

RENT AGREEMENT

This Deed of Rent Agreement is made at Lahore on this _____ day of June, 2026.

BY & BETWEEN

Mr. _____ S/o _____, holding CNIC No. _____, R/o _____, Owner of Apartment No. _____, Sector-S, Askari-X, New Airport Road, Lahore Cantt, (herein after called as "THE OWNER") which expression shall include wherever applicable his successors, executors, Legal representatives and assigns) of the One Part.

AND

Mr. _____ S/o _____, holding CNIC No. _____, R/o _____ (herein after called "THE TENANT") which expression shall include wherever applicable his legal heirs, executors, Legal representatives and assigns of the Second Part.

And whereas, the Owner is lawful Owner in possession of Apartment No. _____, Sector-S, Askari-X, New Airport Road, Lahore Cantt, (herein after called the "DEMISED PREMISES").

WHEREAS the Tenant has approached the Owner to rent out and the Owner has agreed to rent out the said apartment for residential purpose to the Tenant on monthly rent basis for a period of one year on terms and conditions settled in this Rent Deed.

NOW THIS RENT DEED WITNESSES AS UNDER:-

TENANCY PERIOD

1. That initially tenancy is for a period of one year commencing from _____-06-2026 to _____-06-2027.

HOLDING OVER

2. That in case of holding over of the demised premises, the rent of premises shall stand automatically increased at the end of every one year of its tenancy by ten percent (10%) of the last paid / drawn.

USAGE

3. That "The Owner" has handed over full physical, vacant and peaceful possession of the demised premises to Tenant for residential purpose only.

SUBLET / TRANSFER

4. That "The Tenant" shall not sublet / Transfer the demised premises or any portion thereof on lease, rent, license or tenancy to some other person(s) or party.

Signature of Owner: _____

Signature of Tenant: _____

RENT

5. That "The Owner" has agreed to let and "The Tenant" has agreed to acquire the apartment on monthly rent of **Rs. _____/- (Rupees _____ Only)**. The Tenant has paid **Rs. _____/- (Rupees _____ Only)** on account of advance rent for **01 Month**. Thereafter the rent will be paid on monthly basis.

6. That the Tenant has agreed to pay monthly rent by or before _____ of every month and Owner has agreed to issue acknowledgment receipt in this regard.

DEPOSIT OF SECURITY

7. That the Tenant has also paid **Rs. _____/- (Rupees _____ Only)** at the time of execution of this Rent Deed as refundable security for performance of this rent deed and the owner acknowledges the receipt of same. The security money will be refundable after termination of the Rent Deed and clearance of all liabilities. The Security Money shall not carry any interest.

8. **Security amount of Rs. _____/- (Rupees _____ Only)** paid / deposited by the Tenant, will be utilized by Owner for recovery of any amount due i.e. utility bills etc under the provision of rent deed in case of any violation of terms of rent agreement and in case of default of rent or any loss to the property of Owner, rented out to the Tenant. Any such deduction from the security shall absolve the Tenant from adjustment on account of default of rent. The security money will not be adjusted by the tenant against the monthly rent at any stage.

ELECTRICITY / GAS / TELEPHONE / WATER BILLS

9. That the Electricity, Gas, Telephone, Water charges, Askari Colony service charges and all other utility bills of the demised premises of tenancy period shall be paid on monthly basis by Tenant on the basis of bills received from the concerned department. The Tenant shall also be responsible for the said bills even after vacation of said premises of his period of tenancy, which will be recovered from refundable security money in case bills are not cleared by him.

INSPECTION

10. That the Owner shall have the right to enter into the demised premises for inspection with prior notice giving reasonable reasons to the Tenant, at least once in 06 months and the Tenant shall have no objection at all in this regard.

ADDITIONS / ALTERATIONS

11. That the Tenant shall not without the prior consent in writing of "The Owner" make any structural changes, modifications, alterations or additions in the said demised premises.

MAINTENANCE / DAMAGE

12. That "The Tenant" shall keep the premises in clean, good and perfect condition and shall be liable for any renovation and repair at his own expenses for any damages caused to any of the fixtures and fittings and to the fabric of the structure.

13. That if during the tenancy period, the rental premises require major repairs or construction of immediate and essential nature. "The Tenant" shall place the premises at the disposal of "The Owner" without any default in rent.

14. **EXPIRY**

- a. That the Tenant shall be bound to hand over the full vacant and peaceful possession of the demised premises to the Owner within one week after the expiry of the stipulated period of tenancy.
- b. That the Owner can terminate / cancel the Rent Deed before its expiry by giving **one month written notice** to the Tenant in advance.
- c. That the Tenant can also terminate the contract by giving **one month written notice** to the owner in advance before expiry of tenancy period.
- d. If the Tenant vacates the apartment before one year, then he will get the apartment distempered / paint at his own expense.

Signature of Owner: _____

Signature of Tenant: _____

UNFORESEEN INCIDENT

15. That the Tenant will not be responsible for unforeseen incidents or major strikes, riots, war, earthquakes and conditions beyond human control. "The Tenant" will not be held responsible for any damage caused to the premises due to the above said reasons.

STAMP DUTY AND OTHER EXPENSES

16. That the stamp duty and all other expenses in respect of this Rent Deed and duplicate thereof shall be borne and paid by "The Tenant".

TAXES / MAINTENANCE CHARGES

17. That Property Tax of Demised premises shall be paid by the "Owner" whereas Askari Colony utility charges as laid down in SOP of Housing Directorate or decided by management of Askari Colonies shall be paid by "The Tenant".

DISPUTE RESOLUTION BOARD

18. That the demised premises is situated within the limits of Askari Colonies. Housing Directorate is running the management of Askari Colonies and has set up a Board of Officers detailed by Housing Directorate General Headquarters Rawalpindi for dispute resolution among owner of apartment and tenant.

19. That Board of Officers detailed by Housing Directorate General Headquarters is as under:-

- a. **President.** Assistance Director Housing Askari Colonies or Officer appointed by Director ACM.
- b. **Members**
 - (1) Deputy Assistant Director Askari Colonies.
 - (2) An Officer ex RCC.
 - (3) Any other deemed necessary by Director ACM.

The Board shall hear and decide any grievance/ejectment application against the Tenant by the Owner and decision of the Board shall be final. Tenant shall have no right to agitate the matter any further.

DISCONNECTION OF UTILITIES

20. The Askari Colonies Management is empowered to disconnect utilities i.e. electricity, water, gas, telephone etc. of demised premises if complaint is received against the Tenant and is recommended by the above-mentioned Dispute Resolution Board.

21. Utility will be disconnected on following occasion: -

- a. If complaint is received that Tenant has committed default in payment of rent for two months and that default was willful and proved by the Board of Officers as mentioned in para 19.
- b. If Tenant is not vacating the premises after Owner has served written notice to the Tenant after expiry of contract or situation listed in para 14 (b), the case is brought to the notice of Management Committee as listed in para 19 and is proved then Management Committee will give notice to the Tenant to vacate demised premises within 15 days. If the Tenant fails to vacate the premises in stipulated period his utilities will be disconnected.
- c. In case of not submitting monthly colony subscriptions / utility bills of two months by the management of Askari Management Colonies Secretariat.
- d. If the Tenant has sublet the premises to any other person or party and is proved by the Management Committee as mentioned in para 19.
- e. If Tenant has been guilty of such acts and conduct as in a nuisance to the occupation of buildings in the neighborhood.
- f. If the Tenant is carrying out any untoward or unlawful activities in the premises and is proved by the Management Committee / Residence Consultative Committee.
- g. If Tenant is not vacating the apartment and it is required by the Owner for his own occupation or the occupation of any of his children.
- h. If Tenant is using the apartment for the purpose other than that for which it was rented as per the Rent Deed.

Signature of Owner: _____

Signature of Tenant: _____

- i. In case where Owner has died or in case where the Owner is a salaried employee and has retired or is due to retire within period of six months or the widow or minor of the deceased Owner, as the case may be a notice in writing may be given by such Owner to the Tenant of the demised premises informing him that he needs the apartment for personal use and requiring him to deliver vacant possession of the building within period of one month from the date of receipt of the notice. The Tenant fails to vacate the demised premises.
- j. If the Tenant is found guilty of any illegal activity having penal consequences.

22. That the Rent Deed will be renewed only at the discretion of the Owner for further period.

23. That in case of violation of any terms and condition of this agreement by the Tenant, the Owner reserves the right to cancel this Rent Deed after serving **one month notice** to vacate the apartment. The Tenant will have no claim or right to challenge the decision.

24. That in case of failure of Tenant to vacate the premises in accordance with terms and conditions of Rent Deed, then the Tenant will have to pay the penalty rent of Rs.1,000/- (Rupees One Thousand) per day to the Owner till the day of eviction of premises by the competent Court of Law in addition to payment of monthly agreed rent.

25. **The decision of Askari Colonies Management (Housing Directorate) will not be challenged in any court of law** and the Tenant unconditionally accepts the same.

26. Terms and conditions mentioned above are agreed and accepted by both the parties with their free will and also from part of the contract.

27. The undertaking by the Tenant is enclosed as **Annex A**.

THE OWNER

THE TENANT

Signature: _____

Signature: _____

Mr. _____

Mr. _____

S/o _____

S/o _____

CNIC No. _____

CNIC No. _____

Witness No.1

Witness No.2

Signature: _____

Signature: _____

Name: _____

Name: _____

CNIC No. _____

CNIC No. _____

COUNTERSIGNED
ADH/DADH (AC)

Name: _____

Designation: _____

CNIC No: _____

Address: _____

Stamp: _____

UNDERTAKING BY THE OWNER AND THE TENANT

“It is certified that we the undersigned have read in detail and understood all the clauses mentioned above in the **RENT AGREEMENT**. We hereby guarantee that we have read all the bylaws rules and regulation of Askari Colonies Management (ACM) and unconditionally agree to obey all the bylaws, rules and regulations of Housing Directorate / ACM. In case we violate bylaws, rules and regulations of Housing Directorate / ACM then we shall be liable to disciplinary action which may include imposing of penalty and disconnection of utility services.”

<u>THE OWNER</u>	<u>THE TENANT</u>
Sign & Thumb Impression: _____ Mr. _____ CNIC No. _____ Contact No. _____	Sign & Thumb Impression: _____ Mr. _____ CNIC No. _____ Contact No. _____
<u>WITNEESS – ESTATE AGENT</u> Name _____ CNIC No _____ Contact No _____ Name of Office _____ Date _____ 2026	

UNDERTAKING OF BYLAWS
OWNER / PURCHASER / TENANT

I, _____ S/o _____ holding CNIC No. _____, R/o _____
_____ duly affirmed that I shall be liable abide by the terms and conditions
of Housing Dte given below: -

- a. Shall abide by the instruction/regulations issued by the Housing Directorate time to time.
- b. Timely payment of current service charges as per the instruction of Housing Directorate, GHQ or as when amended time to time.
- c. Adhere to norms and customs of the Housing Complex (like no kite flying/over speeding / playing of games and playing of loud Music by the adults/children/servants on the street / roads / lawn etc).
- d. Active participation in up keeping and maintenance of the Housing Complex.
- e. Refrain from indulging in illegal activities within the housing Complex.
- f. Hoisting of Flag / Alum / Green Flag of any political / religious faction is not permitted on the apartments / shops. Pakistan Flag can be hoisted on National day only.
- g. Refrain from political activities within the housing complex.
- h. Shall not interfere in the other's residential apartments / Housing Dte, GHQ matters.
- i. Shall not form any party, group (Political Sectarian Ethnic and Linguistic) nor will arrange any pelted or religious gathering / procession / receptions etc in the apartment/ colony.
- j. Shall not conduct any commercial activity or have display of any commercial board etc.
- k. Keeping the Arms/weapon on person, IN / FRONT of apartment or display of weapon in the colony is strictly forbidden.
- l. Shall not involve in immoral activities.
- m. Strictly follow the procedures for allied facilities, setup for the administrative purpose.
- n. When away shall be responsible about the security of the apartment (i.e. leaving behind some servant / attendant etc).
- o. Shall be responsible about the person discipline of the servant, (get the servant's security pass made. Only 1 x servant is permitted to stay in servant quarter. Servant with wife / children or any other family members are not permitted to stay in servant quarter. Ensure that servants so not sit in groups in front of the apartments / lawns etc).
- p. If the apartment is sold out by the Allottee, get the same under taking signed from the next buyer of the apartment and the buyer will provide the same copy to administrative staff of Housing Directorate at the time of transfer of sale / purchase.

Signature / Thumb Impression of the Tenant

- q. Keeping pet animals (particularly dogs / wild animals etc) which can cause scare / wound to the residents and discomfort to the neighbors are not permitted inside the apartment / Askari Colonies.
- r. Payment of colony subscription / service charges every month regularly.
- s. In all sale purchase / rent cases the witnesses and property dealers sending the docs of buyer / tenant they will be taken as guarantor. In case the buyer/ tenant / occupant in found involved in anti-state activities the property dealer / guarantor / witnesses and the owner in case of tenant will be held responsible.
- t. Sale/ purchaser/ rent will only be done by the authorized dealers of Housing Dte, GHQ.
- u. Ensure following while renting the apartment: -
 - The tenant is interviewed by the ADH (ACM) before signing of the Rent Deed.
 - Obtain NOC, before luggage is moved into the said apartment by the tenant.
 - Rent deed is signed as per to the specimen of Housing Directorate, GHQ.
 - The tenant cannot shift into Askari colonies unless he has the NOC from Sta HQ and Clearance from HQ 4 Corps.
 - The tenant shall only live with his family, i.e. should be married. Single or bachelor living not permitted in Askari Colony. The apartment cannot used as guest apartment, guest room are commercial purpose In case of foreigners, prior NOC/Security clearance is obtained from MI Dte, GHQ (Rawalpindi) by the owner of the apartment.
 - Shall be responsible to rent out the apartment to a respectable family as they do not become source of unrest for the Colony.
 - Shall give the certificate that **Mr.** _____ has never been expelled from any of the Army Housing Complex.
 - There is no criminal or moral failing case is registered in any of the police station or in any of the court of Law.
- v. **PROPERTY DEALERS ONLY.** While having a deal with tenant, is responsible for the following. In case of violation, the Housing Directorate, GHQ reserves the right to ban the entry/business of the defaulter in any of the Army Complex.
 - a. To rent the apartment to a respectable family; so they do not create any disturbance in the Army Housing Complex.
 - b. The tenant is financially sound to pay the monthly rent to the owner and monthly subscription of the Housing Complex regularly.

IN CASE OF VIAOLATION OF ABOVE-MENTIONED POLICIES THE ADMINISTRATION HOUSING DIRECTORATE GHQ, RESERVES THE RIGHT TO TAKE APPROPRIATE ADMINISTRATIVE ACTION AGAINST THE DEFAULTER i.e. DISCONNECTION OF UTILITY SERVICES ETC. THE TENANT WILL BE DIRECTED TO VACATE THE APARTMENT IMMEDIATELY ON ANY VIOLATION OF THE ABOVE-MENTIONED POLICIES.

THE LANDLORD

THE TENANT

Signature: _____

Signature: _____

Mr. _____

Mr. _____

S/o _____

S/o _____

CNIC No. _____

CNIC No. _____

REGISTRATION

CERTIFICATE BY TENANT OF THE APARTMENT

1. It is hereby **certified** that I, Mr. _____ tenant of **Apartment No. _____, Sector-S, Askari-X, Lahore Cantt**, will strictly adhere to the clause mentioned below, during renting period from _____-06-2026 to _____-06-2027: -
- a. All Housing Directorate / Cantonment and Defense Housing Authority Byelaws will be strictly adhered to as will be / have been communicated from time to time.
 - b. The rented-out premises will not be used for any manner that endangers the safety of other residents of the same colony, or for any purpose that may be detrimental to the security of Pakistan or the safety of its citizen.
 - c. Apartment or any part of the apartment will not be used for any person for the establishment of office, Guest Apartment, Hostel, NGO / Charity Organization or any other Commercial purpose except for family residential (one family only).
2. **In case, I am found violating any of the above-mentioned clauses the Owner has the right to immediately cancel the contract deed and I will be required to vacate the apartment forthwith and face law suit if desired by the State of Pakistan / Owner of the apartment.**

Dated: _____2026.

(Signature of Tenant)

REGISTRATION

CERTIFICATE BY LANDLORD OF THE APARTMENT

1. It is hereby **certified** that following shall be strictly adhered to by Mr. _____ tenant of **Apartment No. _____, Sector-S, Askari-X, Lahore Cantt**, during renting period from _____-06-2026 to _____-06-2027: -
2. All Housing Directorate / Cantonment and Defense Housing Authority Byelaws will be strictly adhered to by the tenant as will be / have been communicated from time to time.
 - a. The rented-out premises will not be used for any purpose that may be detrimental to the security of Pakistan or the safety of its citizen.
 - b. It is further certified that above-mentioned clauses have been communicated to the tenant in writing by the Owner and the tenant has assured adherence of the same in writing.
3. **In case the tenant is found violating any of the above-mentioned clauses the contract deed will stand CANCELED and the tenant will be asked to vacate the apartment within a month followed by law suit against him as per the law of the land.**

Dated: _____ 2026.

(Signature of Landlord)

APPLICATION FORM FOR LANDLORD FOR RENTING OUT OF
APARTMENT ASKARI COLONIES.

To: ADH (ACM), Askari-X,
Lahore Cantt.

Subject: **Army officers Housing Scheme for Renting out of Apartment: -**

1. I intend renting out my **Apartment No.**_____, **Sector-S, Askari-X, New Airport Road Lahore Cantt.** Requisite details are as under: -
 - a. Name of Tenant: Mr._____
 - b. Occupation / Profession: _____
 - c. Renting documents are encl: -
 - i) Copy of Certificates and CNIC (Owner as well as Tenant).
 - ii) Copy of Authority Letter.
2. I certify that apartment or any part of apartment will not be rented out to any person for establishment of office, Guest Apartment, and Hotel, NGO / Charity Organization or any other Commercial purpose except for family residential (one family only).
3. I also assure that the tenant will abide by all rules / instructions issued for the colony and will not in any way be a source of inconvenience for the residents. In case it is considered by one third of the residents that the said tenant is not upholding the sanctity of the colony or observed at any stage during tenancy pd that apartment is used as guest apartment or being used for commercial purpose, I will make arrangements to get that apartment vacated from him / her within one month of issue of notice to this effect by Housing Dte, as well as by concerned Sta HQ.
4. **NOC** for renting out may please be granted at the earliest.

Dated: _____2026.

(Signature of Landlord)

CERTIFICATE OF NON-INVOLVEMENT IN ANY MISCONDUCT

I, _____ S/o _____ holding CNIC No. _____, R/o

_____, have been living above mentioned address. I

further confirm that I am not involved in any Misconduct / violation of bye law anti

state activity and not involve in any police case.

(Signature of Tenant)

RENT AGREEMENT DATA FORM

1. Tenant's Detail

Apartment #: _____ Sector: **S Askari-X** Date of Applied: _____ 2026.

Name: Mr. _____ S/o _____

Sect: _____ Caste: _____ Status: _____

CNIC of Tenant: _____

Address: _____

Present Tel Res #: _____ Present Tel Office #: _____ Cell #: _____

Any relative residing in any Askari Colony at Lahore with Contact No: _____

Svc Department / Business: _____

Tenant Vehicles Detail:

Car #: _____ Make: _____ Model: _____ Colour: _____

Car #: _____ Make: _____ Model: _____ Colour: _____

Family / Children: -

Name	Age (Yrs)	Male / Female	Profession	Relationship
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

(Att copies of CNIC / FRC of All Family Members)

Internal / External Shifting: _____

2. Owner's Detail

Name: Mr. _____

Address: _____

Present Tel Res #: _____ Present Tel Office #: _____ Cell #: _____

3. Property Dealer's Detail:

Name of owner along with name of Estate (duly stamped): _____

Regd No: _____ Valid Up to: _____

Office Address: _____

Present Tel Res # _____ Present Tel Office # _____ Contact # _____

Guarentor-1, Estate Owner (Sig): _____

Guarantor-2, (sig): _____

Name: _____

Name: _____

CNIC No. _____

CNIC No. _____

Cell No: _____

Cell No: _____

Signature of Tenant: _____

Recommendation of ADH (ACM): _____

UNDERTAKING CERTIFICATE – REPAIR LEAKAGE/SEEPAGE OF HOUSE / APARTMENT
(In case of Tenancy only)

Certified that during the tenancy period of occupation of **Apartment No.____, Sector-S, Askari-X, New Airport Road Lahore Cantt**, the tenant will undertake repair of leakage / seepage when asked by ADH (ACM) and the amount spent will be recovered by the tenant from the owner or adjusted in rent.

Signature of Owner

Signature of Tenant

Dated: _____2026. **COUNTERSIGNED**
ADH / DADH / (ACM)

UNDERTAKING CERTIFICATE FOR RESIDENTS
(TENANTS / OWNERS / ALLOTTEES)

Certified that, I am tenant of **Apartment No._____**, **Sector-S, Askari-X, New Airport Road Lahore Cantt**. I, hereby undertake that during my residence in the above said apartment, I will abide by the Housing Dte bylaws and instructions. I further undertake the following: -

- a. That I will not install Generator in my house / apartment.
- b. That I will not install Solar Penal in my apartment.
- c. That I will not keep my personal belongings outside of my house / apartment.
- d. That I will not keep dog in the house / apartment.
- e. That if I keep a dog in my said house / apartment, I will get prior NOC from ADH and will strictly follow the Housing Dte Bylaws / SOPs on the subject.
- f. That I am not in possession of any other NOC issue by Station HQ for owner / tenant in Askari.

(If yes), give details: -
(1) _____
(2) _____
(3) _____
(4) _____

Signature of Resident: _____
Mr. _____

COUNTERSIGNED
ADH / DADH / (ACM)

UNDERTAKING BY THE TENANT

1. It is requested that I, _____ S/o _____ holding **CNIC No.** _____, being tenant of **Apartment No.** _____, **Sector-S, Askari-X, Lahore Cantt**, giving undertaking that if NOC is not issued within one month regarding renting of above said apartment from **Station Headquarter Lahore Cantt**.

2. I will vacate the said apartment within ten days after rejection from concerned office.

Signature: _____

Witness: _____

Mr. _____

Name: _____

CNIC No. _____

CNIC No. _____

محدود
ویر یفیکیشن پر فارما

- | | |
|------------------------------|----------------------------|
| 1- نمبر | 2- رینک |
| 3- نام | 4 - ولدیت |
| 5- قوم | 6- مذہب / فرقہ |
| 7- تعلیم | 8- تاریخ پیدائش |
| 9- سیاسی وابستگی | 10- مذہبی وابستگی |
| 11- ازواجی حیثیت | 12- موبائل نمبر |
| 13- شناختی کارڈ نمبر | 14- جاب سرٹیفکیٹ |
| 15- جائیداد کی تفصیل | 16- بچوں کی تفصیل |
| (ا) گاڑی | (ا) |
| (ب) مکان / پلاٹ | (ب) |
| (ج) زرعی زمین | (ج) |
| (د) بزنس کی تفصیل | (د) |
| 17- بھائیوں کی تعداد اور نام | 18- بہنوں کی تعداد اور نام |
| (ا) | (ا) |
| (ب) | (ب) |
| (ج) | (ج) |
| (د) | (د) |
| (ذ) | (ذ) |
| 19- مستقل ایڈریس | |
| 20- موجودہ ایڈریس | |
| 21- سابقہ ایڈریس | |
| 22- بیرون ملک رشتہ دار | 23- ڈیفینس میں رشتہ دار |
| (ا) | (ا) |
| (ب) | (ب) |
| (ج) | (ج) |
| 24- غیر ملکوں سے رابطہ | 26- نیشنل ٹیکس نمبر |
| 25- ویر یفیکیشن کی وجوہات | 28- ماہانہ آمدن |
| 27- ٹیکس ریٹرن کی کاپی | 30- پولیس ویر یفیکیشن |
| 29- بارڈر سے فاصلہ | |

محدود

31- پولیس ویریفیکیشن / ایف آئی آر / کمپلین ریکارڈ

32- سرال کی تفصیل

(ا) سرکانام

(ج) سالے

(ب) ساس کانام

(د) سالیان

34- پاسپورٹ نمبر

33- اکاؤنٹ نمبر

35- جزل ریمارکس:-

رپورٹ کنندہ کانام

دستخط