

1.Clause 12 – Termination on Default

- The Lessor (landlord) can terminate the lease and take possession if rent is unpaid for 3 months or if conditions are breached.
- Even though a 15-day correction period is given, this clause heavily favors the Lessor, since eviction could still happen quickly and without court intervention.

2.Clause 3 – Tenant Termination Option

- The Lessee can terminate with *one month's notice*, but no equivalent option is given to the tenant if the landlord decides to end it early (other than default cases). This creates imbalance.

3.Clause 4 – No Subletting

- Tenant has to pay rupees of 1,00,000 to the landlord otherwise he will sue .

4.Clause 14 – Security Deposit Refund

- Although it says the deposit will be refunded, it gives the tenant the right to “continue occupying without rent” if it’s not refunded. In practice, this could create disputes and legal complications. It’s better to have a fixed refund timeline (e.g., within 30 days).

5.Clause 9 – Lessor’s Right to Enter

- The landlord can enter the property at a “mutually convenient time.” This is vague and may lead to harassment if not clearly defined (e.g., only with 24 hours’ notice, only for repairs/inspection).