

**TENANCY AGREEMENT**

THIS AGREEMENT OF TENANCY IS MADE AT KARACHI, ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2009.

**B E T W E E N**

\_\_\_\_\_  
\_\_\_\_\_  
hereinafter called the "OWNER/LANDLORD" which terms shall include his heirs,  
legal representatives, executors and assigns) of the ONE PART.

**A N D**

\_\_\_\_\_  
\_\_\_\_\_  
hereinafter referred to as the "TENANT" (which mean and include his heirs, executors,  
administrators and assigns) of the OTHER PART.

WHEREAS the LANDLORD confirms that he being the OWNER is legally  
competent to rent out \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

with all necessary electrical fittings and fixtures therein. AND WHEREAS the Owner  
has agreed to let and the Tenant has agreed to take on rent the said "PREMISES".

**NOW THEREFORE THIS AGREEMENT IS WITNESSETH AS UNDER:-**

1. That the monthly rent for the premises shall be Rs. \_\_\_\_\_ per month.
2. That the term of agreement shall be for Eleven (11) months. The tenancy shall commence from \_\_\_\_\_ and expiring on \_\_\_\_\_
3. That the Tenant shall not sub-let the said premises or part thereof and shall not use the same for illegal or any other purpose but for 'RESIDENTIAL' purpose only.
4. That the LANDLORD has received on signing of this tenancy agreement from the Tenant a sum of Rs. \_\_\_\_\_ being the \_\_\_\_\_ month's advance rent and Rs. \_\_\_\_\_ being the \_\_\_\_\_ months Security Fixed Deposit, The Security Fixed Deposit which shall be refunded at the time of vacating the said premises after deduction of all outstanding dues/bills/damages, if any.
5. That the Tenant shall pay monthly advance rent to the Landlord on or before of 5<sup>th</sup> day of every calendar month's positively till the expiry of tenancy agreement.
6. That henceforth tenant shall pay regularly for tenancy period the bills of electricity, gas, telephone, water, conservancy and maintenance charges and each month Tenant shall deliver to the owner photocopies of such paid bills. The owner confirms that all such bills have already been paid/cleared upto date. However, the owner will pay property tax of the said premises directly to the concerned Department.
7. That the Tenant will not sub-let the said premises or any portion thereof to any body else under any circumstances.
8. That the Tenant shall permit the owner or his/her authorized person to enter the premises to view its condition at 24 hours notice.
9. That the Tenant shall keep the said premises and conveniences belonging thereto in good and tenantable condition and shall hand over the vacant and peaceful possession of the premises to the LANDLORD upon termination of this tenancy agreement. The Tenant' shall be responsible to carry any MINOR REPAIRS in the said premises.
10. That the Tenant shall make good any damage to the said premises caused by the negligence of the Tenant or his employee, servant, or visitors.
11. That the Tenant shall not make any addition, alteration, and modifications in the said premises.
12. That either party shall serve one (01) month prior written notice to the other, for the termination of tenancy period.
13. That on expiry of tenancy period of eleven months this agreement can be extended/renewed by mutual consent of both parties for any further period otherwise after eleven months the Tenant shall handover the vacant possession of the said premises in the same condition as given to the Tenant at the time of commencement of this Tenancy Agreement together with fixtures, fittings and installations in good order and condition.
14. That the Tenant shall not use the said premises for any illegal business, activity and shall not store or stock therein any article or combustible or hazardous nature neither suffer to be done any act when may expose the premises to the risk of fire or any loss or damage.

15. That both the parties have agreed to increase \_\_\_\_\_% rent every year.
16. That the Tenant shall pay one month rent as services charges to the M/s. Mairaj & Co. at the time of signing of tenancy agreement.
17. Both the Owner and the LESSEE have finalized the transaction by themselves alone at their own free will and conditions after full satisfaction and inspection of premises including title documents and legal authority of the Owner to rent as well as status and credentials of each other.

IN WITNESS WHEREOF the parties above named have set and subscribed their respective hands hereto sign this agreement at Karachi, the day, month and the year first above mentioned.

*LANDLORD;* \_\_\_\_\_

*TENANT:* \_\_\_\_\_

**WITNESSES**

1. \_\_\_\_\_  
Witness of the LANDLORD

2. \_\_\_\_\_  
Witness of the Tenant

Vacant physical possession of \_\_\_\_\_,  
has been handed over/taken over on \_\_\_\_\_.

Tenant confirm having taken possession after inspection and full satisfaction, having checked the premises with all its fixtures, fittings, equipments, etc, which are in perfect working condition and without any objection whatsoever.

POSSESSION HANDED  
OVER TO THE TENANT

POSSESSION TAKEN OVER  
FROM THE OWNER

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
TENANT

ELECTRIC METER NO.....READING.....

GAS METER NO.....READING.....

**RECEIPT**

RECEIVED with thanks from \_\_\_\_\_,

\_\_\_\_\_

a sum of Rs. \_\_\_\_\_)

being the \_\_\_\_\_ advance rent and Rs. \_\_\_\_\_

being the \_\_\_\_\_ months security deposit (refundable) in respect of rental premises \_\_\_\_\_

\_\_\_\_\_

as per terms and condition laid down in Tenancy Agreement dated

\_\_\_\_\_

Karachi.

Dated: \_\_\_\_\_

*LANDLORD;* \_\_\_\_\_

NAME: \_\_\_\_\_

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

NIC NO. \_\_\_\_\_