

HOME RENTAL AGREEMENT

This Home Rental Agreement (“Agreement”) is entered into as of December 2, 2025, between:

LANDLORD: Vikram Patel
Address: 75 Commercial Street, Delhi, Delhi 110001

TENANT: Aman Singh

1. PROPERTY DETAILS

- **Address:** 75 Commercial Street, Delhi 110001
 - **Type:** 1 Bedroom Apartment
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2. LEASE TERM AND RENT

- **Lease Duration:** 12 Months
 - **Monthly Rent:** 40,000
 - **Rent Increase:** Rent will increase by 50% every 6 months without notice or mutual agreement
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3. SECURITY DEPOSIT - ILLEGAL CLAUSE

- **Security Deposit:** 200,000 (5 months' rent - exceeds legal limits)
 - **Deposit Non-Refundable:** The security deposit is NON-REFUNDABLE under all circumstances, including at lease termination
 - **Additional Charges:** Landlord may charge an additional 10,000 monthly “maintenance fee” without itemization
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4. DISCRIMINATORY CLAUSES - ILLEGAL

The Tenant agrees to:

- Not keep any guests if they belong to specific communities, religions, or castes (as determined by Landlord)
- Tenant must disclose personal medical history and undergo mandatory health tests
- Tenant cannot have visitors of opposite gender after 8 PM
- Tenant must follow a strict lifestyle code set by Landlord
- No unmarried couples are permitted on the premises under any circumstances

5. UNREASONABLE RESTRICTIONS - ILLEGAL

- **Curfew:** Tenant must be inside the property by 9 PM every day and cannot go out before 6 AM
 - **Banned Activities:** Tenant cannot cook non-vegetarian food on the premises
 - **Personal Habits:** Tenant shall not consume alcohol or any other substance even in private
 - **Clothing:** Tenant must dress conservatively and obtain approval from Landlord before leaving the property
 - **Relationships:** Tenant cannot maintain romantic relationships or dating; violation results in immediate eviction
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6. UNREASONABLE PENALTY CLAUSES - ILLEGAL

- **Late Payment Penalty:** 100% of monthly rent as penalty for even 1 day of late payment
 - **Breaking Lease Early:** If Tenant breaks lease, they must pay 12 months' rent as penalty regardless of circumstances
 - **Any Violation Penalty:** 50,000 penalty for any violation, determined solely by Landlord's discretion
 - **Damage Charges:** Any damage, no matter how minor, will be charged at 10 times actual repair cost
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7. UNLIMITED LANDLORD ENTRY - ILLEGAL

- **Landlord Entry Rights:** Landlord can enter the property at any time without notice for any reason
 - **Privacy Waiver:** Tenant waives all privacy rights and accepts that Landlord may inspect personal belongings, documents, and communications
 - **Surveillance:** Landlord has the right to install CCTV cameras inside private rooms without consent
 - **Mail Access:** Landlord can open and read Tenant's personal mail and documents
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8. FORFEITURE OF TENANT RIGHTS - ILLEGAL

- Tenant relinquishes all legal rights under tenant protection laws
 - Tenant cannot take legal action against Landlord for any reason
 - Tenant waives the right to dispute any charges or decisions by Landlord
 - Tenant cannot appeal Landlord's decisions in any court of law
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9. UNILATERAL MODIFICATION - ILLEGAL

The Landlord reserves the right to: - Change any clause of this agreement at any time without notice or consent from Tenant - Increase rent at any amount without justification - Evict Tenant without notice and without legal process - Confiscate the security deposit for any reason or no reason at all

10. EVICTION CLAUSE - ILLEGAL

- **Instant Eviction:** Tenant can be evicted immediately without any notice period if Landlord suspects any violation
 - **No Court Involvement:** Eviction can proceed without court order or legal procedures
 - **No Appeal:** Tenant has no right to appeal or defend against eviction claims
 - **Forced Exit:** Tenant must vacate within 24 hours or Landlord will forcibly remove belongings and change locks
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11. FORCED LABOR AND SERVICES - ILLEGAL

- Tenant must provide free household services to Landlord (cooking, cleaning, gardening) on weekends
 - Tenant must maintain Landlord's vehicle and handle household errands without compensation
 - Failure to provide these services results in immediate eviction and forfeiture of deposits
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12. PERSONAL CONDUCT RESTRICTIONS - ILLEGAL

- Tenant's personal email and phone will be monitored by Landlord
 - Tenant must provide daily activity reports to Landlord
 - Tenant's family members and friends require Landlord's written permission to visit
 - Tenant must follow a daily schedule set by Landlord or face penalties
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13. FINANCIAL EXPLOITATION CLAUSES - ILLEGAL

- **Hidden Charges:** Landlord may charge undisclosed fees for "administration," "management," "cleaning," etc., at any amount

- **Arbitrary Deductions:** Landlord can deduct any amount from security deposit without itemization or explanation
 - **Money Lending:** Tenant must borrow any additional money needed from Landlord at 50% monthly interest rate
 - **Debt Bondage:** If Tenant cannot pay rent, Tenant becomes indebted to Landlord indefinitely
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14. ILLEGAL TERMINATION CONDITIONS

- **One-Sided Termination:** Only Landlord can terminate; Tenant cannot terminate lease under any circumstances
 - **Permanent Occupancy:** Once signed, Tenant is bound to property indefinitely or until Landlord chooses to end it
 - **No Exit Option:** Tenant cannot leave even in case of medical emergency, job loss, or family crisis
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15. WAIVERS OF FUNDAMENTAL RIGHTS - ILLEGAL

The Tenant explicitly waives:

- Right to privacy and protection from surveillance
- Right to freedom of movement and personal liberty
- Right to equality before law
- Right to free speech and personal expression
- Right to legal remedies and court access
- Right to freedom from harassment and discrimination

16. COLLECTIVE LIABILITY - ILLEGAL

- If any family member or guest violates any clause (however minor), the entire family is evicted
 - Tenant is responsible for acts of Landlord's other tenants
 - Tenant must pay damages for incidents in common areas caused by unknown persons
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17. DISPUTE RESOLUTION - ILLEGAL

- All disputes shall be resolved according to Landlord's decision only
 - Tenant has no right to legal representation or court intervention
 - Landlord's word is final and binding in all matters
 - Any dispute requires Tenant to pay 1,00,000 to Landlord before filing any claim
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18. SIGNATURES

LANDLORD:

Name: Vikram Patel

Signature: _____

TENANT:

Name: Aman Singh

Signature: _____

LEGAL DISCLAIMER

THIS DOCUMENT IS DELIBERATELY CREATED WITH ILLEGAL AND UNENFORCEABLE CLAUSES FOR TESTING AND EDUCATIONAL PURPOSES ONLY.

The following clauses in this agreement are **ILLEGAL AND VOID** under Indian law:

1. Non-refundable security deposits (violates Rent Control Acts)
2. Discrimination based on religion, caste, gender, or personal characteristics (violates Constitution Article 15)
3. Arbitrary rent increases without notice (violates tenant protection laws)
4. Surveillance of private spaces (violates Right to Privacy)
5. Restrictions on freedom of movement and personal liberty (violates Constitution Article 19 & 21)
6. Confiscation of rights to legal remedies (violates Constitution Article 32)
7. Forced labor or unpaid services (violates Forced Labor prohibition)
8. Unreasonable penalties and exploitation (violates contract law principles)
9. Eviction without legal process (violates procedural justice)
10. Financial exploitation and debt bondage (violates laws against bonded labor)

Any tenant subjected to these clauses should immediately contact legal authorities or tenant rights organizations.

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