

తెలంగాణ तेलंगाना TELANGANA

S.No. 3759 Date:07-04-2016

Sold to: RAMESH

S/o. NARASING RAO

For Whom: MODI BUILDERS METHODIST COMPLEX

C 129558

CH.SHRAVANI
LICENSED STAMP VENDOR
LIC.No.15-31-029/2013,
R.No. 15-31-027/2016
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

LEASE AGREEMENT

The Lease Agreement is made on this 27 day of February 2021 by and between

M/s Modi Builders Methodist Complex, Represented by its Partnership firm having its office at 5-4-1873/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500003, represented by its partner Sri. Soham Modi S/o Late Satish Modi, aged about 51 years, Occupation: Business

(hereinafter referred to as the Lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part.

<u>AND</u>

The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai, a Local Head Office at Koti, Hyderabad a branch having at Premises5-9-189/190, First Floor and Second Floor, Chiragali lane, Abids, Hyderabad., Rep. by its Chief Branch Manager, Sri. K. Srinivasa Rao, S/o. Late K. V. Ramana Murthy, aged About 58 Years, Occupation: Chief Manager, Sate Bank of India having its Branch Office, Hyderabad – 500001, and among other a branch known as Treasury Branch, Hyderabad.

(Herein after referred to as "The Lessee" or "The Bank" which expression unless repugnant to the context shall include its successors and assigns) of the other part.

For Modi Builders (Methodist Complex)



on the 09th day of MAR, 2021 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A): Thumb Impression Photo

Address K SRINIVASA RAO[R]THE STATE BANK OF INDIA Signature/Ink Thumb Impression

1 LE K SRINIVASA RAO [R

[1607-1-2021-1106]

. HYDERABAD

2

LR

SI No Code



K PRABHAKAR REDD'

[1607-1-2021-1106]

SOHAM MODI REP BY SPA HOLDER K PRABHAKAR REDDY[R]M/S MODI BUILDERS METHODIST COMPLEX

, HYDERABAD

Signature

Identified by Witness:

Thumb Impression 1



CHAKRAPANI::09/03

Name & Address CHAKRAPANI HYDERABAD

2



P RAMA RAO **HYDERABAD**



09th day of March,2021

Signature of Joint SubRegistrar2 Hyderabad (R.O)

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of							
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	0	86160	0	0	0	86260	
Transfer Duty	NA	0	0	0	. 0	. 0	0	
Reg. Fee	NA	0	4615	0	- 0	0	4615	
User Charges	NA	0	150	0	0	0	150	
Mutation Fee	NA	0	0	0	0	0	0	
Total	100	0	90925	0	0	0	91025	

Rs. 86160/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4615/- towards Registration Fees on the chargeable value of Rs. 4313000/- was raid by the party through E-Challan/BC/Pay Order No ,561YI6080321 dated ,08-MAR-21 of ,YESB/



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Joint SybRegistrar2 Hyderabad (R.O) Bk - 1, CS No 1106/2021 & Doct No 1 of 10 Sheet

WHEREAS

- A. The Lessor is the sole tenant of 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. The Lessee is in occupation of about 9,485 sft, specifically 1,030 sft. of reserved parking area on the first floor and 8,455 sft of office space on the second floor in the said building more particularly described in the schedule given under and herein after referred to as the Scheduled Premises.
- C. Both parties accepted the Lease for a period of (3+3+3) total 9 years commencing from 19-04-18.
- D. The Lessee shall pay 6 months rent as refundable security deposit of Rs. 14,37,984/- (Rupees Fourteen Lakh Thirty Seven Thousand Nine Hinder Eighty Four Only) to the Lessor, further the same will be adjusted for last 6 months of expiry of lease or termination of lease or the Lessee may deemed it to be the rent for the notice period.

THIS INDENTURE WITNESSES AS FOLLOW:

1. The monthly rent for the said term shall be payable to the lessor in the following proportion:

Sl. No.	Floor	Ares in Sft.	Rent/Sft.	Rent Amount
1.	First - Parking	1030	16.90	17,407
2.	Second	8455	23.44	1,98,165
3.	Sub-total	9485		2,15,572
4.	Monthly mainter	24,092		
	Total rent + mon	2,39,664		

- 2. The Lessor (s) has / have at the request of the Lessee agreed to extend the lease of the Scheduled Premises more fully described in schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.
- 3. The Lessor(s) being seized and possessed or otherwise well and sufficiently entitled to the Scheduled Premises particularly described in the schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the Scheduled Premises particularly described in the schedule.
- 4. Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part of the Lessees to be performed and observed, the Lessors doth hereby demise unto the Lessee the Scheduled Premises with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the Scheduled Premises unto the lessee for the term of 9 years commencing from 09.04.2018, yielding and paying thereof unto the lessors the monthly rent of Rs. 2,15,572/-+ monthly maintenance charges of Rs. 24,092/- per month(plus GST at applicable rates) subject to TDS on or before the 10th day of the following month to which it relates and in consideration of the lease of the premises the lessee hereby covenant with the lessors that:-

For Modi Builders (Methodist Complex)



Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 90925/-, DATE: 08-MAR-21, BANK NAME: YESB, BRANCH NAME/, BANK REFERENCE NO: 4142228442929, PAYMENT MODE: NB-1001138, ATRN: 4142228442929, REMITTER NAME/MR. K. PRABHAKAR REDDY, EXECUTANT NAME: MODI BUILDERS METHODIST COMPLEX, CLAIMANT NAME:

THE STATE BANK OF INIDA).

Date:

09th day of March,2021

Signature of Registering Officer

Hyderabad (R.O)

Certificate of Registration

Registered as document no. 1040 of 2021 of Book-1 and assigned the identification number 2021 for Scanning on 09-MAR-21.

1 - 1607 - 1040 -

Registering

Hyderabad (R.O) (A Arvind Babu)

Note: Copy has

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registati loint R.O. Hyderabad





- 5. The Lessee to the intent that the obligations may continue throughout the term hereby created both hereby covenant with the Lessor(s) as follows:
 - i. To pay by banker's cheque or otherwise as agreed the said monthly rent (plus GST at applicable rate) hereby reserved on the day and in the manner aforesaid subject to TDS.
 - ii. To pay by banker's cheque or otherwise as agreed the said monthly maintenance charges (plus GST at applicable rates) hereby reserve on the day and in the manner aforesaid, subject to TDS.
 - iii. The Lessee shall pay GST at applicable rates on the above mentioned monthly rent and monthly maintenance charges subject to the Lessor raising invoices for the same.
 - iv. To pay 6months interest free rental as advance deposit, which is recoverable in six months before the expiry of the lease period.
 - v. To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric metre or water metres installed in the demised premises by the Lessor (s) at his /their costs for the Lessee's use.
 - vi. The Lessee shall enhance the monthly rent and the monthly maintenance charges by 25%at the end of every three years on the then existing rent and charges. First such increase shall be done on 19.04.2021.
 - vii. The Lessee shall pay private water charges and conservancy charges to the departments concerned, and keep own deposit in electricity department and pay the electric consumption charges.
- 6. The Lessee shall been entitled at any time during the said terms;
 - i. To install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.
 - ii. To use the demised premises for the purpose/s mentioned herein below:-
 - (a) On site ATMs
 - (b) Housing of outfits of the subsidiaries/associates of the Lessee.
 - (c) For cross selling purposes
 - (d) Branch/Office of the lessee
 - iii. To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor(s) shall have no objection thereto.



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- iv. To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor(s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.
- v. To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.
- vi. The Lessor shall not question the dealing of the lessee on any ground whatsoever and the Lessor shall have no right to terminate the lease before expiry of lease period of 9 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.
- 7. The Lessor (s) do and each of them doth hereby covenant with the Lessee as Follows:
 - i. On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.
 - ii. The Lessor(s), shall not nor shall he/they allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.
 - The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect of the same.
 - iv. The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.
 - v. The Lessor(s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors, windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessors shall keep the demised premises wind and water right and maintain proper repair and condition, the electric, sanitary, water fittings, equipments and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when required and also whitewash, colour painting of the interior and exterior of the demised premises at least once in every three years, including painting of the doors and windows.



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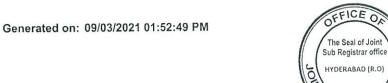




- vi. The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.
- vii. The Lessor has no objection for Lessee to assign / transfer / subject the demised premises or part thereof.
- viii. The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.
- ix. In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses.
- x. The Lessor agrees to keep the Parking area of the said building exclusive parking area for the bank to be earmarked.
- 8. It is hereby agreed by and between the parties hereto as follows:
 - i. In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may make payment of the same and such payment shall be against adjustment of future rents payable.
 - ii. If the Lessor(s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and / or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.
 - iii. In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.
 - iv. In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.



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- v. If the Lessors shall at anytime fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/their part to be observed and performed then the Lessee shall be entitled at its option to forthwith determine this Lease.
- vi. Notwithstanding anything contained hereinabove the lessee shall be entitled to surrender, leave and deliver the unused, un-utilised portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, un-utilised and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required for the purpose after surrendering of the unused and unutilized area/ portion and in the event of such partial surrender of the un-utilised area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive / independent entry/use for / of the branch / office, the landlord shall make suitable arrangement so that the exclusive independent entry / use for / of the branch / office is not affected in any manner.
- vii. In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for the time being but in and the period of such Lease shall be co-extensive and coterminous with the period of the Lease in respect of the premises already leased in favour of the Bank.
- viii. The Lessee shall have absolute right to install any electronic gadgets like V-sat or any other gadgets or communications terminal with necessary accessories/equipment or dish or antenna or otherwise of it 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 as its own costs. The Lessor shall not object or raise dispute about such installation during the substance of the lease. The Lessor agrees that no additional amount/Chages shall be paid by the lessee for such installation or use.
- ix. The Lessor declares that they have good right title and power to grant this lease of the demised premises to the bank. If any dispute title regarding right, title and power to grant the lease by the lessor arise 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.
- x. The Lessor shall accept the lease rent after allowing the bank to deduct tax deduct tax at source in accordance with law.
- xi. After expiry of this lease period, this lease shall be extended for further period by mutual consent.
- xii. On the determination of lease, the Lessee shall deliver vacant possession of the Scheduled Premises hereby dismissed as also the structures if any erected by the lessee without claiming any compensation or value there of to the Lessor.
- xiii. The cost of stamps and registration for registration of this lease deed shall be payable by the Lessee and Lesssor in the ratio of 50% and 50 %.

Partner

Chief Nanager E Manager State 8-104 Page 6

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SCHEDULE OF THE PROPERTY

All that the portion of the premises in Methodist Complex bearing M.C.H.No.5-9-189/190, Admeasuring 1,030 sft on the First floor for parking and 8,455 sft on second floor, situated at Abids Road, Abids, Hyderabad and Boundaries:

NORTH: Lenin Estate SOUTH: Chirag ali lane

EAST : Abids Road

WEST: Brindavan Commercial Complex.

The Schedule above referred to IN WITNESSES WHEREOF THE PARTIES hereto have executed these presents the day and year first above written.

SIGNED SEALED AND DELIVERED

For Modi Builders (Methodist Complex) By the above named In the presence of Lessor (s) Partner SIGNED SEALED AND DELIVERED Address:

For and on behalf of State Bank of India,

Treasury Branch, Hyderabad.

By the above named

In the presence of

Lessee Witness:-Address Signature Signature Name Mr. J. Chagrapani My. Name Address Address Hydevabad. Signature

Signature

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The Seal of Joint Sub Registrar office HYDERABAD (R.O)



REGISTRATION PLAN SHOWING OF LEASE DEED FOR H.No.5-9-189/90, IN THE BUILDING KNOWN AS "METHODIST COMPLEX" SITUATED AT ABIDS, HYDERABAD.

LESSOR:

M/s. MODI BUILDERS METHODIST COMPLEX. Represented by its

Partners: Mr. SOHAM MODI, S/o Late. Sri Satish Modi.

LESSEE:

M/s. STATE BANK OF INDIA, Represented by its Ch. Manager

Mr. K.SRINIVSA RAO, S/o. Late. Sri. K.V. Ramana Murthy.

Reference:

9485

Scale:

Incl.:

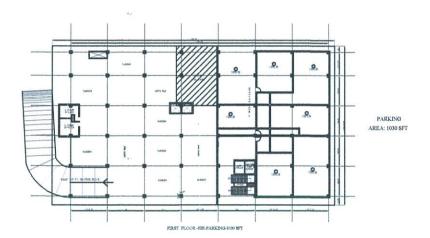
Excl:

Area

Sq. Ft.

Sq. Ft.

Sq. Mtrs.





SBI/SBH BANK AREA: 8455 Sft

FOR MODI BUILDERS METHODIST COMPLEX

<u>WITNESS</u>:

(M/s. Modi Builders Methodist Complex represented by its Partner: Mr. Soham Modi)

SIG. OF LESSOR

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2. Var 190

SIG. OF

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The Seal of Joint Sub Registrar office HYDERABAD (R.O)



MODI BUILDERS METHODIST COMPLEX

5-4-187/3 & 4, II floor, Soham Mansion, M G Road, Secunderabad – 500 003. Ph: +91 40 66335551.

RESOLUTION

Name of Firm:

Modi Builders Methodist Complex.

Address of Firm:

5-4-187/3 & 4, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Firm:

Registered Partnership Firm

Meeting held at:

Office of Firm - 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad-500003.

Date of meeting:

03-02-2021.

Partners present in the meeting: Sri. Soham Modi & Mrs. Suresh Bajaj

The following resolution was passed with the consent of the Partners present in the meeting on 3rd February 2021at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003.

- 1. M/s. Modi Builders Methodist Complex rep by the above partner has executed a Lease Deed for all that the portion of the premises in Methodist complex bearing M.C.H.No.5-9-189/190, Admeasuring 1,030 sft on the First floor for parking and 8,455 sft on second floor, situated at, Abids Road, Abids, Hyderabad in favour of M/s. The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai, a Local Head Office at Koti, Hyderabad a branch having at Premises 5-9-189/190, First Floor and Second Floor, Chiragali lane, Abids, Hyderabad., rep. by its Chief Branch Manager, Sri. K. Srinivasa Rao, S/o. Late K V Ramana Murthy, aged About 58 Years, Occupation: Chief Manager, Sate Bank of India having its Branch Office at Gunfoundry, Hyderabad 500 001.
- 2. The Partner of the Firm are pre-occupied with their day to day activities and are unable to personally appear for registration of the said deed at the office of the District Registrar, Hyderabad. Accordingly, the Partner have hereby nominated Mr. Prabhakar Reddy, Sr. Manager Customer Relations, Modi Properties Pvt. Ltd., to represent the Partners solely for the purpose of presenting the above referred deed for registration at the office of the District Registrar, Hyderabad.

This resolution is being attested by all the Partners present in the meeting on the date and venue of the meeting as mentioned above.

For Modi Builders Methodist Complex

For Modi Builders (Methodist Complex)

Partner

Soham Modi (Partner) Bk - 1, CS No 1106/2021 & Doct No 1040/2021. Sheet 9 of 10 Joint Supregistrar2 Hyderabad (R.O)







भारत सरकार

శోహాం సరివ్ మోడి Soham Satish Modi పుట్టిన సం./YoB:1969 ಭುರುಭುದು Male



3146 8727 4389

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు



मारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: సతప్ మాడి, స్టేట్ నో-280, రోడ్ నో-25, పెద్దమ్మ దేవాలయం దగ్గర జబిల్ హిల్స్,

ఖంతాబాద్, బంజారా హీల్స్, హైదరాబాద

පංල වුර 5, 500034

Address:

S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad

Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



දුරුව වුනාමල Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974 තුහතුය / Male

3287 6953 9204



ఆధార్ – సామాన్యుని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-64/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet Amberpet, Hyderabad Andhra Pradesh - 500013

Plan ragaga









