

THE UTTAR PRADESH REGULATION OF URBAN PREMISES TENANCY RULES, 2021 (DRAFT)

In exercise of the powers conferred by section 44 of the Uttar Pradesh Regulation of Urban Premises Tenancy Ordinance, 2021 (UP Ordinance No. ..of 2021), the Governor is pleased to make the following rules:

1. Short title.—

- (1) These rules may be called the Uttar Pradesh Regulation of Urban Premises Tenancy Rules, 2021.
- (2) They shall come into force from the.....day of.....,2021.

2. Definition.—

- (1) In these rules, unless the context otherwise requires-
 - (a) “Ordinance” means the Uttar Pradesh Regulation of Urban Premises Tenancy Ordinance, 2021;
 - (b) “Appeal” means an appeal against an order of the Rent Authority filed under section 35 of the Ordinance before the Rent Tribunal;
 - (c) “Appellant” means a party which prefers an appeal under section 35 of the Ordinance against the order of the Rent Authority before the Rent Tribunal;
 - (d) “Application” means an application filed before the Rent Authority;
 - (e) “Applicant” means a party who makes an application before the Rent Authority;
 - (f) “Form” means a form appended to these rules;
 - (g) “Opposite Party” means a party who answers any application before the Rent Authority;
 - (h) “Respondent” means a party against whom appeal is preferred under section 35 of the Ordinance;
- (2) The words and expression used herein and not defined, but defined in the Ordinance, shall have the meaning respectively assigned to them in the Ordinance.

3. Digital Platform for submission of documents —

to receive rent, as the case may be, along with a copy of the application.

- (4) In the case of continuance of deposit of rent and other charges for the subsequent period, it will not be necessary for the applicant to move the fresh application each time, but the applicant shall take the step for service of notice in **Form-6** by filing duly addressed and postage stamped envelopes with acknowledgement due for

- (1) State Government shall put in place a digital platform in the Hindi or English language for enabling submission of information about the execution of tenancy agreements and particulars about a tenancy under section 4 of the Ordinance.
- (2) On such platform, the form relating to the information of tenancy, as mentioned in the **First Schedule** of the Ordinance, shall be

being sent by registered post to the landlord.

- (5) On the landlord furnishing details of his bank accounts and making request for the payment of the deposited amount, the Rent Authority shall pay the amount deposited by the tenant by account payee cheque, Real Time Gross Settlement (RTGS), National Electronic Funds Transfer (NEFT) or any other mode to landlord.

7. Application for eviction and recovery of possession.—

- (1) For eviction and recovery of possession of premises on the grounds mentioned in sub-section (2) of section 21 or sub-section (1) of section 22, the landlord shall make an application to the Rent Authority in Form-7. While submitting aforesaid application landlord may also pray before Rent Authority for recovery of arrears of rent and other charges, if any, from tenant.
- (2) No such application shall be accepted unless the SMS, E-mail IDs or Whatsapp or mobile number of the landlord and counsel thereof are mentioned therein.
- (3) Before filing such application, the landlord shall send the scanned or PDF copy all of the papers including the application on the email id and Whatsapp number of the tenant, or by registered post and a certificate of such sending shall also be filed along with the application.
- (4) No reply to the application or any document shall be received by the Rent Authority unless the concerned party sends the scanned or PDF copy of all such papers on the email id and Whatsapp number of the other party or by registered post and counsel thereof, and a certificate of such sending is filed with such papers.
- (5) In a case of an application under clauses (a) or (b) of sub-section (2) of section 21, the tenant shall regularly deposit the monthly amount due within a week from the date of its accrual, and in the event of any default of the tenant in making such deposit, the reply, if any, of the tenant filed to oppose such application of the landlord shall not be considered.
- (6) The office of the Rent Authority shall inform the date that is fixed by the Rent Authority by Whatsapp or message to the parties and their counsel and a record shall be maintained of sending such messages.
- (7) If there is more than one landlord being co-owner, the application

for eviction and recovery of possession of the premises may be signed by one of them but in such case, the co-landlords being co-owners shall be an array as *pro forma* opposite parties and this provision shall mutatis mutandis apply also to other applications under this Ordinance.

- (8) Every application or its reply shall be signed and verified in the manner prescribed under Rules 14 and 15 of Order VI of the First Schedule to the Code of Civil Procedure, 1908.

8. Refund of advance rent by landlord.—

- (1) When the landlord fails to make any refund in terms of sub-section (1) of section 24 of the Ordinance, the landlord shall be liable to pay simple interest to the tenant at the rate of 9 per cent per annum on the amount which the landlord omitted or failed to refund.
- (2) Payment to be refunded under sub-rule (1) shall be made through draft / account payee cheque or online bank transfer directly in the name of the tenant as may be agreed between the parties.

9. Application for severance of vacant land.—

- (1) The landlord or, in case of the death of landlord, his legal heirs, may file an application in **Form-8** under sub-section (1) of section 27 of the Ordinance for the severance of the vacant land from the rest of the premises and for the commencement of work on such severed land.
- (2) Along with such application, the landlord shall also file a scaled map showing the vacant land sought to be severed with the rest of the premises and also depicting the portion that would be left with the tenant after such proposed severance of the vacant land.

10. Settlement of disputes.—

The Rent Authority or the Rent Tribunal shall make its efforts for a settlement between the parties and record the proceedings about the outcome of the efforts so made on the date fixed.

11. Powers of Rent Authority and Rent Tribunal.—

The Rent Authority and the Rent Tribunal shall, to decide an application or hear an appeal under the Ordinance, shall have the powers to:-

- (a) award costs and special costs any successful party against an unsuccessful party;
- (b) allow an amendment application or memorandum of appeal;

- (c) consolidate two or more cases of eviction by the same landlord against different tenants;
- (d) make an order for the ends of justice or to prevent the abuse of the process of the authority concerned.
- (e) call for the particulars in respect of the premises from the landlord or tenant or occupant, or any previous landlord, tenant or occupant thereof, who shall thereupon furnish such particulars.
- (f) record a compromise, arrived at between the parties, in an application or appeal or proceeding, arising out of the provisions of this Ordinance and to dispose it of either fully or partially based on the agreement, settlement or satisfaction recorded between the parties;

Provided that such agreement, settlement or satisfaction is properly presented and verified by the parties before the Rent Authority or Rent Tribunal, as the case may be.

- (g) inspect a building for purposes of deciding any application under clause (c), (b) (e), (f), (h), (i), (k) or (l)) of sub-section (2) of section 21 of the Ordinance, or appeal arising there from:

Provided that no inspection shall be carried out at any time after sunset or before sunrise:

Provided further that after inspection, a note of inspection shall be prepared mentioning therein the names and address of the persons who were found at the time of such inspection and photographs shall also be taken at the time of such inspection along with the signatures of the persons present at the time of the inspection.

12.Appeal—

- (1) Every appeal under this Ordinance shall be preferred in the form of a memorandum signed by the appellant, and presented either in person or through counsel to the Rent Tribunal which shall be in **Form-9**. The E-mail IDs and Whatsapp numbers of the appellant, his counsel and respondent shall also be mentioned in such memorandum of appeal for communication with them through electronic means.
- (2) Appellant may upload scanned or PDF copies all of the papers including the memorandum of appeal on email ID or Whatsapp number of the respondents or sent by registered post and a certificate of such sending is appended to the memorandum of appeal.

- (3) Every such memorandum of appeal shall be accompanied by a certified copy of the order sought to be appealed and shall set forth concisely and under distinct heads, the grounds of objection and such grounds shall be numbered consecutively. Where it is not reasonably practicable or convenient to file certified copy or there is an urgency to obtain an interim order, the appellant may set out the reasons for not filing the certified copy in the memorandum of appeal, quoting therein the operative part of such impugned order.
- (4) The memorandum of appeal shall also be accompanied by the sufficient number of copies thereof along with copies of notices of the appeal for service on the respondents and also be accompanied by duly addressed and postage stamped envelopes with acknowledgement due for being sent by registered post to the respondents and their counsel.
- (5) The memorandum of appeal shall bear the requisite Court fee as given in Section 39 of the Ordinance.
- (6) On receipt of the appeal, the Rent Tribunal shall forthwith issue requisition for the records of the Rent Authority of the decided application and, on receipt of such requisition, the Rent Authority shall immediately send the records before the date fixed for hearing of the appeal before the Rent Tribunal.
- (7) The Rent Tribunal shall endeavour to dispose of the appeal as expeditiously as possible, not exceeding more than sixty days from the date of the receipt of the memorandum of appeal.

13. Execution of order of Rent Authority and Rent Tribunal.—

- (1) An application to execute an order of the Rent Authority or the Rent Tribunal shall be made in **Form-10** to the concerned Rent Authority along with a supporting affidavit sworn on the date of presentation of application that no stay order operates or no proceeding is pending in respect of such order.
- (2) On receipt of the application under sub-rule (1), the Rent Authority shall issue a notice to the opposite party to show cause within 7 days from the date of receipt of such notice against the proposed execution of the order and, in case, the opposite party files any objections to it, the same shall be disposed of in a summary manner within 30 days from the date of service of notice upon such opposite party:

Provided that no such objection by the opposite party shall be filed unless the scanned or PDF copy of such objections and

documents given therewith are delivered to applicant or his counsel, or sent through E-mail, Whatsapp or registered post to the applicant and a certificate to that effect is appended to such objections.

- (3) The Rent Authority shall not ordinarily adjourn the hearing of the objections and, after receipt of such objections, proceed to hear them immediately.
- (4) The Rent Authority may, at the request of the applicant, execute the order in any of the manners enumerated in clauses (a) to (e) of sub-section (1) of section 36 of the Ordinance.
- (5) In case the Rent Authority decides to take the help from the local police for the execution of the final orders under sub-section (2) of section 36 of the Ordinance, the Rent Authority shall send the request in **Form-11** to the Superintendent of Police, who shall direct the concerned Station House Officer to execute the order within 15 days from the date of the receipt thereof either himself or through a sub-inspector appointed by him on that behalf.
- (6) After execution of the orders under sub-rule (5), its report shall be sent by Superintendent of Police to the Rent Authority within seven days.
- (7) If for any reason, the order could not be executed under sub-rule (5), the report describing the circumstances thereof shall be sent to the Rent Authority which shall pass appropriate orders thereupon including the issue of fresh request to the Superintendent of Police for the execution of the order.
- (8) Before making any request to the Superintendent of Police, the Rent Authority shall direct the tenant to vacate the premises and deliver vacant possession thereof to the person named in the order (i.e. landlord or his legal heir) within such period as may be specified in the order, which shall in no case be less than two week from the date of the service of the order upon him, and on his failure to comply with the order within the time allowed, the Rent Authority shall request for the police help under sub-rule (5) above.
- (9) On the request of the applicant, the Rent Authority may issue order of attachment of one or more bank accounts of the opposite party for the purpose of recovering the amount specified in the order under execution:

Provided that the applicant furnishes the details of such bank accounts.

14. Disposal of property left in a building.—

- (1) Where at the time of the eviction of any person from premises under the order of the Rent Authority or the Rent Tribunal, any movable property is found in such premises and the person to whom such property belongs does not take possession thereof, the Rent Authority shall cause such property to be entrusted to a custodian (*supurdar*) after obtaining an inventory of the same from him in the presence of at least two witnesses and a bond or undertaking to produce the property as and when required by that Authority. The photographs of such property shall also be annexed to the inventory.
- (2) The Rent Authority shall cause a proclamation to be published by its affixation on the notice board of his office as well as on some conspicuous part of the premises concerned, directing the persons to whom such property belongs, to appear before him on a date to be fixed to satisfy him that he is entitled to receive such property.
- (3) If the Rent Authority is satisfied that such person is entitled to such property, the property shall be delivered to such person subject to his paying necessary charges, if any, for removal, transportation and safe custody thereof.
- (4) In case no person appears on the date specified in the proclamation, or if the owner of such property appears and fails to pay the necessary charges mentioned in sub-rule (3), the Rent Authority may sell such property by public auction.
- (5) The sale proceeds shall be kept in dedicated account opened in any Nationalized Bank by Rent Authority and may be refunded to the owner of such property after deducting the charges mentioned in sub-rule (3) as well as the expenses incurred in the sale thereof.
- (6) Every deposit of such sale proceeds shall be entered into in detail in a separate register maintained by Rent Authority for this purpose so that person claiming to be owner of property auctioned may be identified for refund of sale proceed according to sub-rule(5).

15. Inspection of records.—

- (1) Any person who is a party to any proceeding before Rent Authority or Rent Tribunal may apply in writing to the official in charge of the office of the Rent Authority or Rent Tribunal, as the case may be, for permission to inspect the record.
- (2) On receipt of such application, the official referred in sub-rule (1)

may allow him to inspect the record ordinarily on the date of such application within usual hours specified for this purpose.

- (3) Any person inspecting a record may be allowed to take notes in pencil from the record.

16.Manner of recording evidence.—

The Rent Authority shall make a memorandum of oral evidence adduced before it and a certificate shall be appended to such memorandum that the evidence has been recorded by the Rent Authority itself or under its dictation by the concerned official.

17.Vakalatnama.—

No counsel shall plead or act for any person in any proceedings under the provisions of the Ordinance unless he holds a *vakalatnama* duly executed in his favour.

18.Certified Copies.—

- (1) Any person affected by any order passed by the Rent Authority or the Rent Tribunal shall be entitled to be given a certified copy thereof and other connected documents on an application duly made in that behalf.
- (2) The cost of copying maps, plans, tabular statements or any other work, requiring skilled labour, shall be fixed by the Rent Authority or the Rent Tribunal, as the case may be.

19.Process fess.—

In respect of every application filed before the Rent Authority, the applicant shall pay for the service of all notices or orders whether issued in the first instance or subsequently, the processing fee at the rates applicable for the Revenue Courts and the processing fee for the service of all notices or orders by the Rent Tribunal shall be as per the General Rule (Civil), 1957:

Provided that where any process is required by speed post acknowledgement due, duly addressed envelope, bearing proper postage and acknowledgement card, shall also be filed by the party at whose instance such service is to be made.

20.Yearly report.—

The Rent Authority shall prepare a yearly report of its district after compiling all data relating to the matters pending before the Rent

Authority and Rent Tribunal and shall send such report through the Collector of the District to the State Government within 2 months from the end of every financial year.

[See rule 3(4)]

[illegible]

FORM-2*[See rule 3(5)]***Intimation of death**

To
The Rent Authority

Sir,

The applicant is filing this application with particulars detailed below:-

1	Unique Identification No. issued u/s 4(5) of the Ordinance by the Rent Authority	:	
2	Document No. of tenancy agreement, if registered before the Sub-Registrar	:	
3	Name and Address of the Landlord	:	
4	Name and Address of the Property Manager (if any)	:	
5	Name(s) and Address of the Tenant	:	
6	Description of premises let to the tenant including appurtenant land, if any	:	
7	Name of the landlord or tenant who died.	:	
8.	Date of his death.	:	
9.	Whether the fact of death is duly recorded by the municipal authority or government authority?	:	
10.	If yes, enclose a certified copy of the death certificate.	:	
11.	Name and addresses of the legal heirs or legal representative of the deceased and their relationship with the deceased.	:	

VERIFICATION

I.....(Name of the Applicant) S/o. / W/o. / D/o.
.....aged about, residing
at....., do hereby verify that the above information is true
and correct to my knowledge and I hereby declare that I have not suppressed any
material facts and no part of the information furnished above is false.

Verified at.....(name of the place) on this.....day
of..... (name of month) of.....(mention year).

Name and Signature of heirs or legal representative of Landlord or Tenant

FORM-3*[See rule 4(1)]***Intimation of expiry or earlier Termination**

To

The Rent Authority

Sir,

The applicant is hereby submitting the intimation of the expiry/earlier termination of the tenancy with particulars detailed below:-

1	Unique Identification No. issued u/s 4(5) of the Ordinance by the Rent Authority	:	
2	Document No. of tenancy agreement, if registered before the Sub-Registrar	:	
3	Name and Address of the Landlord	:	
4	Name and Address of the Property Manager (if any)	:	
5	Name(s) and Address of the Tenant	:	
6	Description of premises let to the tenant including appurtenant land, if any	:	
7	Date of Expiry Tenancy Agreement	:	
8	Date of earlier termination of Tenancy Agreement	:	
9	Date of return of possession to landlord	:	
10	Whether any document of handing over possession is written? If so, attach it.	:	

The Landlord and the Tenant jointly declare that all amounts due to the Landlord or Tenant, as the case may be, have been duly discharged/satisfied by the Tenant and no further amounts are payable by the Tenant to the Landlord or

Landlord to the Tenant, as the case may be, on account of any kind whatsoever.	
Name and Signature of Landlord	Name and Signature of Tenant

FORM-4*[See rule 6(1)]***Before the Rent Authority.....**

Application No.....Year.....

IN THE MATTER OF

.....

.....Applicant/Tenant

v.

.....

.....Opposite Party/Landlord

Sir,

The applicant is filing this application with particulars detailed below:-

1	Jurisdiction of the Rent Authority (The applicant declares that the subject matter of this application is within the jurisdiction of the Rent Authority)	:	
2	Provision of the Ordinance, under which this application is being filed.	:	Section 14(1) or section 14(3)
3	Unique Identification No..... of the premises issued u/s 4 (5) of the Ordinance.	:	
4	Document No..... of tenancy agreement, if registered before the Sub-Registrar.	:	
5	Details of the applicant/Tenant		
(a)	Name of the applicant		
(b)	Permanent address of the applicant		
(c)	Address for effecting service		
(d)	E-mail ID of the applicant		
(e)	Whatsapp number of the applicant		
(f)	PAN No.		
(g)	Name of the counsel of the applicant		
(h)	Address for service of the counsel		
(i)	Email ID of the counsel		

(j)	Whatsapp number of the counsel		
6	Details of the Landlord or the person or the persons claiming to be entitled to such rent and other charges	:	
(a)	Name of the landlord/person		
(b)	Permanent address of the landlord/person		
(c)	Address for effecting service		
(d)	E-mail ID of the landlord/person		
(e)	Whatsapp number of the landlord/person		
7	Particulars of Property Manager of the landlord, if any	:	
(a)	Name of the property manager		
(b)	Permanent address of the landlord/person		
(c)	Address for effecting service		
(d)	E-mail ID of the property manager		
(e)	Whatsapp number of the property manager		
8	Description of premises in question	:	
(a)	Its municipal number.	:	
(b)	Its ward number		
(c)	Its name of the locality.		
9	Reasons and circumstances for which this application is being made (Give a concise statement of facts in chronological order, each paragraph containing as nearly as possible a separate issue or fact)		
10	Grounds for relief		
11	Whether such deposit was previously made or application was filed or pending with any other court: (The applicant further declares that he/she had neither previously filed an		

	<p>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 nor any such application, writ petition or suit is pending before any of them.</p> <p>In case the applicant has previously filed any such application, writ petition or suit, the details of the pendency of such cases filed; or if disposed of, the decisions of such cases to be enclosed.)</p>		
12	Relief sought		
13.	Details of the deposited amount		
(a)	Amount of rent and other charges being deposited.		
(b)	Details of draft/pay order being deposited		
(c)	Period for which rent and other charges are being deposited.		
(d)	Name of the payee in the draft/pay order		
14	Whether the copy of this application has been emailed or sent by Whatsapp or by registered post to the landlord/property manager?	YES	NO
15	Whether a certificate of sending it by email/Whatsapp or by registered post is attached to this application?	YES	NO
16	Whether steps of service by or by registered post by the Rent Authority have been taken?	YES	NO
17	<p>Documents attached</p> <p>1.</p> <p>2.</p> <p>3.</p>		

<u>VERIFICATION</u>		
<p>I.....(Name of the Tenant/Applicant) S/o. / W/o. / D/o.,aged about.....,residing at....., do hereby verify that the above information is true and correct to my knowledge and I hereby declare that I have not suppressed any material facts and no part of the information furnished above is false.</p> <p>Verified at.....(name of the place) on this.....day of..... (name of month) of.....(mention year).</p>		
<p>Name and Signature of Applicant/Tenant</p>		

FORM-5

[See rule 6(3)]

Before the Rent Authority.....

Application No.....Year.....

IN THE MATTER OF

.....Applicant/Tenant

v.

.....Opposite Party/Landlord

SHOW CAUSE NOTICE

Notice versus

WHEREAS the applicant, named above, alleging himself to be tenant, has moved an application (copy attached) under section 14(1)/14(3) of the Uttar Pradesh Regulation of Urban Premises Tenancy Ordinance, 2021 in respect of the premises detailed in Schedule-A and has also deposited amount as rent and other charges in the office of the undersigned.

TAKE NOTICE that.....at.....am/pm is a date fixed in the above application before the Rent Authority, having its office at....., so please appear personally or through duly authorized person or counsel on the above date to show cause why the above application be not allowed. In case you or your authorized person or counsel fails to appear on the said date and time to show cause, the application shall be decided in your absence, which may please be noted.

Given under my hand and seal this day of.....

(Rent Authority)
Seal

Schedule-A
Details of the Premises

FORM-6

[See rule 6(4)]

Before the Rent Authority.....

Application No.....Year.....

IN THE MATTER OF

.....

.....Applicant/Tenant

v.

.....

.....Opposite Party/Landlord

NOTICE ABOUT DEPOSIT AND WITHDRAWAL U/S 14 of ORDINANCE

Notice versus

WHEREAS the applicant, named above, has deposited a sum of rupees.....on.....as rent and other charges for the period fromto.....at the rate of rupees.....per month in respect of the premises bearing municipal number.....situated at.....

NOTICE IS HEREBY GIVEN to you under sub-section (5) of section 14 of the Uttar Pradesh Regulation of Urban Premises Tenancy Ordinance, 2021 that the withdrawal the amount of such rent and other charges shall not by itself operate as an admission against the landlord or any other claim made by the tenant, if the landlord withdraws it to the extent of rent agreed upon under the tenancy agreement.

Given under my hand and seal this day of.....

(Rent Authority)
Seal

FORM-7*[See rule 7(1)]***Before the Rent Authority,.....****Application No.....Year.....****IN THE MATTER OF**

.....

.....Applicant/Landlord

v.

.....

.....Opposite Party/Tenant

Sir,

The applicant is filing this application with particulars detailed below:-

Name(s) and Particulars of the Applicant(s)		
(a)	Name of the applicant	:Applicant
(b)	Permanent address of the applicant	:
(c)	Address for effecting service	:
(d)	E-mail ID of the applicant	:
(e)	Whatsapp number of the applicant	:
(f)	PAN No.	:
(g)	Name of the counsel of the applicant	:
(h)	Address for service of the above counsel	:
(i)	Email ID of the counsel	:
(j)	Whatsapp number of the counsel	:
Versus		
Name(s) and Particulars of the Opposite Party		
(a)	Name of the opposite party	:Opposite Party
(b)	Permanent address of the opposite party	:
(c)	Address for effecting service	:
(d)	E-mail ID of the opposite party	:
(e)	Whatsapp number of the opposite party	:
(f)	PAN No.	:
DETAILS OF APPLICATION:		
1	Particulars of violation against which the present application is made:	:

2	Unique Identification No..... issued u/s 4(5) of the Ordinance.		
3	Document No..... of tenancy agreement, if registered before the Sub-Registrar.		
4	Jurisdiction of the Rent Authority: (The applicant declares that the subject matter of this application is within the jurisdiction of the Rent Authority)	:	
5	The facts of the case: (Give a concise statement of facts in chronological order, each paragraph containing as nearly as possible a separate issue or fact)	:	
6	Grounds for relief:	:	
7	Whether application previously filed or pending with any other court: (The applicant is to declare that the applicant has neither previously filed an application, appeal, petition, writ petition or suit regarding the subject matter in respect of which this application is being moved, before any court or any other authority or any 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, appeal, writ petition or suit, the details of the pendency of such cases filed; or if disposed of, the decisions of such cases are to be enclosed.)	:	
8	Relief sought (Because of the grounds mentioned in para 6 above, the applicant prays for the following relief(s)):- (Specify below the relief(s) sought to explain the grounds for such relief(s) and the legal provisions, if any, relied upon)	:	
9	Interim order, if any prayed for: The pending final decision on the application, the applicant seeks the following interim relief (Give here the nature of the interim relief prayed for)	:	
10	Date of advance notice of this application, if given to the opposite party:	:	
11	Date of service of advance notice upon the opposite party: (If there are several opposite parties, the date of	:	

	service of notice on each of the opposite parties)		
12	Valuation for Court fees: Valuation and mode thereof for payment of Court fees as per section 39 of the Ordinance read with the Court Fees Act, 1870.	:	
13	Amount of Court fees paid	:	
14	Whether affidavit in terms of section 33(1)(a) of the Ordinance is being filed		YES NO
15	Documents attached 1. 2. 3.	:	

VERIFICATION

I.....(Name of the Applicant) S/o. / W/o. / D/o., aged about....., residing at....., do hereby verify that the contents of paras.....to.....are true to my knowledge, paragraph number.....to are based on information received from records and paragraph number.....to are believed to be true on the legal advice received and I hereby declare that I have not suppressed any material facts and no part of the information furnished above is false.

I further state and affirm that I shall not seek adjournments and will endeavour for the earliest disposal of the application.

Verified at.....(name of the place) on this.....day of..... (name of month) of.....(mention year).

Date :	(Signature of the Applicant)
Place :	
(Counsel of the Applicant)	

FORM-8
[See rule 9(1)]

Before the Rent Authority,.....
Application No.....Year.....

IN THE MATTER OF

.....Applicant/Landlord
v.
.....Opposite Party/Landlord
Sir,

The applicant is filing this application with particulars detailed below:-

Name(s) and Particulars of the Applicant(s)			
(a)	Name of the applicant	Applicant
(b)	Permanent address of the applicant	:	
(c)	Address for effecting service	:	
(d)	E-mail ID of the applicant	:	
(e)	Whatsapp number of the applicant	:	
(f)	PAN No.	:	
(g)	Name of the counsel of the applicant	:	
(h)	Address for service of the above counsel	:	
(i)	Email ID of the counsel	:	
(j)	Whatsapp number of the counsel	:	
Versus			
Name(s) and Particulars of the Opposite Party			
(a)	Name of the opposite party	:Opposite Party
(b)	Permanent address of the opposite party	:	
(c)	Address for effecting service	:	
(d)	E-mail ID of the opposite party	:	

(e)	Whatsapp number of the opposite party	:		
(f)	PAN No.	:		
DETAILS OF APPLICATION:				
1	Jurisdiction of the Rent Authority (The applicant declares that the subject matter of this application is within the jurisdiction of the Rent Authority)	:		
2	Unique Identification No. issued u/s 4(5) of the Ordinance.	:		
3	Document No.of tenancy agreement, if registered before the Sub-Registrar.	:		
4	Whether it is permissible under the municipal bylaws/building regulations for the time being in force to erect any building for residence/other purposes on the vacant land of the premises.		YES	NO
5	Whether any certificate of an architect, registered with the Council of Architecture, is attached to the above effect		YES	NO
6	Whether the applicant intends to erect a building on the vacant land of the premises but is unable to obtain a possession of such vacant land from the opposite party (tenant) based on the tenancy agreement?		YES	NO
7	Whether the applicant (landlord) made efforts to get the vacant land in question from the opposite party (tenant)?		YES	NO
8	Whether a scaled map, showing the vacant land sought to be severed with the rest of the premises and also showing the portion that would be left with the tenant after proposed severance of vacant land, is attached?		YES	NO
9	Grounds for relief	:		
10	Matters not previously filed or pending with any other court: (The applicant further declares that he/she had neither previously filed an application, petition, writ petition or suit regarding the matter in respect	:		

	<p>of which this application has been made, before any court or any other authority or any tribunal nor any such application, writ petition or suit is pending before any of them.</p> <p>In case the applicant has previously filed any such application, writ petition or suit, the details of the pendency of such cases filed; or if disposed of, the decisions of such cases to be enclosed.)</p>		
11	<p>Relief sought</p> <p>(Because of the grounds mentioned in para 9 above, the applicant prays for the following relief(s)):-</p> <p>(Specify below the relief(s) sought to explain the grounds for such relief(s) and the legal provisions, if any, relied upon)</p>	:	
12	<p>Interim order, if any prayed for</p> <p>The pending final decision on the application, the applicant seeks the following interim relief</p> <p>(Give here the nature of the interim relief prayed for)</p>	:	
13	<p>Date of service of notice upon the opposite party</p> <p>(If there are several opposite parties, the dates of service of notice on each of the opposite parties)</p>	:	
14	<p>Valuation and mode thereof for payment of Court fees</p>	:	
15	<p>Amount of Court fees paid</p>	:	
16	<p>Documents attached</p> <p>1.</p> <p>2.</p> <p>3.</p>	:	

VERIFICATION

I.....(Name of the Applicant) S/o. / W/o. / D/o.,aged about.....,residing at....., do hereby verify that the contents of paras.....to.....are true to my knowledge, paragraph number.....to are based on information received from records and paragraph number.....toare believed to be true on the legal advice received and I hereby declare that I have not suppressed any material facts and no part of the information furnished above is

false.

I further state and affirm that I shall not seek adjournments and will endeavour for the earliest disposal of the application.

Verified at.....(name of the place) on this.....day of.....
(name of month) of.....(mention year).

Date :

Place :

(Signature of the Applicant)

(Counsel of the Applicant)

FORM-9*[See rule 12(1)]***Before the Rent Tribunal,.....**

Appeal No.....of..... Year

IN THE MATTER OF

.....Appellant/Tenant/Landlord

v.

.....Respondent/Landlord/Tenant

Sir,

The appellant most respectfully prefers this appeal with particulars detailed below:-

Name(s) and Particulars of the Appellant(s)		
(a)	Name of the appellant	:Applicant
(b)	Permanent address of the appellant	:
(c)	Address for effecting service	:
(d)	E-mail ID of the appellant	:
(e)	Whatsapp number of the appellant	:
(f)	PAN No.	:
(g)	Name of the counsel of the appellant	:
(h)	Address for service of the above counsel	:
(i)	Email ID of the counsel	:
(j)	Whatsapp number of the counsel	:
Versus		
Name(s) and Particulars of the Respondent		
(a)	Name of the respondent	:Respondent
(b)	Permanent address of the respondent	:
(c)	Address for effecting service	:
(d)	E-mail ID of the respondent	:
(e)	Whatsapp number of the respondent	:
(f)	PAN No.	:
(h)	Name of the counsel of the respondent before the Rent Authority	:

(i)	Address for service of the above counsel	:	
(j)	Email ID of the counsel	:	
(k)	Whatsapp number of the counsel	:	
DETAILS OF APPEAL:			
1	Name of the Rent Authority which passed the impugned order.		
2	Application number in which the impugned order was passed by the Rent Authority.	:	
3	Date of impugned order.		
4	Relevant section(s) of the Ordinance under which the application was filed before the Rent Authority.		
5	Details of the premises in question.		
6	Jurisdiction of the Rent Tribunal (The appellant declares that the subject matter of appeal as against which he wants redressal is within the jurisdiction of the Rent Tribunal.)	:	
7(a)	Limitation (The appellant further declares that the appeal is within the period of limitation as per sub-section (1) of section 35 of the Ordinance.	:	
7(b)	If the appeal is beyond the period of limitation, the period of delay	:	
7(c)	The grounds for condonation of delay under section 5 of the Limitation Act, 1963	:	
7(d)	Whether the certified copy of the impugned order is attached?		
7(e)	Time taken in obtaining the certified copy (to be excluded while calculating the period of limitation u/s 12(2) of the Limitation Act)		
7(f)	If a certified copy of the impugned order is not attached. state the reasons for not being able to file a certified copy and quote the operative part of the impugned order		
8	Memorandum of Appeal (Grounds for appeal with legal provisions:)	:	
9	Matters not previously filed or pending with any other court:	:	

	<p>(The appellant further declares that he/she had neither previously filed an application, petition, writ petition or suit regarding the matter in respect of which this appeal has been made, before any court or any other authority or any Tribunal nor any such application, writ petition or suit is pending before any of them.</p> <p>In case the appellant has previously filed any such application, writ petition or suit, the details of the pendency of such cases filed, or if disposed of, the decisions of such cases to be enclosed.)</p>		
10	<p>Relief sought</p> <p>(Because of the Memorandum provided in para 8 above, the appellant prays for the following relief(s))</p>	:	
11	<p>Interim order, if any prayed for</p> <p>Pending final decision on the appeal, the appellant seeks the following interim relief</p> <p>(Give here the nature of the interim relief prayed for)</p>	:	
12(a)	Valuation and mode thereof for payment of Court Fees before the Rent Authority against which the present appeal has arisen	:	
12(b)	Valuation and mode thereof for payment of Court fees for purposes of this appeal.	:	
12(c)	Amount of Court fees paid	:	
13	<p>Documents attached</p> <p>1.</p> <p>2.</p> <p>3.</p>	:	

VERIFICATION

I.....(Name of the Appellant) S/o. / W/o. / D/o.,aged about.....,residing at....., do hereby verify that the contents of paragraph.....to.....are true to my knowledge, paragraph number.....to are based on information received from records and paragraph number.....toare believed to be true on the legal advice received and I hereby declare that I have not suppressed any material facts and no part of the information furnished above is false.

Verified at.....(name of the place) on this.....day of.....
(name of month) of.....(mention year).

Date :

Place :

(Signature of the Appellant)

(Counsel of the Appellant)

FORM-10*[See rule 13(1)]***Before the Rent Authority,.....**

Execution Application No.....of.....Year

IN THE MATTER OF

.....

.....Applicant/Tenant/Landlord

v.

.....

.....Opposite Party/Landlord/Tenant

Sir,

The applicant most respectfully submits this application with particulars detailed below:-

Name(s) and Particulars of the Applicant(s)			
(a)	Name of the applicant	Applicant
(b)	Permanent address of the applicant	:	
(c)	Address for effecting service	:	
(d)	E-mail ID of the applicant	:	
(e)	Whatsapp number of the applicant	:	
(f)	PAN No.	:	
(g)	Name of the counsel of the applicant	:	
(h)	Address for service of the above counsel	:	
(i)	Email ID of the counsel	:	
(j)	Whatsapp number of the counsel	:	
VERSUS			
Name(s) and Particulars of the Opposite Party			
(a)	Name of the Opposite Party	 Opposite Party
(b)	Permanent address of the Opposite Party	:	
(c)	Address for effecting service	:	
(d)	E-mail ID of the Opposite Party	:	
(e)	Whatsapp number of the Opposite Party	:	
(f)	PAN No.	:	
(g)	Name of the counsel of the Opposite Party before	:	

	the Rent Authority		
(h)	Address for service of the above counsel	:	
(i)	Email ID of the counsel	:	
(j)	Whatsapp number of the counsel	:	
1- DETAILS OF THE ORDER SOUGHT TO BE EXECUTED:			
(A) Original Proceedings			
(i)	Name of the Rent Authority which passed the order.		
(ii)	Application number in which the order was passed by the Rent Authority.	:	
(iii)	Date of order.		
(iv)	Whether a certified copy of the order passed by the Rent Authority is attached?	YES	NO
(B) Appellate Proceedings			
(i)	Name of the Rent Tribunal which passed the appellate order (if any).		
(ii)	Appeal number of the appellate order (if any) passed by the Rent Tribunal.		
(iii)	Date of the appellate order of the Rent Tribunal (if any)		
(iv)	Whether a certified copy of the appellate order passed by the Rent Tribunal is attached	YES	NO
(C) Writ Proceedings			
(i)	Whether any writ petition under Article 226 or 227 of the Constitution of India has been filed against the Rent Tribunal?	YES	NO
(ii)	If so, whether it is pending?	YES	NO
(iii)	The outcome of the writ petition, if it has been filed		
2- Details of the Premises			
(i)	Municipal number of the premises in question	:	
(ii)	Location	:	
(iii)	Boundaries of the premises in question		
3- Execution is intended for			

(i)	Eviction and recovery of possession of the premises	:	
(ii)	Recovery of arrears of rent	:	
(iii)	Recovery of other charges	:	
(iv)	Recovery of costs of the proceedings before the Rent Authority	:	
(v)	Recovery of costs of the proceedings before the Rent Tribunal.	:	
(vi)	Severance of vacant land u/s 27(2) of the Ordinance.	:	

4- Mode of execution sought for

5-	<p>Execution application not previously filed or pending with any other court:</p> <p>The applicant further declares that he/she neither previously filed any execution application before any authority or Court regarding the matter in respect of which this execution application has been made nor such application is pending before any authority or Court.</p> <p>In case the applicant has previously filed any such application, details of the pendency of such application filed; or if disposed off the decision on such application to be enclosed.</p>	:	
6	<p>Relief sought</p> <p>[Because of Order Dated.....of Rent Authority/ Rent Tribunal and sub-para of Para-3 above, the applicant prays for the following relief(s).]</p>	:	
7	Amount of Court fees paid	:	
8	<p>Documents attached</p> <p>1.</p> <p>2.</p> <p>3.</p>	:	

VERIFICATION

I.....(Name of the Appellant) S/o. / W/o. / D/o.,aged about.....,residing at....., do hereby verify that the contents of paragraph.....to.....are true to my personal knowledge, paragraph number.....to are based on

information received from records and paragraph number.....to
I.....are believed to be true on the legal advice received and I hereby declare
that I have not suppressed any material facts and no part of the information furnished
above is false.

Verified at.....(name of the place) on this.....day of.....
(name of month) of.....(mention year).

Date :

Place :

(Signature of the Applicant)

(Counsel of the Applicant)

FORM-11

[See rule 13(5)]

Before the Rent Authority,.....

Application No.....of.....Year

IN THE MATTER OF

.....Appellant/Tenant/Landlord

v.

.....Respondent/Landlord/Tenant

To,

Superintendent of Police

..... (Name of the District)

Sub:- Letter of Request under section 37(2) of the Uttar Pradesh Regulation of Urban Premises Tenancy Ordinance, 2021 for the help of police for the execution of final orders

Sir

We request you to help in the execution of the final order of which the particulars are as follows:-

Sl. No.	Particulars	Details
1	Trial Courts details	
(a)	Application No.	
(b)	Name parties of the case	
(c)	Application decided on	
(d)	Name of the Rent Authorities which decided the application	
(e)	Name(s) of the applicant(s)	
(f)	Address of the applicant(s)	
(g)	Name(s) of the opposite parties	
(h)	Details of the premises	
(i)	Boundaries of the premises	
(j)	Area of the premises	
(k)	Map of the premises (if any)	
(l)	The operative part of the order passed by the Rent	

1	Authority	
2	Appellate Court	
(a)	Appeal No.	
(b)	Name parties	
(c)	Appeal decided on	
(d)	Name of the appellate court	
(e)	The operative part of the appellate order	
3	Manner of execution of the final order	
(a)	Delivering possession of the premises	
(b)	or otherwise	

- (1) It is requested to you to direct the Station House Officer (SHO) of PS.....to either himself execute the aforesaid final order or through a Sub-Inspector appointed by him in this behalf, within 15 days from the date of the receipt of this request.
- (2) On taking over the possession from Shri.....and handing it over to Shri....., the possession certificate may kindly be directed to be made by the SHO/Sub Inspector. If at the time of taking over and handing over of possession, any movable property is found in the premises and the person to whom such property belongs does not take the possession thereof, the procedure as prescribed in Rule 14 of the Uttar Pradesh Regulation of Urban Premises Tenancy Rules, 2021 may kindly be followed.
- (3) We also request you that after the execution of the above final order, a report may be sent to the undersigned.
- (4) If for some reason, the order is not executed, it may be intimated to the undersigned.
- (5) The necessary expenses for giving the necessary police aid for the execution may be got deposited by the applicant or his authorized representative at your end. Rent Authority.

Rent Authority