



Tax Investment Confirmation

Name: Deepak KR Netam
PAN: BPYPD7805L
Financial Year: FY 2020-21

Date: 06 Jan 2021

Total Amount Invested in ELSS is **Rs. 93,995.30/-**

S. No	Mutual Fund	Folio No	Transaction Date	Amount (INR)	Source
1	Mirae Asset Tax Saver Fund Direct Growth	77718591226	25 Nov 2020	39,998.00	Groww
2	Mirae Asset Tax Saver Fund Direct Growth	77718591226	31 Aug 2020	9,999.50	Groww
3	Axis Long Term Equity Fund - Direct - Growth	91010207226	25 Dec 2020	3,999.80	Groww
4	Canara Robeco Equity Tax Saver - Direct - Growth	17721382336	28 Oct 2020	39,998.00	Groww

As stated in the offer document, the investments are eligible for Tax benefit u/s 80C as per the Income Tax laws.

Note: The investments are subjected to successful payment.

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



तमिलनाडु TAMIL NADU

29 DEC 2020

84AB 833980

S. KUMARAVELU

Stamp Vendor

L.No.26/CH(S)/2010 Dt.02.03.2011
M-10/22, Iswarya Colony, Indira Nagar
Adyar, Kottivakkam, Chennai - 600 029

RENTAL AGREEMENT

THIS RENTAL AGREEMENT executed at CHENNAI on this 29th day of December 2020, BETWEEN:-

Mr. P. JOTHIPALA, (Aadhar No.502016032307), S/o Mr. Paransothinathan, aged about 47 years, residing at No. M-605, 28th Cross Street, Thiruvallur Nagar, Thiruvannamiyur, Chennai-600041, hereinafter called the "**OWNER**" which term shall mean and include wherever the context so requires of permits his heirs, legal representatives, executors, administrators and assigns of the party of the **FIRST PARTY**.

AND

1) **Mr. DEEPAK KR NETAM**, (Aadhar No. 523220193076), S/o Mr. Keshav Kumar Netam, aged 25 years, residing at Gudi Choak, Village-Dimar Tikur-Nawagaon, Jhiriya, Dhamtari, Chhattisgarh-493663, working at Citi bank, hereafter 2). **Mr. GAUTAM ROY**, S/o. Mr. Nawal Rajak, aged 24 years, residing at Khagadia Tola, Gewal Bigha, Gaya, DL: **BR-0220160103900**, Working at Ramco System, **Employee ID No12231**, called the "**TENANT**" which term shall mean and include wherever the context so required or permits his heir, legal representatives, executors, administrators and assigns of the party of the Second part.

WHEREAS the OWNER is the full and absolute owner of the property bearing at **No M-605, 28th Cross Street, Thiruvallur Nagar, Thiruvannamiyur, Chennai-600041**, morefully described in the Schedule hereunder and hereinafter referred to as "SCHEDULE PROPERTY".

WHEREAS the TENANT approached to the OWNER to rent out the above said house for the purpose of residential only on the following terms and conditions.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS :-

1. The Owner has agreed to let on rent the schedule property for a period of 12 months from the commencement date i.e **April 01st, 2020**. The monthly rent shall be **Rs.16,500/- (Rupees Sixteen Thousand Five Hundred Only)** which includes monthly maintenance charge of the Flat. The full rental amount has to be paid by the tenants even if any person stays in the property.
2. The rent for the month shall be paid by cheque/cash regularly on or before 5th of every succeeding month.
3. This Rental Agreement is for a period of 12 months from **01st April 2020 to 31st March 2021**.
4. The tenancy is for residential purposes only. The occupants of the tenancy premises shall not be exceeded 03 (Three person's) at any time during the tenancy period.
5. The tenant shall not store any dangerous, highly inflammable or other objectionable material inside the premises.
6. The TENANT shall pay to the M.E.S. the charges for Electricity Consumption in the premises as billed by the Madras Electricity System as per reading on separate meter installed for the purpose.
7. The TENANT shall not make any alteration, addition or modification to the existing immovable structures or fixtures, fittings, etc. without the specific permission of the OWNER in writing and shall not make any temporary structure or erections like sheds, pandals, etc., in the front space without the OWNER's consent.
8. The TENANT shall deliver vacant possession of the premises in good condition on the day of expiry of the rental agreement without fail.
9. The TENANT has deposited with the OWNER a sum of **Rs.75,000/- (Rupees Seventy-Five Thousand Only)** via funds transfer. The above sum of Rs.75,000/- (Rupees Seventy-Five Thousandonly) will be treated as security deposit without interest and this amount shall be refunded to the TENANT on vacating the premises after deducting dues, if any.

10. In case there is any default in respect of clause 7 above the necessary repairs of rectification like repainting shall be carried out to the premises by the OWNER at the cost of the TENANT and the estimated or actual cost shall be deducted from the security deposit to be refunded.
11. The property taxes, water taxes/charges and sewage tax shall be paid by the OWNER separately.
12. The TENANT shall see that by the occupation of the premises, there is no nuisance, pollution or inconvenience caused to any other occupant of the building or neighbours.
13. In case the TENANT raises any loan for his individual needs from any Bank or financial institution that transaction shall not affect or involve the fixtures or premises rented out to him and the premises shall not be allowed to be locked up for any liability or act of the TENANT.
14. The OWNER shall, at all reasonable times after giving prior notice, be allowed to enter upon the premises to check or view the state or occupation of the premises.
15. In case there is any breach of observance of the terms of this agreement, the OWNER may evict the TENANT even before the expiry of the period of this Agreement without any notice to quit.
16. In the event of the tenants committing default consecutively for a period of 3 months, in the payment of rents, the owner will be entitled to terminate this agreement in which even the tenant shall surrender complete vacant possession of the Tenancy premises. The owner shall in such event refund the advance after deducting rents not paid.
17. There will be (ONE)clear months' notice mutually in writing if the Owner requires the premises or if the tenants desire to vacate the premises before the expiry of the tenancy period as the case may be.
18. This Agreement may be renewed at the discretion and pleasure of the OWNER and TENANT on revised terms of rent and amenities charges as may be agreed to by him. In case of such renewal the TENANT agrees to increase the Rent & Maintenance Charge from the existing one on a mutually agreed basis.
19. The City Civil Courts at Chennai alone shall have exclusive jurisdiction over all matters connected with this Agreement.

SCHEDULE

A Residential Flat bearing at No M-605, 28th Cross Street, Thiruvallur Nagar, Thiruvannamipur, Chennai-600041, admeasuring about 800 sq.ft. of super built up area along with the following amenities:-

SLNo.	Particulars of the Amenities	Nos.
1	Cot	2
2	Ceiling Fans (--- brand)	3
3	Tube Light and other electrical fittings	3

IN WITNESS WHEREOF THE OWNER AND THE TENANTS HAVE SET THEIR RESPECTIVE HAND AND SIGNATURE OF THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Dupala
8839760402

Ganesh
odilasa
7418391769
(TENANT)

P. Potipala

(OWNER)

WITNESSES: 1) Arundhan
(0148874399)

2)

RECEIPT

03rd Jan 2021

Received from Deepak Kr Netam, s/o, Mr. Keshav Kumar Netam a sum of Rs 99,000/- (Rupees Ninety Nine Thousand Only) towards license Fee for the Flat M-605, 28th Cross Street, Thiruvallur Nagar, Thiruvannamalai, Chennai 600041, at the rate of Rs. 8,250 per month since April 2020.



P. Jothipala
06-Jan-2021

P. JOTHIPALA

Licensor of the above-mentioned residential premises