

## Rental Agreement Deed

Tenant's Name: \_\_\_\_\_ Father's Name: \_\_\_\_\_

Identity Card Number: \_\_\_\_\_

Mobile Number: \_\_\_\_\_ Caste: \_\_\_\_\_

Address Mohallah/ Colony: \_\_\_\_\_

City: \_\_\_\_\_ District: \_\_\_\_\_

*(Tenant)*

Property Owner's Name: \_\_\_\_\_ Father's Name: \_\_\_\_\_

Identity Card Number: \_\_\_\_\_

Mobile Number: \_\_\_\_\_ Caste: \_\_\_\_\_

Address Mohallah/ Colony: \_\_\_\_\_

City: \_\_\_\_\_ District: \_\_\_\_\_

*(Property Owner)*

The aforementioned parties mutually agree upon the following terms regarding the rental of:

☐ Shop ☐ House ☐ Upper Floor ☐ Store ☐ Office ☐ Plot ☐ Factory

Property Area: \_\_\_\_\_

1. The Property Owner has rented out the property to the Tenant in the capacity of  
☐ Owner   ☐ Authorized Representative.

The Tenant has taken possession of the rented property.

Rental Property Address & Boundaries:

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

Purpose of Rental:   ☐ Business                      ☐ Residential

Number of Residents (including children): \_\_\_\_\_

Rental Duration: From \_\_\_\_\_ to \_\_\_\_\_ Total Duration: \_\_\_\_\_

Monthly Rent: Rs. \_\_\_\_\_ (In Words: \_\_\_\_\_ Rupees)

Advance Payment: Rs. \_\_\_\_\_ (In Words: \_\_\_\_\_ Rupees)

2. The Tenant is bound to pay the monthly rent in advance, and the Property Owner will issue a receipt upon receiving the payment.
3. The Tenant is responsible for registering this rental agreement with the Rent Controller, and all registration expenses shall be borne by the Tenant.
4. The Tenant is not allowed to sublet the property or any portion of it to another person under any circumstances.
5. The Tenant shall pay electricity, gas, water supply, and other utility bills, while property tax shall be paid by the Property Owner.
6. If the property owner requests the tenant to vacate before the expiry of the rental agreement, the owner shall bear all expenses related to painting, decoration, and beautification. However, if the tenant vacates before the agreed period, they shall not claim reimbursement from the owner for painting and related costs. The tenant will retain the right to recover expenses incurred for decoration and beautification. If these costs are not reimbursed, the tenant may take back all personal belongings, including any decorative and beautification items, without objection from the property owner. Additionally, the tenant may paint or decorate the rented property at their own expense, and the property owner shall not object. However, upon vacating, the tenant must not cause damage to any installed paint or decorations.
7. The Tenant shall not make any structural changes or use the property for any purpose other than what it was rented for.
8. The Tenant is responsible for repairs of any damages to the property, electrical wiring, water motor, etc., and must prevent damage from water, rain, or other sources. The Property Owner must be informed of any issues promptly.
9. The Tenant, their family, or employees shall not engage in any disputes with neighbors or cause disturbances to them.
10. Upon the expiration of the rental term, the rent shall increase by \_\_\_\_% **annually**. After expiry of period, a new agreement shall be written.

11. The Tenant must vacate the property upon the Property Owner's request with a two-month notice. Similarly, if the Tenant intends to vacate the property before the rental period ends, they must provide the Property Owner with a two-month notice.
12. The Property Owner has the right to inspect the property at any time, and upon receiving a notice to vacate, the Tenant must allow new potential tenants to inspect the property.
13. The Tenant must vacate the property at the end of the rental period without requiring any further notice.
14. If the Tenant violates any of these terms or fails to pay rent on time, the Property Owner has the right to evict them, and all associated legal expenses will be borne by the Tenant.
15. Upon vacating, the Property Owner shall refund the advance payment to the Tenant, provided that the Tenant hands over possession of the property.
16. Any other conditions not covered in this agreement shall be governed by the Punjab Rental Act, 2012.

This agreement has been written between both parties as proof for future reference. Both parties have read and understood the rental agreement deed.

**Date:** \_\_\_\_\_

**Signatures of Parties**

Tenant's Signature: \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

### **Witnesses**

Witness Name-1: \_\_\_\_\_ Mobile Number: \_\_\_\_\_

(Identity Card Number: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Witness Name-2: \_\_\_\_\_ Mobile Number: \_\_\_\_\_

(Identity Card Number: \_\_\_\_\_

Witness Signature: \_\_\_\_\_