

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

93

02 AUG 2018

पश्चिम बंगाल WEST BENGAL

03AB 228664



THE NOTARY
GOVERNMENT OF INDIA
Serampore Court.

AGREEMENT FOR LICENCE FOR 11 (ELEVEN) MONTHS.

FIRST PARTY (LICENSOR)
SRI SWAPAN CHATTERJEE,
son of Late Kanailal Chatterjee,
residing at Md. Kalachand Road,
P.O. Gholabazar, P.S. Gholabazar,
Dist. North 24 Parganas,
Kolkata- 700111.

SECOND PARTY (LICENSEE).
SRI CHANDAN PAKRASHI,
S/o. Late Sidhan Pakrashi,
residing at 19/C, J.K.Chatterjee Rd.
P.O. Sodepur, P.S. Khardah,
Kolkata- 700110.

WHEREAS the above named 1st Party is the absolute beneficial owner of a self contained residential Flat No.B (Eastern side open), at Ground Floor of the premises namely " **GOURI BARI** ", lying at C-46, School Road, P.O. Sodepur, P.S. Khardah, Dist.North 24 Parganas, Kolkata- 700 110.

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Swapan Chatterjee
Chandan Pakrashi



AND WHEREAS on the request of the above named Second Party, First Party has agreed to allow the Second Party to occupy the said flat for only office purpose and for no other use for a period of 11 (eleven) months, commencing from 09.01.2017 to 08.12.2017 on paying of monthly licence fee of Rs.16,000/- (Rupees sixteen thousand) only (excluding Electricity charges and Flat Owners' Association monthly maintenance charges) according to English calender month payable on or before the 10th day of every month. Electricity charges will be payable extra as per meter reading of the separate Meter affixed in the said flat for individual consumption of Electricity as per West Bengal State Electricity Distribution Co. Ltd or Calcutta Electric Supply Corporation. Garbage removal charges will be paid by the Second Party.

**THE FOLLOWING TERMS AND CONDITIONS ARE BINDING UPON
THE SECOND PARTY i.e. LICENSEE IN RESPECT OF THE
AFORESAID FLAT OF THE SAID PREMISES.**

1. That the Second Party is hereby permitted to occupy the said flat and to avail of water facilities as a monthly licensee for 11 (eleven) months, commencing from 09.01.2017 to 08.12.2017 without any grace or extension.
2. That the Second Party hereby notifies that after the expiry of the said stipulated period of 11 (eleven) month they will deliver vacant possession of the said licensed flat to the 1st Party in the same condition when the 2nd Party occupied the said flat at their inception.
3. That the expiry of the aforesaid licence period of 11 (eleven) month, this agreement is to be considered as repudiated but on the prayer of the 2nd Party for the renewal of the said licence the 1st Party shall have the absolute option whether to renew the said licence or not after the expiry of the said stipulated period of 11 (eleven) month.
4. That the 2nd Party have no right, title and interest of the said tenanted flat after expiry of this agreement i.e. lapse of 11 (eleven) months and the 1st Party will get every right of possession in the said licensed flat without any notification accordingly.
5. That as per present agreement if the 2nd Party fail to pay the licence fee within the schedule time the 1st Party shall have the right to take the possession without any notice treating the agreement as repudiated.

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Sampurn Chatterjee
Chandra Sekhar



Suresh Chetty
Shanda Perumal

6. That the 2nd Party will use the said occupied portion only for their office purpose and not for any other purpose nor shall be allowed to sublet the flat to any other person or persons.
7. That the 2nd Party will not use the flat for any illegal or immoral purpose and will not store any combustable or illegal goods and will not do any such work/things which will cause annoyance or nuisance to the 1st Party or other persons in the said premises or other neighboring houses. If it is done then the 2nd Party shall be liable to vacate his possession before the expiry of this agreement.
8. That the 2nd Party will keep the flat etc. in tip-top condition and will not make any addition alteration of the said rooms without written consent and permission of the 1st Party save and except the inside minor repairs to be done by the 2nd Party at his own cost.
9. That the 2nd Party shall allow the 1st Party to inspect and to allow to enter into the said tenanted portion their workmen/mistry to carry out necessary alteration/repair/white wash job for keeping the rooms in good conditions.
10. That the objection can be borne out at any stage of misusing amenities affected for on the basis of observation and notice of the 1st Party. And also 1st Party may enquire such faultiness entering into licensee's room if desired.
11. That the 2nd Party will follow/abide by rules for flat owners association other than financial obligation.
12. That the 2nd Party will pay the Electricity Charges at the time of paying monthly licence fee. If the Electricity charges are not paid by the 2nd Party within due times, the connection will be discontinued and therefore the re-connection charges will be borne by the 2nd Party.
13. That if the 1st Party requires the said flat at any time within the stipulated period of agreement he will serve 2 (two) months notice upon the Second Party and in that case the 2nd Party shall vacate the said flat and deliver vacant possession to the First Party accordingly. Simultaneously, if the Second Party desires to vacate the said flat he will serve 2 (two) months notice to the First Party.

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14. That the Second Party will pay a sum of Rs.16,000/- (Rupees sixteen thousand) only by A/c Payee Cheque No.007122, drawn on Bank Of India, Sisirkunja Branch, as Security Deposit to the First Party and the said security deposit will repay by the First Party to the Second Party at the time of taking vacant physical possession of the concerned flat from the Second Party after adjusting all demurrage charges if any seen.

15. That the parties their heirs and administrators will be legally bound by this agreement as per licence basis.

IN WITNESSES WHEREOF, the parties at their own accord in sound mind and body uninstructed by and body set and subscribed their respective hands on 9th day of January, 2017.

WITNESSES:

1.

Sayantani Bekerashi

Sayan Chetty
Signature of the 1st Party.

2.

Shonda Bekerashi
Signature of the 2nd Party.

DRAFTED AND PREPARED BY:

(Sri Debasish Sarkar)

Advocate

Barrackpore Court.

TYPED BY ME :

Sona Deb
Purbapally, Sodepur
Kolkata-110.

Attested
Debasish
A. Kr. Saha
Notary Govt of India
Barrackpore LL
REG. 589/95

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Date: 31/07/2018

To
The Registrar of Companies
Central Registration Centre, Ministry of Corporate Affairs.

Subject: No Objection Letter for use of premises as Registered Office.

Ref: Incorporation of PAS RETAILS PRIVATE LIMITED vide SRN G93916310

Dear Sir,

I SWAPAN CHATTERJEE, S/o KANAI LAL CHATTERJEE, R/o C/46, SCHOOL ROAD, KOLKATA- 700110, do solemnly declare that I am the legal owner of Property situated at C/46, SCHOOL ROAD, KOLKATA- 700110. I do hereby confirm that I have no objection for using the above premises as the registered office of the Company proposed to be incorporated under the name and style of PAS RETAILS PRIVATE LIMITED.

Thanking You

Yours faithfully,



(SWAPAN CHATTERJEE)

RENT RECEIPT

Date 05/07/18

No. 05

Received from Chandram Parvathi

The Sum of 16,000 / -

Dollars

For Rent at C/46, Shoot Road, Kol-110

Paid by

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Check No. _____

Cash

Money Order

For the Period 01-07-18 to 31-07-18

Received by Swapna Chatterjee

Address C/46, Shoot Road, Kol-110

Phone _____

Swapna Chatterjee
Landlord's Signature