

# LEGAL DOCUMENT ANALYSIS RESULTS

File: C:\Users\Atharva\OneDrive\Desktop\boltttestingh\project\backend\uploads\df69990c-c597

Document Type: Statute/Act

Confidence: 0.273

Processing Summary:

Text Length: 13,317 characters

Segments Found: 1

Total Citations: 50

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 in Mukund Vivek Paradise Apartments, and the lease period is for 11 months starting from August 1, 2024.

The Lessee will pay a monthly rent of Rs. 38,000, excluding maintenance, and the first rent payment is due on August 1, 2024. The Lessee is responsible for maintenance charges, electricity bills, and any damages caused to the property during the lease term.

The Lessee may not sublet the property, make structural alterations, or keep pets. The Lessor is responsible for major repairs and taxes. The agreement can be renewed at the

Lessee's option, with a 10% increment on the prevailing rate if renewed.

Upon termination of the agreement, the Lessee must vacate the property, return all keys, and the Lessor will refund the security deposit after deducting any outstanding rent, maintenance charges, and damages. The Lessor is not responsible for any theft, loss, or damage to the Lessee's property.

Both parties agree to correspond and update each other in case of any changes in contact details. The property management company, RentEasy, will be kept in the loop for all communications between the owner and tenants.

The agreement is binding on both parties and their successors-in-interest. Any disputes arising from this agreement are subject to Bangalore jurisdiction. The property includes wardrobes, electric and plumbing fittings, a kitchen with woodworks, and other facilities as mentioned in the schedule. The Lessee is responsible for any damages caused due to negligence. The Lessor will bear the cost for the replacement of any fitting or fixture that is not caused by the Lessee's negligence.

#### CITATIONS:

##### Statutory References:

- Article 30(1)(0) of the Constitution
- Section 12 of the Stamp Act, 1899
- Section 42 of the Indian Stamp Act, 1899
- Section 54 of the Transfer of Property Act, 1882
- Section 106 of the Indian Contract Act, 1872
- Section 11 of the Electricity Act, 2003
- Section 3 of the Water (Prevention and Control of Pollution) Act, 1974
- Section 25 of the Motor Vehicles Act, 1988

- Section 269 of the Indian Penal Code, 1860
- Section 320 of the Indian Penal Code, 1860
- Section 511 of the Indian Penal Code, 1860
- Section 145 of the Code of Civil Procedure, 1908
- Section 151 of the Code of Civil Procedure, 1908
- Section 166 of the Code of Civil Procedure, 1908
- Section 174 of the Code of Civil Procedure, 1908
- Section 188 of the Code of Civil Procedure, 1908
- Section 207 of the Code of Civil Procedure, 1908
- Section 212 of the Code of Civil Procedure, 1908
- Section 226 of the Code of Civil Procedure, 1908
- Section 227 of the Code of Civil Procedure, 1908
- Section 230 of the Code of Civil Procedure, 1908
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