

**TENANCY AGREEMENT**

This tenancy agreement is made at \_\_\_\_\_ on this \_\_\_\_\_ of \_\_\_\_\_ 2016.

BETWEEN

Mr. \_\_\_\_\_ S/o \_\_\_\_\_,  
Muslim, adult, holding CNIC No. \_\_\_\_\_, resident of  
\_\_\_\_\_ (OR through his Special Power of Attorney Mr. /Ms.  
\_\_\_\_\_ s/o \_\_\_\_\_ holding CNIC  
No. \_\_\_\_\_ residing at \_\_\_\_\_, hereinafter referred to as  
Owner, which expression shall wherever the contact so requires or permits, include his/her successors,  
done, executor, administration and assigns of the OWNER.

AND

M/s PROVINCIAL DISASTER MANAGEMENT AUTHORITY, REHABILITATION DEPARTMENT, GOVERNMENT  
OF SINDH, KARACHI through its Director Mr. \_\_\_\_\_ S/o \_\_\_\_\_ Muslim, adult,  
holding CNIC No. \_\_\_\_\_, resident of  
\_\_\_\_\_ Karachi, hereinafter referred to as the TENANT, which  
expression shall, wherever the context so required or permits, include their successors, executors,  
administrators and assigns of the TENANT.

WHEREAS the OWNER is the undisputed owner-in-possession of \_\_\_\_\_  
BUNGLOW/HOUSE CONSTRUCTED ON PROPERTY NO: \_\_\_\_\_ KARACHI,  
MEASURING \_\_\_\_\_ SQUARE YARDS, comprising such bedrooms, drawing room, dining room,  
lounges, attached bathrooms, garden, servant quarters as per SITE PLAN ATTACHED.

LANDLORD

TENANT

AND WHEREAS, the TENANT has agreed to take the aforesaid premises on rent with effect from \_\_\_\_\_, 2016 at the monthly rent of Rs. \_\_\_\_\_ and both the above parties have agreed on the following terms and conditions:

1. THAT the period of tenancy shall be initially for 11 (eleven) months effective from \_\_\_\_\_ 2016 and renewable on such terms and conditions as may be mutually agreed upon.
2. THAT the rent at the rate of Rs. \_\_\_\_\_ Per Month shall be payable by the Tenant for six months in advance on signing of this Agreement.
3. THAT either party shall serve ONE MONTHS prior written notice to the other in case the said premises is being vacated or is required to be vacated, ON OR BEFORE expiry of tenancy period of ELEVEN MONTHS.
4. THAT the premises shall be used for office or residential or both purpose, but the tenant shall not indulge into such activity that may be offensive to the legal right of easement to which the adjoining neighbors are entitled to.
5. THAT the Tenant shall not make any structural alterations, modifications, additions or d images including to the floors, walls, interior and exterior of said premises without prior permission of the landlord.
6. THAT no offensive material shall be stored in the said premises that are prohibited by law.
7. THAT adequate fire-fighting arrangements shall be made by the Tenant so that the fire, accidental or otherwise, may be extinguished.
8. THAT all property tax, rates, assessments, levied by the Government or its agencies, shall be payable by the owner. If such bills are received by the Tenant, these should be transmitted to the owner immediately.
9. THAT on receipt of the bills of electricity, water, gas etc. the same shall be paid by the Tenant promptly and a copy shall be transmitted to the owner.
10. THAT the Tenant shall in no case let our or sub-let the premises collectively or individually to any other person or persons of handover the premises to any outsider.
11. THAT the premises would be handed over to the Tenant with serviceable electricity, fixtures, in immaculate condition.
12. THAT the Tenant shall keep the premises in its present order, and will not cause any damages to the rented premises.

13. THAT the Tenant shall allow the owner or his representative/agent to inspect the said premises during any reasonable time of the day with prior appointment with the Tenant.

14. THAT the Tenant is authorize to put cabins, partitions etc. of wood or synthetic material without causing any damages to the floors or the four walls of the premises.

15. THAT on the expiry of tenancy period, the Tenant shall hand over to the Owner vacant possession of the rented premises in its original condition in which it was let out, except normal wear and tear.

WITNESSES:

1. \_\_\_\_\_

OWNER \_\_\_\_\_

Mr. \_\_\_\_\_

S/O \_\_\_\_\_

CNIC NO: \_\_\_\_\_

2. \_\_\_\_\_

TENANT

M/s PROVINCIAL DISASTER MANAGEMENT  
AUTHORITY, REHABILITATION DEPARTMENT,  
GOVERNMENT OF SINDH, KARACHI

Through its Director

Mr. \_\_\_\_\_

S/o \_\_\_\_\_

CNIC No. \_\_\_\_\_