TENANCY AGREEMENT

This AGREEMENT OF TENANCY is made at Karachi on this 1st day Aug month 2020 Year.

# BETWEEN

M. Rashid Iqbal (Shaikh) S/o Shahabuddin Ahmed holding NIC No. 42201-1919473-5 Muslim, adult, residing at House Number 121 Saleem Housing Project Al-Falah Society Karachi,

Hereinafter referred to as the LANDLORD or the Party of the First Part:

# AND

Mr.Muhammad Moin S/o Mr.Abdul Shamim NIC No. 42201-0521895-3 .Muslim, adult residing at House Number A 2/1 Shah Faisal Colony number 2 Well Come center Second Floor no 203 Karachi.

Hereinafter referred to as the TENANT or the Second part:

***WHEREAS*** the Landlord or authority, above named, is the sole and absolute owner and Authority of Shop Number C-4 Plot 62A Saleem Housing Project Al- Falah Society Karachi hereinafter referred to as the DEMISED PREMISES: AND WHEREAS the Landlord has agreed to give and the Tenant has agreed to take said Demised Premises on monthly rent basis on the terms and conditions, hereinafter appearing.

**Now Therefore This Agreement Witnesses As Under**.

1. THAT the rent of said Premises shall be Rs.**7, 700.00** (Rupees. Seven thousand Seven hundred only. ) Per month, to be paid in advance.
2. THAT the Second Party has paid as sum of Rs. **15, 000.00** (Rupees Fifteen Thousand only.) To the First Party as a Fixes Deposit / Security previously, which shall be refunded to the Second Party at the time of handing over the vacant possession of said Premises, by deduction of dues or arrears if any, on account of wear and tear or any damage of loss caused to the said premises.
3. **THAT** this agreement shall remain valid for the period of 55 Months, commencing with effect from 1st day Aug Month 2020 year. And expiring on 28 day Feb month 2025 year.

1. **THAT** the second Party also responsible for all kind of self maintenance his/her respective rented shop and others at his own expenses included KE meter.
2. **THAT** the second party shall not sell / mortgage / transfer or sub let the said Premises or any portion thereof anybody else under any circumstances.
3. **THAT** the rent will be increase after 11 month for every next eleven months till agreement period. Detail are as under:

Aug 2020 to Jun 2021 Rent Rs.7,700.00 Per month

Jul 2021 to May 2022 Rent Rs. 8,500.00 Per month

Jun 2022 to Apr 2023 Rent Rs.9,300.00 per month

May 2023 to Mar 2024 Rent Rs.10,200.00 per month

Apr 2024 to Feb 2025 Rent Rs.11,200.00 per month

1. **THAT** the second Party shall not make any kind of addition, alteration or change in present structure of the Premises.
2. **THAT** both the parties shall have right to get the agreement dissolved and vacate the premises, prior to complete eleventh months by giving two month Notice of intention in writing to other party and in such case and / or on expiry of eleven months the Tenant shall hand over the vacant and peaceful possession of the said Premises to the first party.
3. **THAT** the tenant vacate the Premises without prior written notice to the landlord, the tenant shall be liable to pay two month rent which will be adjusted from the Security Deposit.
4. **THAT** if the second party fails to pay the monthly rent for consecutive period of two months, the First Party shall have right to get eject the Tenant and Get back possession of said Premises, to Which Tenant shall have no concern/ objection.

1. **THAT** the First Party will not be responsible for any incident, accident-or- mishap in the Premises of rented shop.
2. **THAT** The Tenant will not cause any disturbance, in convenience, noise pollution -or- indecent acts in the premises of the shop.
3. **THAT** the First Party shall be entitled to inspect the said premises during any reasonable hour of the day with prior appointment with the tenant.
4. **THAT** the Tenant shall also abide by all rules and regulations of Sind Rent Ordinance in respect of said Premises.
5. That either party shall serve one month's written notice in case the demised premises is being vacated or is required to be vacated.

**IN WITNESS WHEREOF** the parties hereunto set and subscribed their receptive hands at Karachi. On the above date, in presence of the following witnesses.

WITNESSES: .

FIRST PARTY / LAND LORD or Authority

1. Mubashir Estate Agency .

NIC No. .

2. . .

SECOND PARTY / TENANT

NIC No. .