**RENTAL AGREEMENT**

This deed of rental agreement is made on this day the 15th of December 2012 between V.K.NATARAJ , son of V.KANDASWAMI CHETTIAR aged 55 years residing at Door No - 5/8, "F" TYPE, 4th MAIN ROAD, SIDCO NAGAR, VILLIVAKKAM, CHENNAI-600049,

hereinafter called the "LESSOR".

AND

SRI VYSHNAVI DAIRY SPECIALITIES Private Ltd., a company registered under the companies Act 1956, having its registered office at 170/IB, M.G.R. Nagar, Manapakkam Village Chennai and Corporate Office at No.12/7, Sidco Nagar, Villivakkam Chennai - 600049 Represented by its Chairman Mr. RAJESH CHAVDA S/0. MANSHUK LAL CHAVDA, aged about 56 years, hereinafter called the "LESSEE".

Whereas LESSOR is the sole absolute owner of the land and building bearing door no 5/8, "F" TYPE, 4th MAIN ROAD, SIDCO NAGAR, VILLIVAKKAM, CHENNAI-600049.

Whereas both the lessor and lessee agree to the following terms and conditions

NOW THIS DEED OF LEASE WITHNESSETH AS FOLLOWS HERE:-

1. The lessee agrees to pay a rent of Rs.12, OOO (Rupees Twelve Thousand only) on or before of 5th day of every English calendar month.
2. An amount of Rs.80,000(Rupees Eighty Thousand only) as advance shall be deposited by the lessee without interest, which is refundable at the time of the lessee delivering vacant possession after deducting the dues if any towards monthly rents electricity charges and damages.
3. It is mutually understood that the lease of this above said premises is intended for residential purpose of SRI VYSHNAVI DAIRY SPECIALITIES Pvt Ltd, represented by authorized signatory Mr. RAJESH CHAVDA residing at 12/7, Sidco Nagar, Villivakkam, Chennai - 600049. The Lessee shall not sublet the flat to anyone and also shall not use for any illegal or immoral purpose.
4. The lessee shall maintain the premises, fittings and fixtures etc., in good condition. The Lessor on his part shall arrange to the paintings of the above said premises once in three years.
5. Day to day minor repairs such as fuse, electrical fittings and bulbs, leakage of water pipes etc., shall be carried out by the Lessee at his own cost. Major repair such as leakage in electricity, water pipes, cracks etc., shall be done by the Lessor at his own cost.
6. The Lessee agrees to pay the electricity consumption charges as per the meter directly to the Tamil Nadu Electricity Board.
7. The Lessee agrees to pay any additional deposit or any charges demanded by the Tamil Nadu Electricity Board on any account whatsoever in respect of the demised premises.
8. The Lessee agrees not to sublet, alter or assign the demised premises either as a whole or in parts to any other persons without the consent of the Lessor in writing.
9. On termination of the term of this agreement, the Lessee guarantees to hand over vacant possession to the said premises, fittings etc., to the Lessor in the same conditions handed over to him, subject to normal wear and tear.
10. The Lessor shall pay all taxes and duties etc., payable to the Government and local bodies in respect of the said premises including the maintenance / service if any due to the default.
11. And whereas the lessor or his Subordinates or agents is at full liberty to inspect the rented premises at any reasonable hours.
12. The Lease shall be for a period of ll(eleven) months from the date of this agreement, but it can be extended by mutual consent. The rent shall be enhanced once in every 11 months @ 10% over the existing rent.
13. The Lessor and the Lessee agree to give one month notice for terminating the lease on either side.

SCHEDULE

First floor, Door No - 5/8, "F" TYPE, 4th MAIN ROAD, SIDCO NAGAR, VILLIVAKKAM, CHENNAI-49. Consisting of 2 bed rooms with attached bathroom, large hall, kitchen, pooja room, dining hall and balcony.

AMENTITES

The tenant shall return the following articles and fixtures to the landlord after the expiry of tenancy or at the time of vacates the portion let out to the tenant.

1. Tube light set - 8 Nos.,
2. Bulbs - 25 Nos.,
3. Calling Bell - 2 Nos.,
4. Set of keys - 9 Set (9\*2 = 18 numbers).
5. Front gate key - 1 No.,

IN WITHNESSES WHEROF the parties affix their signature hereunder on this.

V.K.NATARAJ

WITNESSES:

(LESSOR)

For SRI VYSHNAVI DAIRY SPECIALITIES Pvt., Ltd.,

Authorized signatory  
(LESSEE)