

CIRCULAR 23/2025
ACM (Zone-1)

Subject **SOP - Renting Out of Apartment / House in Askari Colonies – ACM (Zone-1)**

Respected Residents,

1. **Owner** will provide following documents for processing of renting out procedure. Blank forms from serial 1a to 1g will be provided by ACM (Zone-1) office. Owner will submit these Forms after completing in all respect.

Process of No Objection Certificate (NOC) Case will take 10 x working Days. Therefore, all documents for No Objection Certificate (NOC) be processed accordingly:-

- a. Application form landlord for renting out of Apartment / House (Anx A Pt I & Anx A Pt II)
- b. Registration Certificate by Landlord / Landlady of the Apartment / House (Anx B)
- c. Registration Certificate by Tenant of the Apartment / House (Anx C)
- d. Security Clearance Proforma for Renting out of house / apartment by tenant
- e. Bio Data – Tenant (New Format)
- f. Lord Lord – Do and Don't – ACM (Zone-1)
- g. Tenant– Do and Don't – ACM (Zone-1)

2. **Following documents will also be provided by owner to ACM (Zone-1).**

- a. Photocopy of Contract Agreement for rent out of Apartment / House (Min Rs 100/-). Contract Agreement must be as per HQ ACM Rawalpindi approved clauses / format. Soft copy can be obtained from ACM (Zone-1) Office.
- b. CNIC photocopy of owner
- c. CNIC photocopy of tenant
- d. Photocopy of Allotment letter or GLR of Apartment /House from MEO. Succession Certificate is not acceptable. No case will be processed until the apartment / house is transferred on the name of legal heirs. (In case of more than 1 owners, all owner will provide Original Power of Attorney on Judicial stamp papers duly attested from Notary Public or Oath Commissioner in favour of legal heir who is renting out the Apt along with FRC / copies of CNIC of legal heirs.
- e. **Sale Deed will not be accepted.**
- f. Tenant Information Report (15) from Police (In case of Retired Military /Civil). Serving Army Officer will provide Serving Cert duly signed from head of dept. Police Verification Certificate issued by SHO can only be accepted if e-khidmat center is not avail at that station.
- g. Family Registration Certificate (FRC) from NADRA of **Tenant**. It should be fresh. (Old Copy will not be accepted).
- h. Issuance of No Objection Certificate (NOC) is the responsibility of owner. Management will not be responsible, if any payment made by the tenant before issuance of No Objection Certificate (NOC).
- i. Bank draft on acct of Rent Processing fee must be in the name of "**Askari Colonies Management Rawalpindi**". Rates of rent processing fee will be as under :-

Flat/ House	Sharing percentage of Rent Processing Fee		Total Amount
	Owner	Tenant	
Flat	20,000/-	15,000/-	35,000/-
SD House	25,000/-	20,000/-	45,000/-
SU House	30,000/-	25,000/-	55,000/-
Gen Offr Houses	25,000/-	20,000/-	45,000/-

3. **Miscellaneous Instructions** Following to be ensured while processing No Objection Certificate (NOC) for renting out of Apartment / House by owner:-

- Tenant must bring original documents (CNIC, FRC and last attended educational transcript / degree) and filled Bio Data Form at the time of interview in ACM HQ.
- Attested photocopy of last attended transcript and degree of any family member of tenant (mentioned in FRC).
- Computerized Police Verification certificate issued by e-khidmat Center for all retired / civil.
- Police Verification Certificate issued by SHO can only be accepted if e-khidmat center is not avail at that station.
- Inspection prior to renting out of Apartment / house will be conducted by Inspection Team of HQ ACM. On receiving of rent documents ACM (Zone-1) will inform HQ ACM (in writing) for inspection. On clearance of Inspection team ACM (Zone-1) will initiate case for issuance of No Objection Certificate (NOC).
- **Education qualification of at least one of the family members (Resident) should be graduate or equivalent.**
- Before issuance of No Objection Certificate (NOC) tenant shall not be permitted to occupy apartment or house. No such like request shall be entertained.
- Before issuance of No Objection Certificate (NOC) tenant shall not be permitted to dump luggage in apartment or house. No such like request shall be entertained.
- **Minimum 10 x working days are required for whole procedure.**
- Before issuance of No Objection Certificate (NOC) owner cannot receive **Rent** from tenant. In such type of violation management will not be responsible and owner / tenant will not be entertained.
- Management will only be responsible for **Colony Maintenance Bill** from residents.
- Management will not be responsible for Electric, Water, Conservancy or Property bills. It's purely between owner / tenant.
- Tenant having any Criminal Record in Police Verification will not be granted No Objection Certificate (NOC). It is the owner's responsibility to check FRC / Police Verification of tenant before renting out the apartment / house.
- No single person will be issued No Objection Certificate (NOC).
- Black listed person will not be issued No Objection Certificate (NOC).
- Independent children of an owner while occupying of apartment / house will provide Affidavit duly attested from Notary public / Oath Commissioner from owner or other co-owner is required
- Owner will **provide 5 x sets** of each document mention in para 1 Serial (a) to serial (n). In Case tenant is serving Army officers only **3 x sets** of each document mention in para 1 Serial (a) to (n) will be provided.
- Case for issue of No Objection Certificate (NOC) will initiate after receiving of complete documents. Uncompleted documents will not be accepted or processed.
- No objection Certificate (NOC) will be hand over to owner within 10 x working days from receiving of documents.
- For vocation of apartment / house, 1 x month advance notice is mandatory from both side or as per rent agreement clauses. In case change of clauses in Rent Agreement management will not be responsible.
- Management will not be responsible for deposit / recovery of Security money.

Dated: 15 Oct 2025

To: Respected Resident


Maj
DADH (Zone-1)
(Kashif Pervez Butt (Retd)



APPLICATION FROM THE LANDLORD

To: Assistant Director Housing (Zone-1)
Askari Colonies Management,
Hsg Dte GHQ Rwp

Subject: Request for Issuance of NOC For Rent of Apt / House

I _____ / Daughter/ Wife/
Widow of _____ resident of

CNIC No: _____ an bonafide owner of House/Flat No _____
Ask _____ Rwp, vide Housing Dte Allotment Letter Serial No. _____ Membership No. _____
Dated _____ Mobile No _____

I intend to rent out the aforementioned house / apt to _____

CNIC No: _____ Mobile No. _____

It is therefore requested that NOC for rent of House/Flat No. _____, Ask _____,
Rwp may kindly be issued.

Thank you

Signature : _____

Name (Owner) : _____

CNIC No. (Owner) : _____

Active Contact No (Owner): _____

APPLICATION FORM LANDLORD FOR RENTING OUT OF
APT ASKARI ACM (ZONE-1)

To: Assistant Director Housing ACM (Zone-1)

Subject: **Renting Out of Apt Askari ACM (ZONE-1)**

1. I intend renting out my Apartment No_____ located at Askari _____ ACM (ZONE-1).

Requisite details are as under:-

a. Name of Tenant:_____

b. Occupation / Profession:_____

c. Fol renting documents are enclosed:-

- (1) Copy of Certificates and NIC (Landlord / Landlady as well as Tenant)
- (2) Copy of Almt Ltr having machine no with General Headquarters monogram issued by Housing Directorate.
- (3) Security clearance by Police Station (15).

2. I certify that apt or any part of apt will not be rented out to any person for establishment of Office, Guest House, and Hostel Non Government Organizations / 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 source of inconvenience for the residents. It case it is considered by one third of the residents that the said tenant is not upholding the byelaws of the colony or observed at any stage during tenancy pd that apt is used as guest house or being used for commercial purpose, I will make arrangements to get that apt vacated from him / her within one month of issue of notice to this effect by Housing Directorate as well as by concerned Station Headquarters.

4. No Objection Certificate for renting out may please be granted at the earliest.

Dated:_____/_____/2026

(Signature of Landlord / Landlady)

PA No_____ Rank_____

Name_____

Contact No:_____

Address_____

REGISTRATION
CERTIFICATE BY LANDLORD / LANDLADY OF THE APT
ACM (ZONE-1)

1. It is hereby certified that following shall be strictly adhered to by the tenant of the Apt No. _____ located at Askari _____CM (ZONE-1), Mr _____, during renting period from _____ to _____.

- a. All Housing Directorate / Cantonment and Defense Housing. Authority Bye laws will be strictly adhered to by the tenant as will be / have been communicated from time to time.
- b. 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.
- c. It is further certified that above mentioned clauses have been communicated to the tenant in writing by the Landlord / Landlady and the tenant has assured adherence of the same in writing.

2. In case the tenant is found violating any of the above-mentioned clauses the Contract deed will stand **CANCELLED** and the tenant will be asked to vacate the apt within a month followed by law suit against him as per the law of the land.

Dated:_____/_____/2026

Signature of Landlord / Landlady)

REGISTRATION
CERTIFICATE BY TENANT OF THE APT
ACM (ZONE-1)

1. It is hereby certified that I, Mr / Mrs / Mst _____ tenant of Apt No. _____ located at Askari _____ ACM (ZONE-1), will strictly adhere to the clauses mentioned below, during renting period from _____ to _____.

- 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 citizens.
- c. Apt or any party of the apt will not be used for any person for the establishment of office, Guest House, Hostel, Non Government Organization / 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 Landlord / Landlady has the right to immediately cancel the contract deed and I will be required to vacate the apt forthwith and face the law suit if desired by the State of Pakistan / Landlord / Landlady of the apt.

Dated: _____ / _____ / 2026

Signature of Tenant)
Contact No: _____

SECURITY CLEARANCE PROFORMA FOR RENTING OUT

APT NO. ASKARI ACM (ZONE-1)

(POTENTIAL BUYERS / TENANT)

1. Name: _____
2. Son/Daughter/Wife of: _____
3. Religion/ Sect: _____
4. Cast: _____
5. Date & Place of Birth: _____
6. Education: _____
7. Nationality: _____
8. CNIC No: _____
9. Contact No: _____
10. Political Affiliation: _____
11. Profession: _____
12. **Address:**
 - a. Permanent: _____
 - b. Temporary: _____
13. Marital Status: _____
14. **Details of Family:**

a. <u>Son (s)</u>	<u>Profession</u>
(1) _____	_____
(2) _____	_____
(3) _____	_____
b. <u>Daughters (s)</u>	<u>Profession</u>
(1) _____	_____
(2) _____	_____
(3) _____	_____
c. <u>Brother (s)</u>	<u>Profession</u>
(1) _____	_____
(2) _____	_____
(3) _____	_____
d. <u>Sister (s)</u>	
(1) _____	_____
(2) _____	_____
(3) _____	_____
15. Foreign Visit: _____
16. General Remarks: _____

24. Spouse's Occupation _____ If working, mention appointment / Designation: _____ Organization _____

25. Total No of Children _____

26. ...Kindly complete the following information detail regarding your children:-

Ser	Name of Children	Age in Years	Married Status		Profession		Mention educational institute / organization
			Single	Married	Student	Job / Business	
a.							
b.							
c.							
d.							
e.							
f.							
g.							

27. How many persons will stay in House/Apt ? _____

Ser	Name	Age	Relationship	Occupation
a.				
b.				
c.				
d.				
e.				
f.				

VEHICLE DETAILS

28 How many vehicles (Vehicles) possessed?

Ser	Veh's Registration No	Make & Type	Color	Registered in the name
a.				
b.				
c.				
d.				

29. **Attachments.**

- a. Photocopy of CNIC
- b. Photocopy of FRC issued by NADRA
- c. Photocopy of Computerized Police Verification Certificate
- d. Bank Draft (NOC Processing Fee)
- e. Photocopy of Bachelors and above education degree (any family member in FRC)

LAND LORD - DO AND DON'T – ACM (ZONE-1)

1. I _____ S/O _____ Land lord of House / Apt No _____ Askari _____ here by info that I am subletting my House / Apt No _____ above ref have to _____ S/O _____ wef _____ to _____ as per Contract Deed signed mutually dated ____/____/2024. I being owner of said shall ensure that I will:-

- a. Will ensure that Tenant and his accomplice are security wise cleared and possess sound back gr record hence agreed to occupy my house in the specified tenancy pd.
- b. Tenant will ensure timely deposits of subs incl penalties if imposed by the Mgmt.
- c. I will ensure that Tenant do not vacate / occupy house till the time prior clearance in sought from the Mgmt a week prior of occupation / vacation.
- d. I will not involve Mgmt with regard to security deposit / Inventory / maint of house issue during the tenancy pd.
- e. I will be responsible for discipline / attitude of tenant and his accomplice. I will also be bound to get the accn vacated in case of any reservation raised by the Mgmt.
- f. I will be responsible for clearance of all kind of dues from tenant in case he vacate house during termination of rental period.
- g. I will take full responsibilities with regard to tenant's behavior, attitude and conduct during his stay in Colony.
- h. In case tenant security wise is not cleared, I shall be held responsible for vacation of my house.
- j. I will ensure that Tenant will not use compressor on gas pipe line, will instl float valve on OHWT, and will not place extra water tk during the occupation pd.
- k. My house neither will be sub let to any other incl nor will be rented on double portion basis.
- l. I shall take full responsibilities to get the house vacated on termination of contract pd or will info Mgmt about extn of tenancy pd.
- m. I will not rent house unless full fill all pre-requisites and instrs issued by the Mgmt time to time.
- n. I will make sure that Tenant do not alter structure, get unauth connection of water and is not involved in any breech of discipline in the Colony.
- o. In case house remains vacant for more than 1x month, Mgmt has the right to disconnect Svc (s) without any consultation.
- p. I will settle all monetary dues if asked by the Mgmt imposed at any time during the aforesaid tenancy pd.
- q. Car wash, stagnant water outside the house, littered garbage will warrant penalty which will be settled under my responsibility.
- r. Tenant will pay complete dues (s) in time, request for installments will "Not" be claimed.
- s. Tenant will not hold any religious / political / sectarian / commercial social / gathering in the house.

2. I hereby certify that above terms & conditions have been understand and signed as an evidence for record of Mgmt.

Landlord _____

Cell No: _____

CNIC NO: _____

Dated: ____/____/2026

TENANT-DO AND DON'T – ACM (ZONE-1)

1. I _____ S/O _____ the tenants of House / Apt _____ Ask-_____ hereby verify / undertake following that:-
- a. I shall abide by all GHQ (Housing Dte) byelaws enforced by the Mgmt amended time to time thereafter.
 - b. I will pay monthly subs charges every month as per procedure and shall NOT raise any objection in case of fine as following:-
 - 0-3 months 10% on total bill - 1st Notice after two months of default & 3rd month current bill
 - 4-6 months 20% on total bill - 2nd Notice after 3 x months of default & 4th month current bill
 - No maint sp / no action on Complaints
 - 3rd Notice after 4 months default
 - After 10 days electricity disconnected
 - Above 6 months 30 % on Total bill Six month default & 7th month current bill
 - All above restrictions / Final Notice
 - All utility services disconnected
 - c. I will obtain car sticker of my car /MC and will ensure cancellation / removal once vacated.
 - d. I will observe rules with respect to keeping animal as per procedure.
 - e. I will "NOT" sub let house in any case being a tenant of the said house.
 - f. I will not organize, run any activity, function in house unless prior permission is sought from Mgmt.
 - g. The rented premises will NOT be used for any other purpose which might have jeopardized security of institution / country.
 - h. I will ensure vacation of house on termination of tenancy pd unless otherwise processed as per rule to one month in adv before culmination of contract pd.
 - i. I will ensure implementation of all security instructions issued time to time.
 - j. I and my family including servant / maid will not involve in any undesirable extremist or serious violation of instruction during tenancy pd.
 - k. I will observe proper speed / parking of my car / MC inside colony premises.
 - l. I will not waste water, car wash / watering plant etc.
 - m. Mgmt may impose penalty if found wasting water on absence of float valve, car washing, Illegal electric connection, const, fixing of compressor on gas line and dir water sup line.
 - n. Before vacating accommodation, prior clearance with the consent of Landlord will be obtained well in advance in writing.
 - o. I will ensure proper cleanliness of area in front / side of house in all respect.
 - (1) I shall acquire proper sanction and security clearance from concerned department before acquiring / employ and servant / maid etc.
 - (2) I will not occupy / cloak any side lawn /pot / kitchen garden adjacent to the occupied house. .
 - (3) I will ensure that my family / servant are Not involved in any discipline /moral turpitude activities and will maintain cordial relations with the neighbors.
 - (4) I will ensure payment of all kind of bills in due dates.
 - (5) I will NOT accommodate unauthorized person in the said house.
 - (6) I will abide by all the pts highlighted in contract deed during the pd of tenancy.
 - (7) I shall not have any objection if Mgmt disconnect services / impose penalty or terminate tenancy pd due to any reasons or so with the Consent of Landlord.
 - (8) Payment / reimbursement of security money will be between the land lord and tenant, Mgmt shall not be made responsible to sort out the dispute at culmination of tenancy pd.
 - (9) I have got detailed briefing from Mgmt prior to occupation and have no objection of any kind.
 - (10) I will only occupy house till security clearance is sought from concerned Agencies.
 - (11) I will also ensure coordination with security staff / Mgmt regarding maid / servant, car sticker / pets before occupation.
 - (12) I shall through garbage in the pit / basket only.
 - (13) In case of any work, I shall not dump const material for a prolonged pd, penalty if imposed will be cleared.
2. I hereby certify that above terms & Conditions have been understood and signed as an evidence for record of Mgmt.

Dated: _____ / _____ / 2026

Tenant _____
Cell NO: _____
CNIC NO: _____

(TO BE SIGNED ON A STAMP OF PAPER OF RS 100/-)

RENT AGREEMENT

THIS RENT DEED is made at Rawalpindi on this _____ day of _____ 202__.

BY & BETWEEN

Name _____ Son of _____ Resident of _____ CNIC No _____ owner of _____ (herein after called as **"THE LANDLORD"** which expression shall include wherever applicable his successors, executors, Legal representatives and assigns) of the One Party.

AND

Name _____ Son of _____ Resident of _____ CNIC No _____ (Here in 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 Landlord is Lawful owner in possession of House/Apartment No _____ Sector _____ located at _____ (herein after called the **"DEMISED PREMISES"**).

WHEREAS the TENANT has approached the Landlord to rent out and the LANDLORD has agreed to rent out the said house / 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 the tenancy is for a period of one year, commencing from the _____ day of _____, 202.

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 LANDLORD" 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.

RENT

5. That "The Landlord" has agreed to let and "The Tenant" has agreed to acquire the house / apartment on monthly rent of Rs. _____ (Rupees _____ only). The Tenant has paid

Rs. _____ (Rupees _____ only) on account of advance rent for _____ months. Thereafter the rent will be paid on monthly basis.

6. That the Tenant has agreed to pay monthly rent by or before 10th of every month and Landlord has agreed to issue acknowledgment receipt in this regard.

DEPOSIT OF SECURITY

7. That the Tenant has paid Rs _____ (Rupees _____ only) in advance at the time of execution of this Rent Deed as refundable security for performance of this rent deed and the landlord 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 Landlord 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 Landlord, rented out to the Tenant. Any such deduction from the security shall absolve the Tenant from ejection on account of default of rent.

ELECTRICITY / GAS / TELEPHONE / WATER BILLS

9. That the Electricity, Gas, Telephone, Water 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 / her.

INSPECTION

10. That the Landlord 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 6 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 Landlord" 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 damage 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 Landlord" 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 Landlord within one week after the expiry of the stipulated period of tenancy _____.
- b. That the Landlord 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 Landlord in advance before expiry of tenancy period.

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 "Landlord" whereas Askari Colony utility charges as laid down in SOP of Housing Directorate or decided by Residence Consultative Committee 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 house/ apartment and Tenant.

19. That Board of Officers detailed by Housing Directorate General Headquarters is as under:-
- a. **President.** Assistant Director Housing Ask Colonies or Officer appointed by Director ACM.
 - b. **Members**
 - (1) Deputy Assistant Director Ask 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 Landlord 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. Utilities 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 Landlord 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 is 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 building/house/ apartment and it is required by the Landlord for his own occupation or the occupation of any of his children.
- h. If Tenant is using the building for the purpose other than that for which it was rented as per the Rent Deed.
- i. In case where Landlord has died or in case where the Landlord 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 Landlord, as the case may be a notice in writing may be given by such Landlord to the Tenant of the demised premises informing him that he needs the building 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 Landlord for further period.

23. That in case of violation of any terms and condition of this agreement by the Tenant, the Landlord reserves the right to cancel this Rent Deed after serving **one month notice** to vacate the house/ 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 Landlord 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 form part of the contract.

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

THE LANDLORD

Signature _____

Name _____

Son of _____

CNIC NO _____

Address _____

Contact No _____

Witness No 1

Signature _____

Name _____

Son of _____

CNIC NO _____

Address _____

Contact No _____

THE TENANT

Signature _____

Name _____

Son of _____

CNIC No _____

Address _____

Contact No _____

Witness No 2

Signature _____

Name _____

Son of _____

CNIC No _____

Address _____

Contact No _____

UNDERTAKING BY THE LANDLORD AND 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 regulations 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>LANDLORD</u> Name _____ CNIC _____ Contact No _____ Signatures & Thumb Impression _____ Date _____	<u>TENANT</u> Name _____ CNIC _____ Contact No _____ Signatures & Thumb Impression _____ Date _____
<u>WITNESS – ESTATE AGENT</u> Name _____ CNIC _____ Contact No _____ Name of Office _____ Date _____	