



can u give me example document which might be needed to summarise using summariser? give a very detailed and long document

Certainly! Below is an example of a detailed and lengthy legal document that could be used with the summarizer feature for your Legal Clarity platform. It is a sample comprehensive rental agreement that includes multiple clauses typical in Indian rental agreements. This document contains complex legal language and multiple sections that your AI summarizer can process into clear key points, clause explanations, and summaries.

Sample Detailed Rental Agreement (India)

THIS RENTAL AGREEMENT is made at Mumbai on this 1st day of September, 2025

BETWEEN

Mr. Rakesh Sharma, son of Mr. Ajay Sharma, aged 45 years, residing at 123, Green Park, Mumbai - 400001 (hereinafter referred to as the "Lessor" which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators, legal representatives and assigns)

AND

Ms. Anjali Deshpande, daughter of Mr. Ramesh Deshpande, aged 32 years, residing at 45, Goregaon East, Mumbai - 400063 (hereinafter referred to as the "Lessee" which expression shall, unless repugnant to the context or meaning thereof, mean and include her heirs, executors, administrators, legal representatives and assigns)

WHEREAS

- The Lessor is the absolute owner in possession of a residential apartment situated at Flat No. 301, Sunrise Apartments, Link Road, Malad West, Mumbai - 400064 (hereinafter "the Property").
- The Lessee has approached the Lessor for taking the Property on rent and the Lessor has agreed to let out the said Property on the terms and conditions hereinafter mentioned.

1. TERM

The tenure of this agreement shall be for a period of Eleven (11) Months commencing from 1st September 2025 and ending on 31st July 2026. The term may be renewed subject to mutual agreement in writing three months prior to the expiry.

2. RENT

- The monthly rent payable by the Lessee to the Lessor shall be INR 50,000 (Rupees Fifty Thousand only), payable in advance on or before the 5th day of each calendar month.
- All payments shall be made by electronic fund transfer or cheque.
- Late payment of rent beyond the due date will attract a penalty of INR 500 per day delay.

3. SECURITY DEPOSIT

- The Lessee shall deposit a refundable security of INR 2,50,000 (Rupees Two Lakh Fifty Thousand only) equivalent to five months' rent at the time of signing this Agreement.
- The security deposit will be refunded within 30 days after termination and vacation, subject to deductions for damages, outstanding dues, or unpaid rent.

4. MAINTENANCE AND UTILITIES

- The Lessee is responsible for payment of electricity, water, gas, telephone, internet, and other utility bills.
- The maintenance charges payable to the society or building management shall be borne as follows: 60% by the Lessee and 40% by the Lessor.
- The Lessee shall not make any structural alteration or change in the Property without prior written consent from the Lessor.

5. USES AND RESTRICTIONS

- The Property shall be used strictly for residential purposes.
- No commercial or business activity shall be conducted on the Property.
- Subletting, sharing, or transfer of tenancy rights are strictly prohibited.

6. RIGHTS AND OBLIGATIONS

- The Lessee shall maintain the premises in good condition and return it in the same state at conclusion.
- The Lessor shall ensure peaceful possession and possession without any encumbrance.
- The Lessee shall permit reasonable access for inspection and repairs upon giving prior notice.

7. REPAIRS AND MAINTENANCE

- The Lessor shall be responsible for major repairs related to the structure, plumbing, electrical wiring, and external damages.
- The Lessee is responsible for day-to-day minor repairs, cleaning, and upkeep.

8. TERMINATION

- Either party may terminate this Agreement by giving 30 days written notice.
- The Lessor reserves the right to terminate the Agreement immediately in case of breach of terms.

9. INDEMNITY AND LIABILITY

The Lessee agrees to indemnify and hold harmless the Lessor from any liabilities, damages, or claims arising from misuse of the Property.

10. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by the laws of India and subject to the jurisdiction of Mumbai courts.

11. MISCELLANEOUS

- All notices shall be sent via registered post or email to the respective addresses.
- No waiver or indulgence shall operate as waiver of any future breaches.
- Entire agreement constitutes the full understanding between parties and supersedes all prior negotiations.

IN WITNESS WHEREOF, the parties hereto have executed this Rental Agreement on the day and year first above written.

Signature of Lessor

Mr. Rakesh Sharma

Signature of Lessee

Ms. Anjali Deshpande

Witnesses:

1. Name: _____ Signature: _____

2. Name: _____ Signature: _____

This document has multiple structured sections, legal jargon, financial terms, and obligations that would benefit from summarization, clause explanations, and highlighting by your AI system.

If needed, a similarly detailed Loan Contract or Terms of Service document can be provided for further examples.

Would you like me to provide a similarly detailed example for Loan Contracts or Terms of Service?