

Rental Agreement and Enhancement Notice

To

Attica Gold Company Pvt Ltd
Building No. 1
Indian Express Building, 4th Floor
Balekundri Circle
Bengaluru - 560001
Karnataka

Dear **Bommanahalli Babu Garu,**

Under instructions from and on behalf of the undersigned, I hereby issue this formal notice regarding the tenancy of the premises presently under the occupation of Attica Gold Company Pvt Ltd.

It is to bring to your attention that the previous rental agreement between the parties expired in the year 2021. However, in the light of the unprecedented circumstances arising out of the COVID-19 pandemic, and in consideration of your well-being and business continuity, no rental enhancement was affected for a period of four years, up to January 2024.

You are presently occupying the said premises at a monthly rent of ₹35,000 (Rupees Thirty-Five Thousand only), which has remained unchanged during the aforesaid period.

In view of prevailing market conditions and standard rental practices, it is hereby notified that the rent shall stand enhanced by 10%, revising the monthly rent to ₹38,500 (Rupees Thirty-Eight Thousand Five Hundred only), with effect from January 2026.

Accordingly, the differential amount of ₹3,500 per month for the period from January 2026 to April 2026 (4 months) aggregates to ₹14,000 (Rupees Fourteen Thousand only). You are hereby called upon to remit the said arrears along with the rent payable for May 2026. Thus, the total amount payable for May 2026 shall be ₹52,500 (₹38,500 towards May rent and ₹14,000 towards arrears).

Further, it is hereby strongly emphasized that a formal registered rental agreement must be executed without delay. In this regard, it is proposed that a fresh lease agreement be entered into for a period of five (5) years, commencing from January 2026 and valid up to January 2031. The proposed agreement shall incorporate an annual rental escalation of 5%, while all other terms and conditions shall remain as per the existing arrangement.

This requirement is essential to ensure compliance with applicable legal provisions and to safeguard the interests of both parties, thereby avoiding any future disputes or complications.

You are hereby requested to confirm your acceptance of the above terms within 15 days from receipt of this notice and to cooperate in the execution and registration of the new agreement. Failing such confirmation, the undersigned reserves the right to take appropriate legal action as deemed necessary.

This notice is issued without prejudice to all other rights and remedies available under law.

Kindly treat this matter as urgent.

Yours sincerely,

P V Surayanarayana (Landlord)

Surya Teja Arcade

4/7 Brodipet

Guntur – 522002

Mob- 9849148919

Email- pvs6666@gmail.com