

# LEGAL DOCUMENT ANALYSIS RESULTS

File: C:\Users\Atharva\OneDrive\Desktop\boltttestingh\project\uploads\490af08b-525d-4746-a6

Document Type: Statute/Act

Confidence: 0.273

Processing Summary:

Text Length: 13,317 characters

Segments Found: 1

Total Citations: 5

Successful Summaries: 1

## DOCUMENT SEGMENTS

### 1. Full Text

#### SUMMARY:

This document is a Rental Agreement between Dr. Kapil Raina (Lessor) and Mr. Chandra Sekhar P (Lessee) for a residential property in Bengaluru, India. The property is a flat located at Mukund Vivek Paradise Apartments, and the lease period is for 11 months, starting from August 1, 2024, with the option to renew for a further period. The Lessee will pay a monthly rent of INR 38,000 (excluding maintenance), due on the 1st of each subsequent month. Maintenance charges are the responsibility of the Lessee and are currently set at INR 6,000 per month. The Lessee has paid a security deposit of INR 1,50,000, which will be refunded upon the end of the lease term, after deducting any outstanding rent, utility bills, maintenance charges, and damages (if any). The Lessee is responsible for paying electricity charges directly to the authorities and for maintaining the property in good condition. The Lessor is responsible for major repairs. The Lessee is not allowed to sublet the property, and must return all keys upon the end of the

lease. The agreement can be terminated by either party with a 2-month notice, but the Lessee can only do so after the first 6 months or after paying 6 months' rent. The agreement can be executed in two counterparts, and any disputes arising from it are subject to Bangalore jurisdiction. The schedule includes a detailed description of the property and the fittings provided.

#### CITATIONS:

##### Statutory References:

- Article 30(1)(0) of the Constitution
- Section 12/4215072013-14 (not clear if this is a statute or a registration number)

##### Legal Authorities:

- Government of Karnataka (as the issuing authority of the stamp certificate)

##### Other References:

- Stock Holding (mentioned as the website to verify the stamp certificate's authenticity)
- RentEazy (mentioned as the property management company)