుస సంఖ్య.....8.....

జాంబాబ్ నద్ రిజిస్టరు-1



గవ వుస్తకము.....1185.....నంబ 4010

ఉస్తావేజుల మొత్తము కారితముల సంఖ్య.....11

ఈ కారితముల పరువ సంఖ్య.....9


జాయింట్ సర్కిలర్స్



I. చుక్కల క్షే. (1) సంవత్సరం ద్వారా నం. 1185
సబ్ రిజిస్ట్రార్ ఆఫీసు దరఖాస్తు కంప్లైట్ ద్వారా వచ్చిన సెక్షన్ 32A
ఫారముల మొత్తం సంఖ్య 1

సబ్ రిజిస్ట్రార్ ఆఫీసు దరఖాస్తు కంప్లైట్ ద్వారా వచ్చిన ఈ సెక్షన్ 32A
ఫారముల మొత్తం సంఖ్య 1

Joint Sub-Registrar-I
R.O. Hyd.



ప్రస్తుతము 1185 సం 2010
దస్తావేజాల మొత్తము కాగితముల సంఖ్య 11
ఈ కాగితముల పరుస సంఖ్య 11

జాబ్బుల వద్ద ఉన్నాయి.



ప్రస్తుతము..... 1185 సం॥ 4010
వస్త్రావేజుల మొత్తము కాగితముల సంఖ్య..... 11
ఈ కాగితముల పరుస సంఖ్య..... 10

జాయింట్ సర్కిలర్స్

