### 

# TENANCY AGREEMENT

**Renewed**

**THIS TENANCY AGREEMENT** is made and executed at Karachi on this **3rd day of November, 2015.**

## BETWEEN

**MR. NOOR MUHAMMAD MUKATI S/O YOUSUF MUKATI,** Muslim, adult, holding CNIC No: 42201-4901477-5, resident of 37, Bangalore Town, Off. Tipu Sultan road Karachi, Hereinafter referred as the landlord or the party of the *First Part.*

## AND

**MR. MUHAMMAD ARSALAN KHAN S/O MUHAMMAD YASEEN KHAN,** Muslim, adult, holding CNIC No: 42201-7900377-9 resident of House No. F-42/4-A, Martin Quarters Karachi, hereinafter referred as to the tenant or the party of the *Second Part*

**WHEREAS** the Landlord named above is the sole and absolute owner ofthe **Office No. 506 5th Floor, measuring 1575, Sq.ft. Anum Empire, Plot No. ZCC-1, Block 7/8, K.C.H.S.U Main Shahrah-e-Faisal, Karachi** hereinafter referred the *SAID PREMISES*.

**AND WHEREAS** the landlord has agreed to give and the tenant has agreed to take the Said Premises on monthly rent basis on the term and condition, here in after appearing :-

Landlord:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Tenant:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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#### **NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:-**

1. This agreement shall remain valid for the period of ELEVEN (11) MONTHS commencing with effect from **01st day of November, 2015 and expiring on 30th September, 2016.**
2. ***That*** the rent of the said premises shall be **Rs.44,490/-** (Rupees Forty Four Thousand Four Hundred Ninety Only) per month.
3. ***That*** the Tenant has paid a sum of Rs**.** 189**,**000**/- (**Rupees One Lac Eighty Nine Thousand Only) **FIXED SECURITY DEPOSIT** which shall be refunded (Security Deposit) to the Tenant at the time of handing over the vacant physical possession (as it is) of Said Premises, by deduction of dues or arrears if any, on account of wear and tear or any damage or loss caused to the said premise.
4. ***That*** the Tenant shall use the said premises, exclusively forLawful use for **Commercial/Business (Office)** purpose and Tenant shall not carryout any unlawful business, unlawful activities, unlawful gathering. He shall not store any explosives unlawful stores in the demised premises will also not use said premises any other purpose except the above.
5. ***That*** the Tenant shall be responsible to pay monthly bills of K.Electric, Water and Sewerage charges , Maintenance Charges according to the meter reading to the concerned authorities and photo copies hand over to the Landlord for his record every month.
6. ***That*** this agreement is renewable after expiry of Eleven (11) Months by mutual consent of both the parties.
7. ***That*** the Tenant shall not sell / mortgage / transfer / sublet or out let the said premises or any portion thereof to anybody else under any circumstances.
8. ***That*** both the parties shall have right to get agreement dissolved and vacate the Premises by giving ***One Month Notice*** of intention in writing to the other party and in such case and / or on expiry of ***Eleven (11) Months*** the Tenant shall handover the vacant and peaceful possession of the said premises to the Landlord.
9. ***That*** the Tenant should not make any kind of addition, alteration or changes in present structure of the premises without permission of Landlord. However any changes / addition or décor cannot be undertaken without any prior permission.
10. ***That*** the rent should be paid by the Tenant for month should be made **5th** day prior to the commencement of each English calendar month, without fail.
11. ***That*** the tenant is fail to pay the rent for a consecutive period of Two moths the Landlord would be fully empowered to eject the Tenant.
12. ***That*** the will be increased @**8%** after every Eleven (11) months.
13. ***That*** the remaining of Eleven (11) months rent should be given as post dated cheques to the owner.

***Landlord:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Tenant:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***

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1. ***That*** the Landlord or his authorized Representatives shall be entitles to inspect / visit the said premises during any reasonable hours of the working day.
2. ***That*** the Tenant shall also abide by all Rules and Regulations of Sindh Rent Ordinance 1979, in respect of said premises.

**IN WITNESS WHEREOF** the parties hereunto set and subscribed their respective hands at Karachi in presence of the following witnesses.

**WITNESSES:**

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

**M/S. Memon Associates *FIRST PARTY / LANDLORD***

**MR. M. IMRAN MR. NOOR MOHAMMAD MUKATI**

**S/O M/ HANIF S/O YOUSUF MUKATI**

**CNIC # 42301-9330217-3 CNIC # 42201-4901477-5**

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

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ *SECOND PARTY / TENANT***

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **MR. MOHAMMAD ARSALAN KHAN**

**CNIC # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ S/O MOHAMMAD YASEEN KHAN**

**CNIC # 42201-7900377-9**