



The Arunachal Pradesh Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 209, Vol. XXXIII, Naharlagun, Thursday, July 23, 2026, Sravana 1, 1948 (Saka)

GOVERNMENT OF ARUNACHAL PRADESH
DIRECTORATE OF TOWN PLANNING
DEPARTMENT OF URBAN AFFAIRS
ITANAGAR

NOTIFICATION

The 30th June, 2026

No. E-27899:TP-17011/1/2022-DIR-TP.—In exercise of the power conferred by the section 44 of the Arunachal Pradesh Tenancy Act, 2022 (Act No. 17 of 2022), the Governor of Arunachal Pradesh hereby please to make the following rules, namely : -

'THE ARUNACHAL PRADESH TENANCY RULES 2026'

- | | | |
|----|---|--|
| 1. | (1) These rules may be called the Arunachal Pradesh Tenancy Rules, 2026. | Short title,
Extent and
Commence-
ment. |
| | (2) They shall apply to whole of the State of Arunachal Pradesh. | |
| | (3) It shall come into force from the date of its publication in the Gazette of Arunachal Pradesh; | |
| 2. | In these rules, unless the context otherwise requires, - | Definitions |
| | (i) "Act" means the Arunachal Pradesh Tenancy Act, 2022 (Act No.17 of 2022); | |
| | (ii) "Adjudicating Forums" means the Rent Authorities, the Rent Courts and the Rent Tribunals. | |
| | (iii) "Agent" means a person holding a power of attorney authorizing him to act on behalf of his principal; | |
| | (iv) "Annexure" means the Annexure appended to these Rules; | |
| | (v) "Appeal" means an appeal against the order of the Rent authority or Rent Court, as the case may be, filed before the Rent Court or the Rent Tribunal, respectively, by either party; | |
| | (vi) "Appellant" means a party which files an appeal against the order of the Rent Authority or Rent Court, as the case may be, before the Rent Court or the Rent Tribunal, respectively; | |
| | (vii) "Application" means an application filed before the Rent Authority of the Rent Court, as the case may be, by either party; | |
| | (viii) "Applicant" means a party who submits an application before the Rent Authority or the Rent Court, as the case may be; | |
| | (ix) "Form" means a form appended to these rules; | |
| | (x) "Schedule" means the Schedule of the Arunachal Pradesh Tenancy Act, 2022 (Act No. 17 of 2022); | |
| | (xi) "Memorandum" means a memorandum of appeal filed by the Appellant; | |
| | (xii) "Party" refers to the Landlord or the Tenant individually; "Parties" refers to both collectively. | |

Illustration -

In case the applicant is the landlord, the tenant shall be the opposite party and vice-versa.

- (xiii) “Respondent or Opposite Party” means the party, who is liable to answer an application or memorandum before the Rent Authority or Rent Court or the rent Tribunal, as the case may be;
- (xiv) “rule” means a rule framed under Section 44 of the Act;
- (xv) “Section” means a section of the Act;
- (xvi) “Tenancy Record” means tenancy agreement record maintain by the Rent Authority.
- (xvii) All words and expressions defined and used in the Act but not defined in these rules, shall have the same meaning as assigned to them in the Act.

Service of Notice under these Rules.

- 3. (1) The Rent Authority, Landlord or the tenant, as the case may be, serve notice or any other document to the opposite party, by any of the following modes-
 - (a) Delivering to the party and obtaining acknowledgment thereof, or
 - (b) Mailing by registered post or postal service speed post to the address of the party specified in the tenancy agreement, or
 - (c) If addresses of the party is not known, by pasting it at a conspicuous place on the rented premises, in presence of independent witness.
- (2) Except in case of complaint under Rule 15, any Notice served to the property manager appointed by the land-lord shall be sufficient service of the notice on the land-lord.

Tenancy details to be uploaded and maintained by Rent Authority under sub-section (3) of Section.

- 4. (1) The Rent authority shall develop a digital platform compulsorily in English language and any other language as the State Government may deem fit, for enabling submission of documents, within three months after setting up of the Authority.
- (2) In addition to the details specified in the First Schedule, the Rent Authority may seek following additional information to be uploaded on the portal along with tenancy details-
 - (a) Bank information details of Landlord (Account Number, Name of Bank, Name of Branch and IFSC Code)
 - (b) Bank information details of the tenant (Account Number, Name of Bank, Name of Branch and IFSC Code)
 - (c) Municipal Property UID/ Plot No. and House No.
 - (d) Tenant Registration Number of Rent Authority.
- (3) The Rent Authority shall take all the measures for maintaining privacy and security of data including all the documents and details submitted by the Parties.
- (4) The details of the tenancy including the cases of renewal, extension, addendum, supplementary agreement and other related application by Parties through digital platform, shall be accessible to Rent Authority, landlord, property manager, tenant, and such other person as may be authorised by the landlord. Under any circumstances, such information shall not be accessible to the public or any unauthorised person.
- (5) For online submission of tenancy details as prescribed in the First Schedule, the Rent Authority shall ensure secured validation process through One Time Password process on the registered mobile numbers/e-mails of the respective Parties.

Revision of rent by the Rent Authority in case of dispute.

- 5. (1) In case of dispute in fixation of revised rent or other charges, the landlord or the tenant may make an application under Section 10 of the Act to the Rent Authority to fix or revise the rent or other charges payable, in FORM-I.
- (2) Before making an application under sub-rule (1), the applicant shall deposit dispute resolution fee specified in Annexure - I to the Rent Authority, and serve a copy of the application (Form - I) to the opposite party.
- (3) On receipt of application under sub-rule (1), the Rent Authority, after giving both the parties an opportunity of being heard, shall determine the proposed rent and other charges after taking into account the prevalent rent or other charges in respect of other similar rented premises situated in same vicinity and by order, communicate to both the parties.
- (4) If any of the party to the proceedings does not agree with the proposed rent or other charges determined by the Rent Authority in sub-rule (3), the aggrieved party may make an objection to the Rent Authority in FORM - II, within seven days of the fixation of proposed rent, along with Objection fee as specified in Annexure - I. A copy of objection shall also be served by the objecting party to the opposite party.

- (5) During the pendency of the objection proceedings, the tenant shall pay the proposed rent determined by the Rent Authority under sub-rule (3) to the land-lord provisionally, which shall be adjusted against the final rent fixed by the Rent Authority.
- (6) On receipt of objection under sub-rule (4), the Rent Authority may appoint a valuer of properties, recognized by the Government to evaluate the rent of the premises and fix a fee payable to such valuer for his services.
- (7) The fee of valuer shall be deposited by the aggrieved party, who has filed the objection within seven days of fixation of the fee payable, failing which, the objection shall be summarily rejected.
- (8) In case -
 - (a) no objection is filed within fifteen days of the order under sub-rule (3) or,
 - (b) if objection is filed, after receipt of the valuer (if applicable),
the Rent Authority shall, after making such inquiry as deem fit, by order, fix the revised rent and/or other charges and, shall intimate the Parties about effective date of payment to the concerned party.
6. (1) The tenant may, in addition to the modes specified in Section 14 (1) of the Act, may deposit the rent and other charges payable through Real time Gross Settlement or National Electronic Fund transfer or any other electronic mode of payment as may be recognized by the Reserve Bank of India, into the account of the landlord, as disclosed in the tenancy agreement. Deposit of rent with the Rent Authority.
 - (2) If -
 - (a) the landlord does not accept the rent and other charges within the said period specified in Section 14(1), or
 - (b) tenant is unable to decide to whom the rent is payable in terms of Section 14(2),
the tenant shall intimate to the Rent Authority by a Notice in Form III and thereafter deposit such rent and charges with the Rent Authority through electronic challan in Form IV through payment gateway of the Rent Authority. A copy of the notice (Form III) shall also be served by the tenant to the opposite party.
 - (3) The Landlord may, by application in Form V, request for withdrawal of rent deposited with the Rent Authority. A copy of the request (Form V) shall also be served upon the tenant before submitting the withdrawal application.
7. (1) For recovery of possession of premises from tenant during the continuance of tenancy agreement, the landlord or in case of death of landlord, the legal heirs of the landlord may submit an application to the Rent Court as prescribed Form-VI under sub-section (2) of Section 21 or under Section 22 of the Act as applicable, along with relevant document and available evidence. Application to Rent Court for recovery of possession of premises.
 - (2) Before making an application under sub-rule (1), the applicant shall deposit dispute resolution fee specified in Annexure - I to the Rent Court, and serve a copy of the application (Form - VI) to the opposite party.
8. Save as otherwise agreed between the Parties in the tenancy agreement, for the purpose of the Act, the rate of interest shall be seven percent per annum: Rate of Interest.

Provided that, the government may, by notification modify the rate of interest specified in this rule, prospectively, from the date of the notification.
9. The applicant, appellant or respondent may either appear in person or authorize in writing one or more representative or legal practitioner to represent their case before the Rent Authority, Rent Court and Rent Tribunal, as the case may be. Legal representation.

Explanation For the purposes of these rules "legal practitioner" means an advocate, vakil or an attorney of any Court and includes a pleader in practice.
10. (1) Any application under sub-section (1) of Section 27 shall be made to the Rent Court by the applicant in FORM-VI Recovery of vacant land.
 - (2) Before making an application under sub-rule (1), the applicant shall deposit dispute resolution fee specified in Annexure – I to the Rent Authority and serve a copy of the application (Form – VI) to the opposite party.

Procedure to be followed by the Adjudicating Forums.	11. (1) On receipt of the application or notice or complaint or appeal under these rules, the Adjudicating Forum shall issue notice requiring the opposite party to file his reply statement, if any, within fifteen days of the service of notice as to why the relief prayed for should not be granted: Provided that where the opposite party fails to file the reply statement within the said period of fifteen days, he shall be allowed to file the same within such further period as may be specified by the Adjudicating Forum, for reasons to be recorded in writing, but which shall not be later than thirty days from the date of service of notice. (2) In case, the Applicant has failed to duly serve the advance copy of his application to the opposite party, the notice served by the Adjudicating Forum shall be accompanied by a copy of the Application or Appeal. The Adjudicating Forum shall further order payment of service charges as per Annexure - I to be paid by the applicant in such case. (3) The Adjudicating Forum through its on-line portal, shall provide facility - (a) to the parties to give Notices or submit applications or complaints before the Adjudicating Authorities under these rules electronically, and (b) to the tenant to deposit rent to the Rent Authority electronically, and (c) to the landlord for release of rent deposited, electronically. (d) To the parties, for payment of dispute resolution fee Appeal Fee, and other fee applicable under these rules. Provided that the government may by notification allow submission of notice, application or appeal before the such Adjudicating Forum as may be specified in the notification, in physical form for such temporary period as deem fit. (4) On the date of hearing or any other day to which hearing may be adjourned, it shall be obligatory for the Parties to appear before the Adjudicating Forum. If appellant or applicant fails to appear on such date, the Adjudicating Forum may, in its discretion, either dismiss the appeal or decide it on the merits of the case. If respondent or agent fails to appear on such date, the Adjudicating Forum shall proceed ex-parte and shall decide the appeal on its merits. (5) The Adjudicating Forum may, on such terms as it may think fit and at any stage, adjourn the hearing of case, but not more than one adjournment shall ordinarily be given and the matter should be decided within a period of ninety days from the date of service of notice of appeal or notice on the respondent.
Appeal before the Rent Court.	12. (1) Any appeal to the Rent Court under sub-section (I) of Section 32 shall be made by the appellant in FORM-VII and shall be disposed of as per provision of Section 35. (2) Before making an application under sub-rule (I), the applicant shall deposit Appeal fee specified in Annexure - I to the Rent Court and serve a copy of the appeal (Form - VII) to the opposite party. (3) Each Memorandum shall be accompanied by the certified copy of the order of the Rent Authority appealed against and such other documents as may be required to support grounds of objection mentioned in the Memorandum.

- (6) The appellant shall submit the appeal in online mode, with one physical copy of the Memorandum, having original signatures, to the Rent Tribunal for record purposes.
- (7) The appellant shall not, except by leave of the Rent Tribunal, urge or be heard in support of any ground of objections not set-forth in the Memorandum but the Rent Tribunal, in deciding the appeal shall not confine to the grounds of objection set-forth in the Memorandum or taken by leave of the Rent Tribunal under this rule:
- Provided that the Rent Tribunal shall not rest its decision on any other grounds other than those specified unless the party who may be affected thereby, has been given at least one opportunity of being heard by the Rent Tribunal.
14. (1) The Rent Court shall, on an application filed by any party, execute an order of a Rent Court or a Rent Tribunal or any other order made under the Act by giving appropriate directions to respective Parties for execution of the order and may also appoint any advocate or any other competent person including officers of the Rent Court or local administration or local body to ensure the execution of the order. Such person has to ensure timely execution of order and seek directions of Rent Court, if required. Execution of order by Rent Court or a Rent Tribunal.
- (2) The Rent Court shall dispose of the application for execution within a period of thirty days from the date of service of notice on opposite party.
15. (1) The Landlord or the tenant may, file a complaint before the Rent Authority against the property manager under sub-section (2) of Section 19 for acting in contravention of the Act, in Form - IX Complaint for removal of property manager.
- (2) Before making an application under sub-rule (1), the applicant shall deposit Complaint fee specified in Annexure - I to the Rent Authority and serve a copy of the complaint (Form - IX) to the opposite party and the Property Manager.
- (3) The Rent authority, after conducting due inquiry, may order for removal of the Property Manager, or his agents and impose costs on the property manager as per sub-section (2) of Section 19.
16. (1) The tenant may, file a complaint before the Rent Authority for restoration of supply of essential services under sub-section (2) of Section 20, in Form - X Application for restoration of supply of essential services.
- (2) Before making an application under sub-rule (1), the applicant shall deposit Complaint fee specified in Annexure - I to the Rent Authority, and serve a copy of the complaint (Form - X) to the opposite party.
- (3) The Rent authority, after conducting due inquiry, may order for restoration of supply of essential services and impose compensation costs on the landlord and/or the person responsible for withholding the essential supplies as per sub-section (4) of Section 20.
17. (1) Notice by the Landlord under sub-section (3) of Section 15 for undertaking necessary repairs or removal of unauthorised additional structure and recovery of costs from security deposit or otherwise, shall be in Form - XI. Formats for Notices.
- (2) Notice by the Tenant under sub-section (4) of Section 15 for undertaking obligatory maintenance and deduction of costs from rent payable, shall be in Form - XII.
- (3) Notice by the Tenant under sub-section (5) of Section 15 for abandoning the premises on account of being uninhabitable, shall be in Form - XIII.
- (4) Notice by the Tenant under clause (b) of Section 16 regarding damage to the premises, shall be in Form - XIV.
- (5) Notice by the Landlord or Property Manager under sub-section (1) of Section 17 requiring entry and inspection of the premises, shall be in Form - XV.
- (6) Notice by the Landlord under Section 18 informing appointment or change of Property Manager, shall be in Form - XVI.
18. These rules shall be implemented by the Department of Urban Affairs, Government of Arunachal Pradesh. Implementing Authority.

Vivek Pandey, IAS
Commissioner (Urban Affairs),
Government of Arunachal Pradesh,
Itanagar.

ANNEXURE - I
(Schedule of Fee)

The Fee payable for making various application or applications or Appeals under these Rules shall be as under.

Sl. No.	Rule	Description	Fee
1.	Rule 5 sub-rule (1)	Application to Fix or Revise Rent or charges other charges	One month Rent subject to minimum of ₹ 1000
2.	Rule 5 sub-rule (4)	Objection fee	₹ 2000
3.	Rule 7 sub-rule (1)	Application for recovery of possession of premises	Two Month's rent subject to minimum of ₹ 2000
4.	Rule 10 sub-rule (1)	Application for recovery of possession of vacant land	Two Month's rent subject to minimum of ₹ 2000
5.	Rule 12 sub-rule (1)	Appeal before the Rent Court	Two Month's rent subject to minimum of ₹ 2000
6.	Rule 13 sub-rule (1)	Appeal before the Rent Tribunal	Three Month's rent subject to minimum of ₹ 3000
7.	Rule 14 sub-rule (1)	Application for execution	₹ 3000
8.	Rule 15 sub-rule (1)	Complaint against Property Manager	₹ 3000
9.	Rule 16 sub-rule (1)	Application for restoration of essential supplies	₹ 1000
10.	Rule 11 sub-rule (2)	Charges for Service of Notice	₹ 1000

FORM - I
(See rule 5(1))

Application for revision of fixation of rent or other charges in case of dispute

To
The Rent Authority

I hereby request for revision of rent/other charges in respect of property mentioned below and fixation of revised rent/other charges;

1.

Unique Identification Number issued by the Rent Authority

:-
2.

Application is made by

Landlord/Tenant
3.

Email ID for communication

:-
- Mobile Number

:-
4.

Document No. of tenancy agreement registered before the Sub-Registrar (if any):

:-
5.

Name and Address of the Landlord

:-
6.

Name(s) and address of the Tenant

:-
7.

Name and Address of the Property Manager (if any)

:-
8.

Description of rented premises

:-
9.

Existing Rent

:-
10.

Proposed Rent (by the applicant)

:-
11.

Existing details of other charges (such as-charges for Electricity or Power backup, Water, Maintenance, Security Services, Extra services or equipment etc.)

:-
12.

Proposed other charges (by the applicant)

:-
13.

Upgradation of the premises, made by the landlord, if any.

:-
14.

Investment made by the Land-lord in upgradation (if any)

:-
15.

Investment made by the tenant in upgradation of premises, if any

:-
16.

Justification for revision of rent or other charges

:-

- | | | |
|-----|---|----|
| 17. | Reasons for dispute | :- |
| 18. | Areas where there is agreement (if any) | :- |
| 19. | Date of Service of Advance copy to opposite party | :- |
| 20. | Method of service | :- |
| 21. | Amount of Dispute resolution fee deposited | :- |
| 22. | Date of deposition of the depute resolution fee | :- |
| 23. | Mode of remittance and Reference Number | :- |
| 24. | Date of Submission of Application | :- |
| 25. | List of Documents and proofs enclosed- | :- |

VERIFICATION

I, (Name of the Applicant), S/o,W/o,/D/oaged years residing at do hereby verify that the contents of paragraphs.....to..... are true to my personal knowledge and paras..... to are believed to be true on legal advice received and that nothing materials has been concealed therefrom.

Date :.....

Signature of the Applicant

Place :.....

FORM - II
[(See rule 5 (4))]

Objection Application for appointment of Value for fixation or revision of rent and other charges

To

The Rent Authority

Ref: Case Number _____

- Sir/Madam
- I hereby file the following objection in terms of Rule 5(4) of the Arunachal Pradesh Tenancy Rules, 2026
- | | | |
|-----|--|--------------------|
| 1. | Unique Identification Number issued by the Rent Authority | :- |
| 2. | Objection is made by | :- Landlord/Tenant |
| 3. | Email ID for communication | :- |
| | Mobile Number | :- |
| 4. | Order No (for fixation of Proposed rent) | :- |
| 6. | Order Date | :- |
| 7. | Proposed Rent (by the Rent Authority) | :- |
| 8. | Existing details of other charges (such as-charges for Electricity or Power backup, Water, Maintenance, Security Services, Extra services or equipment etc.) | :- |
| 19. | Proposed other charges (by the Rent Authority) | :- |
| 10. | Reason/Justification for Objection | :- |
| 11. | Do you agree for Appointment of valuer and payment of fee and other charges for the same? | :- |
| 12. | Reason/justification for above request | :- |
| 13. | Amount of Objection fee deposited | :- |
| 14. | Date of deposition of the Objection fee | :- |
| 15. | Mode of remittance & Reference Number | :- |
| 16. | Date of Service of Objection to opposite party | :- |
| 17. | Method of service | :- |
| 18. | Date of submission of Objection | :- |
| 19. | List of Documents and proofs enclosed | :- |

VERIFICATION

I, (Name of the Applicant) S/o/w/o/D/oaged,..... years residing at do hereby verify that the contents of paragraphs..... to are true to my personal knowledge and paras..... to are believed to be true on legal advice received and that nothing materials has been concealed therefrom.

Date :.....Signature of the Applicant

Place :.....

FORM - III
[(See rule 6 (2))]

Notice for deposit of Rent with the Rent Authority

To,
The Rent Authority

Sir,
I hereby give notice for deposit of Rent with the Rent Authority in terms of Section 14(1) of the Act.

1.

Unique Identification Number issued by the Rent Authority

: -
2.

Email ID for communication

: -
- Mobile Number
3.

Document No. of tenancy agreement registered before the Sub-Registrar (if any):

: -
4.

Name and Address of the Landlord

: -
5.

Name(s) and Address of the Tenant

: -
6.

Name and Address of the Property Manager (if any)

: -
7.

Description of rented premises

: -
8.

Monthly rent under agreement/fixed by the Rent Authority

: -
9.

Date upto which the Land-lord has accepted rent and issued receipt

: -
10.

Date upto which, rent has been paid to the land-lord in terms of Section 14(1) of the Act

: -
11.

Date from which, the Rent is proposed to be deposited with the Rent Authority

: -
12.

Reason for deposit of Rent to the Rent Authority

: -
13.

Proof of payment of rent for two months in terms of Section 14(1) of the Act

: -
14.

Date of Service of Advance copy of Notice of opposite party

: -
15.

Method of service

: -
16.

Date of Submission of Notice

: -
17.

Account Number of Landlord (if known)

: -
18.

Name of Bank

: -
19.

IFSC Code

: -
20.

List of Documents and proofs enclosed-

: -

VERIFICATION

I,.....(Name of the Applicant) S/o/W/o/D/o.....aged
.....years residing at..... do hereby verify that the contents of
paragraphs.....to..... are true to my personal knowledge and paras..... to are
believed to be true on legal advice received and that nothing materials has been concealed therefrom.

Date :.....

Signature of the Applicant

Place :.....

FORM - IV
[(See rule 6(2))]

Challan for deposit of Rent with the Rent Authority

1.	Unique Identification Number issued by the Rent Authority	:-
2.	Name of Landlord	:-
3.	Name of Tenant	:-
4.	Period From(Date)	:-
5.	Period to (Date)	:-
6.	Total months	:-
7.	Rent per month	:-
8.	Total Amount paid (To Rent Authority)	:-
9.	Date of Payment	:-
10.	Mode of payment	:-
11.	Unique Transaction Identification Number	:-
12.	Name of Bank	:-
13.	Paid from Account No	:-
14.	Name of Depositor	:-

Name and Signature of Tenant

FORM - V
[(See rule 6(4))]

Application for withdrawal of Rent with the Rent Authority

To
The Rent Authority

Sir,

I hereby request for withdrawal of rent under Section 14(4) of the Act, deposited by the tenant with the Rent Authority in terms of Section 14(1) or 14(2) of the Act.

- | | | |
|-----|---|-----|
| 1. | Unique Identification Number issued by the Rent Authority | : - |
| 2. | Email ID for communication | : - |
| | Mobile Number | |
| 3. | Document No. of tenancy agreement registered before the Sub-Registrar (if any) | : - |
| 4. | Name and Address of the Landlord | : - |
| 5. | Name(s) and Address of the Tenant | : - |
| 6. | Name and Address of the Property Manager (if any) | : - |
| 7. | Description of rented premises | : - |
| 8. | Monthly rent under agreement/fixed by the Rent Authority | : - |
| 9. | Date upto which the Land-lord has accepted rent and issued receipt | : - |
| 10. | Date upto which, rent has been paid to the land-lord in terms of Section 14(1) of the Act | : - |
| 11. | Date from which, the Rent has been deposited by the tenant with the Rent Authority (if known) | : - |
| 12. | Date upto which, the Rent has been deposited by the tenant with the Rent Authority (if known) | : - |
| 13. | Period for which this withdrawal is requested | |
| | From : | |
| | To : | : - |
| 14. | Total Number of months for which withdrawal is requested | : - |
| 15. | Total amount to be withdrawn | : - |
| 16. | Last Withdrawal Date (if any) | : - |
| 17. | Last Withdrawal period (if any) | |
| | From : | |
| | To : | : - |
| 18. | Last Withdrawal amount (if any) | : - |
| 19. | Date of Service of Advance copy of application to opposite party | : - |
| 20. | Method of service | : - |
| 21. | Date of Submission of Application | : - |
| 22. | Account Number of Landlord | : - |
| 23. | Name of Bank | : - |
| 24. | IFSC Code | : - |
| 25. | List of Documents and proofs enclosed- | : - |

VERIFICATION

I, (Name of the Applicant) S/o/W/o/D/oaged years residing at do hereby verify that the contents of paragraphs.....to..... are true to my personal knowledge and paras..... to are believed to be true on the legal advice received and that nothing materials has been concealed therefrom.

Date : Signature of the Applicant
Place :

FORM-VI

[(See rule - 7)]

Application before the Rent Court for recovery of possession of premises
BEFORE THE RENT COURT

Name of the Applicant
(Add description and the residential address of the Applicant)

APPLICANT

Name of the Respondent
(Add description and the residential address of the Applicant)

RESPONDENT

Whereas the premises mentioned herein below was rent out to the Tenant mentioned below, I hereby request the Rent Court for recovery of possession of the premises in accordance with sub-section (2) of Section 21/Section 22 / sub-section (1) if Section 27 {strike off whatever is not applicable} of the Act.

Sl. No.	Particulars	Details
1.	Unique Identification Number issued by the Rent Authority	:-
2.	Email ID for communication of applicant	
	Mobile Number	:-
3.	Document No. of tenancy agreement registered before the Sub-Registrar (if any):	:-
4.	Name and Address of the Landlord	:-
5.	Name(s) and Address of the Tenant	:-
6.	Name and Address of the Property Manager (if any)	:-
7.	Description of rented premises	:-
8.	Existing Rent	:-
9.	Security Deposit with the landlord	:-
10.	Advance Rent available with landlord	:-
11.	Details of portion of premises that is applied for recovery	:-
12.	Details of portion of premises that the landlord is willing to be retained by the tenant	:-
13.	Reason for seeking recovery of premises	:-
14.	Facts of the case (Give here a concise statement of facts in a chronological order. Each paragraph containing as nearly as possible separate issue or fact).	:-
15.	Relief sought - (Specify the relief(s) sought explaining the grounds for such relief(s) and the legal provisions, if any, relied upon).	:-
16.	Grounds for relief	:-
17.	Interim order, if any prayed for Pending final decision on the application, the applicant seeks the following interim relief: (Give here the nature of the interim relief prayed for).	:-
18.	Grounds for interim order	:-
19.	Amount of Advance Rent / Security Deposit the landlord is willing to refund on recovery of possession of premises	:-
20.	In case portion of premises to be retained by the tenant, the proposed rent to be charged	:-
21.	Date of Service of Advance copy to opposite party	:-
22.	Method of service	:-
23.	Amount of Dispute resolution fee deposited	:-
24.	Date of deposition of the dispute resolution fee	:-
25.	Mode of remittance and Reference Number	:-
26.	Date of Submission of Application	:-
27.	List of Documents and proofs enclosed-	:-

Declarations

1.

Jurisdiction of the Rent Court

: -

The applicant declares that the Subject matter of this matter of this application is within the jurisdiction of the Rent Court
2.

Matters not previously filed or pending with any other court

: -

The applicant further declares that he/she had not previously filed any application, petition, writ petition or suit regarding the matter in respect of which this application has been made, before any court or any other authority or any other Bench of the Tribunal nor any such application, writ petition or suit is pending before any of them. In case the applicant has previously filed any such application, writ petition of suit, the details of the pendency of such cases filed, or if disposed, the decisions of such cases to be enclosed.

VERIFICATION

I,(Name of the Applicant) S/o/W/o/D/o agedyears residing at do hereby verify that the contents of paragraphs.....to.....are true to my personal knowledge and paras to are believed to be true on legal advice received and that nothing materials has been concealed therefrom.

Date :.....

Signature of the Applicant

Place :

FORM - VII

[See rule-12]

Appeal filed before the Rent Court
IN THE RENT COURT AT (.....)

In the matter of Tenancy of Unique Identification Number

A. Name of Appellant
(Add description and the residential address on which the service of notices is to be affected on the Applicant)
... APPLICANT

Verses

B. Name of the Responder
(Add description and the residential address on which the service of notices is to be effected on the Respondent(s)).
...RESPONDENT

Whereas, the premises mentioned herein below was rent out by the landlord (mentioned below) to the Tenant mentioned below,

AND Whereas, the Appellant is aggrieved by the order passed by the Rent Authority (details mentioned below) on the grounds mentioned in this application

AND Therefore, the Appellant humbly prays for the reliefs herein mentioned below in this application.

DETAILS OF APPLICATION

Sl. No.	Particulars	Details
1	2	3
1.	Unique Identification Number issued by the Rent Authority	: -
2.	Email ID for communication of applicant	: -
	Mobile Number	: -
3.	Document No. of tenancy agreement registered before the Sub-Registrar (if any)	: -
4.	Name and Address of the Landlord	: -
5.	Name(s) and Address of the Tenant	: -
6.	Name and Address of the Property Manager (if any)	: -
7.	Description of rented premises	: -
8.	Existing Rent	: -

1	2	3
9.	Security Deposit with the landlord	:-
10.	Advance Rent available with landlord	:-
11.	Particulars of The Rent Authority whose order is being appealed against	:-
12.	Order Number	:-
13.	Order Date	:-
14.	Is it an interim order or final order?	:-
15.	Operative Part of the Order	:-
16.	Memorandum of Appeal (Give here a concise statement of facts in a chronological order. each paragraph containing as nearly as possible a separate issue or fact)	:-
17.	Relief sought-(Specify the relief(s) sought explaining the grounds for such relief(s) and the legal provisions, if any, relied upon).	:-
18.	Grounds for relief	:-
19.	Interim order, if any prayed for Pending final decision on the application, the applicant seeks the following interim relief: (Give here the nature of the interim relief prayed for).	:-
20.	Grounds for interim order	:-
21.	Date of Service of Advance copy to opposite party	:-
22.	Method of service	:-
23.	Amount of Appeal fee deposited	
24.	Date of deposited of the Appeal fee	:-
25.	Mode of remittance & Reference Number	:-
26.	Date of Submission of Application	:-
27.	Do you seek condonation of Delay in filing the appeal?	:-
28.	In case the Application is outside the period of limitation, please provide sufficient justification to prove that the appellant has sufficient cause for not preferring an appeal within the period of limitation	:-
29.	List of Documents and proofs enclosed	:-

Declarations

1.

Jurisdiction of the Rent Court

:-

The applicant declares that the Subject matter of this matter of this application is within the jurisdiction of the Rent Court
2.

Matters not previously filed or pending with any other court :

:-

The applicant further declares that he/she had not previously filed any application, petition, writ petition or suit regarding the matter in respect of which this application has been made, before any court or any other authority or any other Bench of the Tribunal nor any such application, writ petition or suit is pending before any of them. In case the applicant has previously filed any such application, writ petition of suit, the details of the pendency of such cases filed, or if disposed, the decisions of such cases to be enclosed.
3.

Limitation

:-

The appellant further declares that the appeal is within the limitation period prescribed in sub-section (1) of Section 38 of the Arunachal Pradesh Tenancy Act 2022 (Act No. 17 of 2022).

OR

The applicant further declared that he has sufficient cause for not preferring an appeal within the period of limitation, and he undertakes to satisfy the Court in this regard.

VERIFICATION

I,(Name of the Applicant) S/o/W/o/D/o agedyears residing at do hereby verify that the contents of paragraphs.....to.....are true to my personal knowledge and paras to are believed to be true on legal advice received and that nothing materials has been concealed therefrom.

Date :.....
Place :

Signature of the Appellant

FORM - VIII
[See rule-13]

Appeal to be filed before the Rent Tribunal

BEFORE THE RENT TRIBUNAL AT []
In the matter of Tenancy of U.I. No. _____

A. Name of Appellant
(Add description and the residential address on which the service of notices is to be effected on the Appellant)
...APPELLANT

Verses

B. Name of the Respondent
(Add description and the residential address on which the service of notices is to be effected on the Respondent(s))
...RESPONDENT

WHEREAS the premises mentioned herein below was rent out by the landlord (mentioned below) to the tenant mentioned below,

AND WHEREAS the Appellant is aggrieved by the order passed by the Rent Court (details mentioned below) on the grounds mentioned in this application

AND THEREFORE, the Appellant humbly prays for the reliefs herein mentioned below in this application.

DETAILS OF APPLICATION

Sl. No.	Particulars	Details
1	2	3
1.	Unique Identification Number issued by the Rent Authority	:-
2.	Email ID for communication of applicant	:-
	Mobile Number	:-
3.	Document No. of tenancy agreement registered before the Sub-Registrar (if any)	:-
4.	Name and Address of the Landlord	:-
5.	Name(s) and Address of the Tenant	:-
6.	Name and Address of the Property Manager (if any)	:-
7.	Description of rented premises	:-
8.	Existing Rent	:-
9.	Security Deposit with the landlord	:-
10.	Advance Rent available with landlord	:-
11.	Particulars of The Rent Authority whose order is being appealed against	:-
12.	Order Number	:-
13.	Order Date	:-
14.	Is it an interim order or final order?	:-
15.	Operative Part of the Order	:-
16.	Memorandum of Appeal (Give here a concise statement of facts in a chronological order. Each paragraph containing as nearly as possible a separate issue or fact)	:-
17.	Relief sought- (Specify the relief(s) sought explaining the grounds for such relief(s) and the legal provisions, if any, relied upon).	:-
18.	Grounds for relief	:-
19.	Interim order, if any prayed for Pending final decision on the application, the applicant seeks the following interim relief: (Give here the nature of the interim relief prayed for).	:-
20.	Grounds for interim order	:-
21.	Date of Service of Advance copy to opposite party	:-

1	2	3
22.	Method of service	:-
23.	Amount of Appeal fee deposited	:-
24.	Date of deposited of the Appeal fee	:-
25.	Mode of remittance & Reference Number	:-
26.	Date of Submission of Application	:-
27.	Do you seek condonation of Delay in filing the appeal ?	:-
28.	In case the Application is outside the period of limitation, please provide sufficient justification to prove that the appellant has sufficient cause for not preferring an appeal within the period of limitation	:-
29.	List of Documents and proofs enclosed-	:-

Declarations

1.

Jurisdiction of the Rent Count

:-

The applicant declares that the Subject matter of this matter of this application is within of the Jurisdiction of the Rent Tribunal.
2.

Matters not previously filed or pending with any other court

:-

The application further declares that he/she had not previously filed any application, petition, writ petition or suit regarding the matter in respect of which this application has been made, before any court or any other authority or any other Bench of the Tribunal nor any such application, write petition or suit is pending before any of them. In case the applicant has previously filed any such application, writ petition of suit, the details of the pendency of such cases filed, or if disposed, the decisions of such cases to be enclosed.
3.

Limitation

:-

The appellant further declares that the appeal is within the limitation period prescribed in sub-section (1) of Section 38 of the Arunachal Pradesh Tenancy Act 2022 (Act No. 17 of 2022).

OR

The applicant further declared that he has sufficient cause for not preferring an appeal within the period of limitation and he undertakes to satisfy the Tribunal in this regard.

VERIFICATION

I,(Name of the Applicant) S/o, W/o, D/o.....aged years residing at do hereby verify that the contents of paragraphs.....to..... are true to my personal knowledge and paras..... to are believed to be true on legal advice received and that nothing materials has been concealed therefrom.

Date :.....

Place :

Signature of the Applicant

FORM - XI
[See Rule 15(1)]
Complaint against Property Manager

To
The Rent Authority

I hereby wish to make a complaint against the Property Manager appointed by the Landlord for acting in contravention with the provisions of Section 19 of the Arunachal Pradesh Tenancy Act 2022 and further make the prayer as below:

- | | | |
|-----|--|---------------------|
| 1. | Unique Identification Number issued by the Rent Authority | : - |
| 2. | Application is made by | : - Landlord/Tenant |
| 3. | Email ID for communication | : - |
| | Mobile Number | : - |
| 4. | Document No. of tenancy agreement registered before the Sub-Registrar (if any) | : - |
| 5. | Name and Address of the Landlord | : - |
| 6. | Name(s) and Address of the Tenant | : - |
| 7. | Name and Address of the Property Manager | : - |
| 8. | Description of rented premises | : - |
| 9. | Existing Rent | |
| 10. | Nature of instructions given by landlord (If applicable) | : - |
| 11. | Nature of Contraventions / Violations of provisions of Section 19 or Failures of duties made by the Property manager. (Give here a concise statement of facts in a chronological order. Each paragraph containing as nearly as possible a separate issue or fact). | : - |
| 12. | Naure of loss incurred by the Applicant on account of failures/Contraventions by the Property Manager | : - |
| 13. | Prayer before the Rent Authority. - | : - Yes / No |
| | (a) Removal of Property Manager | |
| | (b) Imposition of Cost on the Property Manager | |
| 14. | Justification for the request: | : - |
| 15. | Reasons for making this application | : - |
| 16. | Date of Service of Advance copy to the Property Manager | : - |
| 17. | Method of service | : - |
| 18. | Date of Service of Advance copy to opposite party | : - |
| 19. | Method of service | : - |
| 20. | Amount of Dispute resolution fee deposited | : - |
| 21. | Date of deposition of the dispute resolution fee | : - |
| 22. | Mode of remittance & Reference Number | : - |
| 23. | Date of Submission of Application | : - |
| 24. | List of Documents and proofs enclosed- | : - |

VERIFICATION

I,(Name of the Applicant) S/o,W/o, D/oaged years residing at do hereby verify that the contents of paragraphs.....to..... are true to my personal knowledge and paras..... to are believed to be true on legal advice received and that nothing materials has been concealed therefrom.

Date : Signature of the Appellant
Place :

FORM - X
[See rule 6(2)]

Complaint of Stoppage of Essential Supplies before the Rent Authority

To
The Rent Authority

Sir,
I hereby wish to file a complaint against stoppage of essential supplies by the Landlord / Property manager and request for passing an order under Section 20 (2) of the Arunachal Pradesh Tenancy Act for restoration of essential supplies and / or award of compensation under Section 20(4).

- | | | |
|-----|--|-----|
| 1. | Unique Identification Number issued by the Rent Authority | : - |
| 2. | Email ID for communication | |
| | Mobile Number | : - |
| 3. | Document No. of tenancy agreement registered before the Sub-Registrar (if any) | : - |
| 4. | Name and Address of the Landlord | : - |
| 5. | Name(s) and Address of the Tenant | : - |
| 6. | Name and Address of the Property Manager (if any) | : - |
| 7. | Description of rented premises | : - |
| 8. | Monthly rent under agreement / fixed by the Rent Authority | : - |
| 9. | Nature of essential supplies stopped / curtailed / withheld | : - |
| 10. | Facts of the case (Give here a concise statement of facts in a chronological order. Each paragraph containing as nearly as possible a separate issue or fact). | : - |
| 11. | Do you seek any award of compensation for stoppage of essential supplies? If yes, amount? | : - |
| 12. | Relief sought - (Specify the relief(s) sought explaining the grounds for such relief(s) and the legal provisions, if any, relied upon). | : - |
| 13. | Grounds for relief | : - |
| 14. | Interim order, if any prayed for pending final decision on the application, the applicant seeks the following interim relief: (Give here the nature of the interim relief prayed for). | : - |
| 15. | Grounds for interim order | : - |
| 16. | Date of service of Advance copy to opposite party (Landlord) | : - |
| 17. | Method of service | : - |
| 18. | Date of submission of Notice | : - |
| 19. | Date of submission of application | : - |
| 20. | List of documents and proofs enclosed- | : - |

VERIFICATION

I, (Name of the Applicant) S/o, W/o, D/o..... agedyear's residing at do hereby verify that the contents of paragraphs.....to..... are true to my personal knowledge and paras..... to are believed to be true on legal advice received and that nothing materials has been concealed therefrom.

Date : Signature of the Tenant
Place :

FORM - XI

[See rule 17(1)]

Notice to Tenant for removal of Structure / undertake repair maintenance

To

Shri/Smti/Ms/M/s

.....

..... (Tenant)

Sir,

It has come to my notice that you, as a tenant to the premises mentioned below, have not maintained the property as per the Tenancy Agreement as per details below. You are hereby requested to undertake the following repair / maintenance or remove of illegal structure as specified below, within the time specified herein-

1.

Unique Identification Number issued by the Rent Authority

: -
2.

Name and Address of the Landlord

: -
3.

Email ID for communication (Landlord or Property Manager)

: -
- Mobile Number

: -
4.

Document No. of tenancy agreement registered before the Sub-Registrar (if any)

: -
5.

Description of rented premises

: -
6.

Details of Unauthorised structure(s) constructed/erected by the Tenant (if any)

: -
7.

Details of damage(s) to the property incurred during the tenancy period

: -
8.

Details of Repairs/maintenance/removal required to be undertaken

: -
9.

Date by which the repair/maintenance/removal should be completed

: -

I am enclosing photographs of the said damage/unauthorized structures (strike off if not available).

Kindly note, that as per Section 15(3) of the Arunachal Pradesh Tenancy Act, in case of failure to undertake the repairs or removal of structures, the landlord may carryout the works as above without the consent of the tenant, and deduct the cost incurred from the security deposit.

Further you shall be required to pay the cost and replenish the amount of security deposit within 30 days of notice

Date :

Place :

Signature of the Landlord/Property Manager

FORM - XII
[See rule 17(2)]

Notice to Landlord for obligatory maintenance

To,

Shri/Smti/Ms/M/s.....
.....(Landlord / Property Manager)

Sir,

It is brought to your notice that the premises mentioned below have not been maintained properly by the Landlord as per the Tenancy Agreement as per details below. You are hereby directed to undertake the repair/maintenance as specified below, within the time specified herein-

- | | |
|---|----|
| 1. Unique Identification Number issued by the Rent Authority | :- |
| 2. Name and Address of the Tenant | :- |
| 3. Email ID for communication (Tenant) | :- |
| Mobile Number | :- |
| 4. Document No. of tenancy agreement registered before the Sub-Registrar (if any) | :- |
| 5. Description of rented premises | :- |
| 6. Details of shortcomings or maintenance issues of the rented premises | :- |
| 7. Details of shortcomings or maintenance issues of common spaces | :- |
| 8. Details of repairs/maintenance required to be undertaken | :- |
| 9. Date by which the repair/maintenance should be completed | :- |

I am enclosing photographs of the said damage/maintenance issues (strike off if not available)

Kindly note, that as per Section 15(4) of the Arunachal Pradesh Tenancy Act, in case of failure to undertake the repairs of maintenance, the tenant carryout the works as above without the consent of the Landlord, and deduct the cost incurred from the rent to be payable to the landlord.

Date :.....

Signature of the Tenant

Place :.....

FORM - XIII
[See rule 17(3)]

Notice to Landlord for abandoning of uninhabitable premises

To,

Shri/Smti/Ms/M/s.....
.....(Landlord / Property Manager)

Sir,

It is brought to your notice that the premises mentioned below have not been maintained properly by the Landlord as per the Tenancy Agreement, and has become uninhabitable as per details below. It is to inform you that, in spite of the notice under Rule 17(2), the landlord has failed to undertake and complete the repair/maintenance work, and due to which the premises have become uninhabitable.

Now therefore, notice is hereby given to the Landlord that I, the tenant would be abandoning the premises and terminating the tenancy agreement with effect from 15 days of the issuance of this notice. You are requested to refund/remitt the security deposit available with you within the said period of 15 days.

- | | |
|---|----|
| 1. Unique Identification Number issued by the Rent Authority | :- |
| 2. Name and Address of the Tenant | :- |
| 3. Email ID for communication (Tenant) | :- |
| Mobile Number | :- |
| 4. Document No. tenancy agreement registered before the Sub-Registrar (if any) | :- |
| 5. Description of rented premises | :- |
| 6. Details of shortcomings or maintenance issues of the rented premises | :- |
| 7. Details of shortcomings or maintenance issues of common spaces | :- |
| 8. Details of repairs/maintenance that were required to be undertaken | :- |
| 9. Date of notice given to Landlord under Rule 17 (2) for undertaking repairs/maintenance | :- |
| 10. Reason/Issues due to which the premises have become inhabitable | :- |
| 11. Date from which the premises shall be abandoned | :- |
| 12. Amount of security deposit available by the landlord (to be refunded) | :- |
| 13. Account No (to which the security deposit is to be refunded) | :- |
| 14. Name of the Bank | :- |
| 15. IFSC Code | :- |

Date :.....

Signature of the Tenant

Place :.....

FORM - XIV
[See rule 17(4)]

Notice to Landlord regarding Damage to premises

To

Shri/Smti/ Ms/M/s.....

.....(Landlord/Property Manager)

Sir,

It is brought to your notice that, the premises mentioned below have got damaged as per details below;

- | | |
|--|-----|
| 1. Unique Identification Number issued by the Rent Authority | : - |
| 2. Name and Address of the Tenant | : - |
| 3. Email ID for communication (Tenant) | |
| Mobile Number | : - |
| 4. Document No. of tenancy agreement registered before the Sub-Registrar (if any): | : - |
| 5. Description of rented premises | : - |
| 6. Nature/Details of damage caused in the rented premises | : - |
| 7. Date on which damage was caused | : - |
| 8. Reason for damage | : - |
| 9. Who is responsible for the damage? | : - |
| 10. Repair/maintenance required to be done for overcoming the damage | : - |
| 11. Who (Landlord/Tenant) as per the Tenancy agreement is required to repair/do maintenance to overcome the damage | : - |
| 12. Has the property become uninhabitable due to the damage ? | : - |
| 13. Any other information | : - |

Date :.....

Signature of the Tenant

Place :.....

FORM - XV
[See rule 17(5)]

Notice to Tenant for Entry/inspection of Premises

To,

Shri/Smti/Ms/M/s

_____ **(Tenant)**

Sir,

It is hereby informed that I do or my agent(s) propose to enter into the rented premises mentioned below in which you are the tenant, for undertaking the activities mentioned herein. You are hereby requested to allow entry to me/my agents and provide full cooperation to undertake the said activities.

- | | | |
|-----|--|-----|
| 1. | Unique Identification Number issued by the Rent Authority | : - |
| 2. | Name and Address of the Landlord | : - |
| 3. | Email ID for communication (Landlord or Property Manager) | : - |
| | Mobile Number | : - |
| 4. | Document No. of tenancy agreement registered before the Sub-Registrar (if any) | : - |
| 5. | Description of rented premises | : - |
| 6. | Details of persons who shall undertake the entry | : - |
| 7. | Reason for undertaking entry into premises | : - |
| 8. | Activities that would be undertaken by me or my agents during the said entries | : - |
| 9. | Duration during which the entry would be undertaken | : - |
| | From (Date/Time) | |
| | To (Date/Time) | |
| | Total no of days | : - |
| 10. | Date of Issuance of this notice | : - |

Date :.....

Signature of the Landlord/Property Manager

Place :.....

FORM - XVI

[See Rule 17(6)]

Notice to Tenant for change of Property Manager

To,

Shri/Smti/Ms/M/s

Sir,

It is hereby informed that I have changed the property manager assigned for the premises rented to you as tenant. This is for your information and record.

1.

Unique Identification Number issued by the Rent Authority

: -
2.

Name and Address of the Landlord

: -
3.

Name and Address of Tenant

: -
4.

Document No. of tenancy agreement registered before the Sub-Registrar (if any)

: -
5.

Description of rented premises

: -
6.

Name and Address of New Property Manager

: -
7.

Email ID for communication (Property Manager)

: -
- Mobile Number

: -
8.

Reason for change of Property Manager

: -
9.

Date from which he/she shall start functioning

: -
10.

Date upto which, he is authorized to function as the property manager (if any)

: -

Date :.....

Signature of the Landlord

Place :.....

Copy to :

Rent Authority