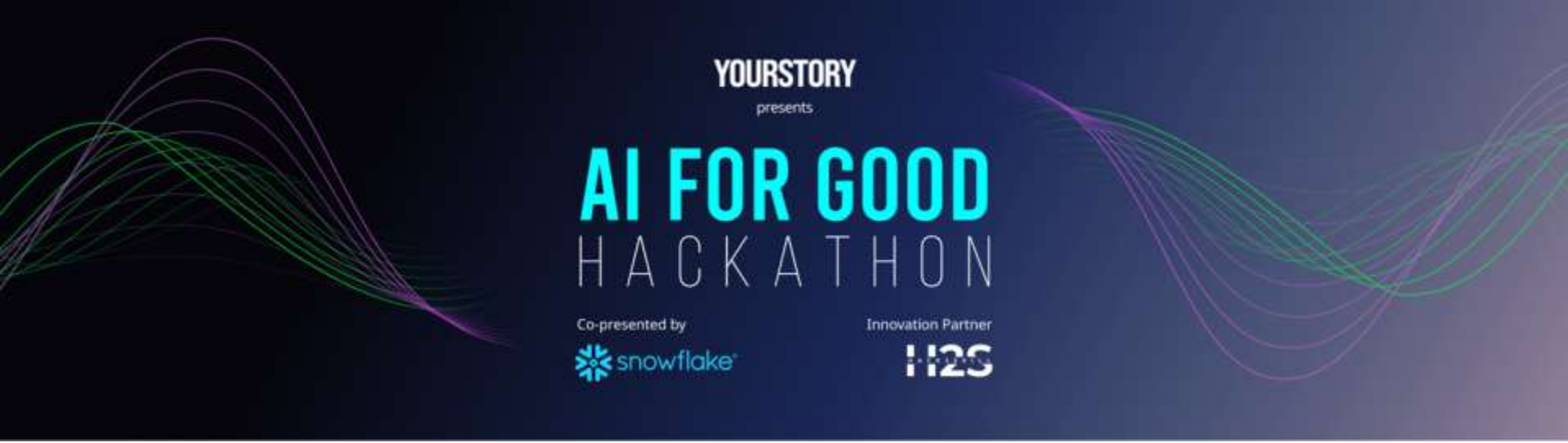

Team Details

a. **Team name:** Lekha.ai
b. **Team leader name:** Jay Gavali
c. **Problem Statement:** Tenants often face complex, jargon-heavy rental agreements that hide unfair clauses, leading to legal vulnerability and financial loss. Many tenants lack the legal expertise to identify "red flags" before signing.

Brief about the idea/protoype

Lekha.ai is a specialized legal-tech web application that uses Generative AI to translate complex rental contracts into plain English

Users upload a PDF, DOCX, or paste lease text. The system runs a dual-layer analysis—combining rule-based keyword detection with deep semantic reasoning via Google Gemini—to provide an instant fairness rating

Opportunities

- **Market Difference:** Unlike generic document summaries, Lekha.ai is context-aware of Indian Tenancy Laws and regional state-specific regulations.
- **Problem Solving:** It empowers tenants to negotiate terms *before* signing, preventing future legal disputes.
- **USP (Unique Selling Proposition):**
  1. **The Lekha Score:** A proprietary 0-100 Danger Rating scale.
  2. **Dual-Layer Analysis:** Merges hardcoded legal safety rules with LLM intelligence.
  3. **Regional Awareness:** Tailored analysis based on the specific Indian state of the property.

List of features offered by the solution

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- **AI Risk Assessment:** Detects high-priority issues like illegal security deposit retention or unauthorized entry clauses.
- **Multi-Format Processing:** Full support for PDF, Word, and text-based documents.
- **Fair Clause Highlighting:** Identifies standard, protective terms to reassure the tenant.
- **Actionable Recommendations:** Provides specific next steps and negotiation advice.
- **Secure Auth System:** Encrypted user accounts for managing analysis history.

Process flow diagram or Use-case diagram

- **Step 1:** User logs in and uploads a rental agreement (PDF/DOCX/Text).
- **Step 2:** Flask backend extracts text and executes a rule-based scan for "Danger Keywords".
- **Step 3:** Extracted text and preliminary findings are sent to the Google Gemini API.
- **Step 4:** Gemini performs a semantic legal audit and returns a structured JSON report.
- **Step 5:** UI renders a color-coded dashboard with the Lekha Score, Red Flags, and Recommendations.

Architecture diagram of the proposed solution

- **Frontend:** HTML5, CSS3, and Vanilla JavaScript (SPA architecture).
- **Backend API:** Python Flask server managing document processing and AI orchestration.
- **Database:** MySQL for secure user profile management and credential hashing (Werkzeug).
- **AI Integration:** Google Gemini 1.5 Flash for high-speed, accurate legal analysis.

Tech Stack

- **Core Languages:** Python, JavaScript, SQL.
- **Frameworks:** Flask, Flask-CORS.
- **Document Parsing:** PyPDF2, python-docx.
- **AI & ML:** Google Generative AI (Gemini SDK).
- **Environment:** Dotenv for secure API management.

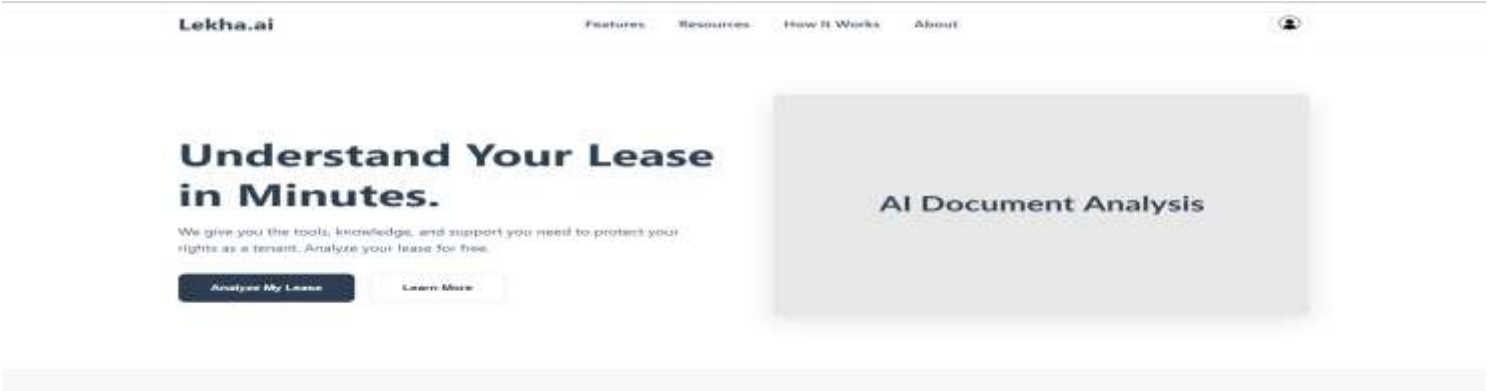
Snowflake tools and technology used

- **AI Engine:** Utilizes Gemini's large context window to process entire 15+ page contracts in seconds.

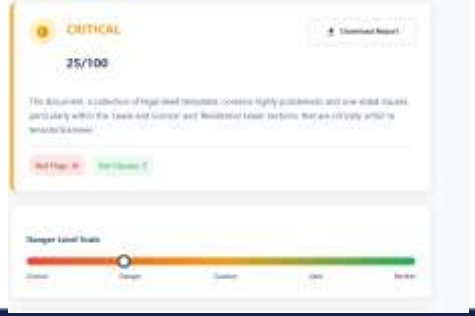
- **Scalability:** The architecture is designed to scale horizontally; future iterations can utilize **Snowflake** for large-scale legal data warehousing and trend analysis across thousands of analyzed leases.

Snapshots of the prototype

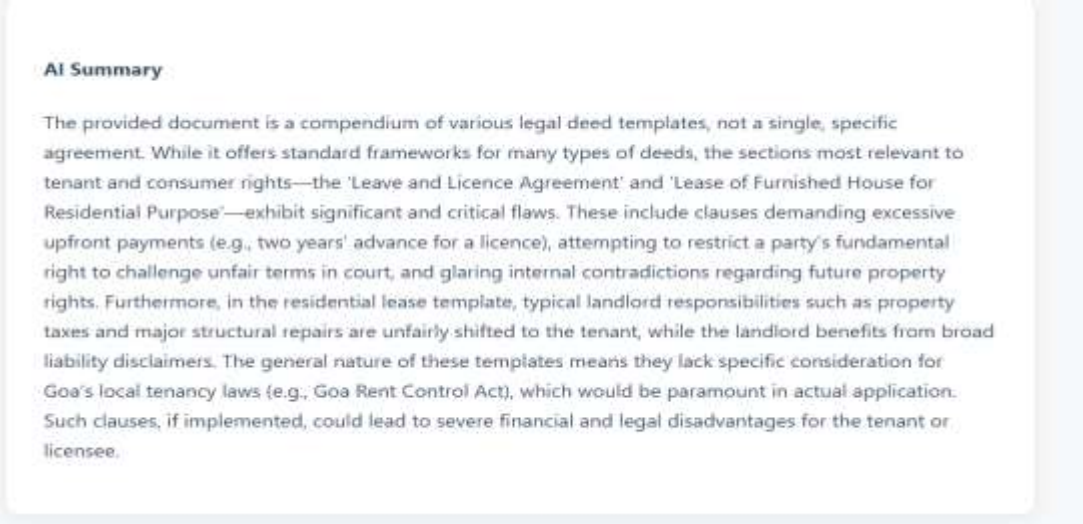
- **Snapshot 1:** Landing page featuring the professional **Lekha.ai** front page



- **Snapshot 2:** Interactive analyzer view with the "Danger Marker" and Lekha Score.



Snapshot 3: Detailed Ai Summary view highlighting Red Flags and next steps.



AI Summary

The provided document is a compendium of various legal deed templates, not a single, specific agreement. While it offers standard frameworks for many types of deeds, the sections most relevant to tenant and consumer rights—the 'Leave and Licence Agreement' and 'Lease of Furnished House for Residential Purpose'—exhibit significant and critical flaws. These include clauses demanding excessive upfront payments (e.g., two years' advance for a licence), attempting to restrict a party's fundamental right to challenge unfair terms in court, and glaring internal contradictions regarding future property rights. Furthermore, in the residential lease template, typical landlord responsibilities such as property taxes and major structural repairs are unfairly shifted to the tenant, while the landlord benefits from broad liability disclaimers. The general nature of these templates means they lack specific consideration for Goa's local tenancy laws (e.g., Goa Rent Control Act), which would be paramount in actual application. Such clauses, if implemented, could lead to severe financial and legal disadvantages for the tenant or licensee.

Estimated implementation cost (optional)

- **Compute:** Minimal (serverless backend).
- **AI Costs:** Variable based on API usage (Gemini Flash offers a high-value, low-cost tier).
- **Infrastructure:** Cloud hosting (AWS/Azure) and Managed MySQL instances.

Additional Details/Future Development (if any)

- **Negotiation Assistant:** AI-drafted emails to landlords requesting clause revisions.
- **Regional Languages:** Support for agreements in Hindi, Marathi, and other Indian vernaculars.
- **Legal Marketplace:** Connecting users to verified tenant-rights lawyers for critical cases.

GitHub and Demo video URL

- **GitHub Repository:**
  https://github.com/jay192005/Rent_Agreement_Checker
- **Demo Video:**
  https://drive.google.com/file/d/155baVDW1DC3aFpl1P60M8U9Koi186Ipa/view?usp=sharing

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Thank you