

BEFORE THE NATIONAL GREEN TRIBUNAL

EASTERN ZONE BENCH, KOLKATA

Original Application No.215/2025/EZ

Prabir Roy Chowdhury

Versus

The State of West Bengal and others.

...Respondents

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Filed by:

Sudip Kumar Dutta

Advocate for the

State of W.B.



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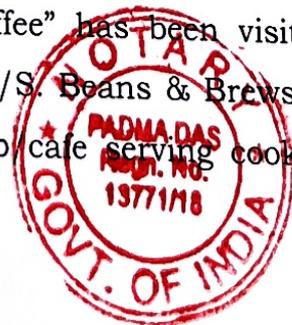
The State of West Bengal and Others.

...Respondents

**AFFIDAVIT ON BEHALF OF THE OFFICER-IN-CHARGE, GARIAHAT
POLICE STATION, I.E. RESPONDENT NO. 3 IN COMPLIANCE OF ORDER
DATED 15.01.2026**

I, Anjan Sen son of Shri Mihir Sen, aged about 48 years, by faith – Hindu, by occupation – service being the Inspector of Kolkata Police, do hereby solemnly affirm and say as follows:

1. Presently, I am holding the charge of Officer-in-Charge of Gariahat Police Station having office at 2, Dover Lane, Kolkata-700029. I have made myself and well acquainted with the facts and circumstances of the instant case and affirm the instant affidavit and file a report in compliance with the orders passed by this Hon'ble Tribunal.
2. The instant affidavit is being filed apropos the directions contained in the order 15.01.2026 whereby this Hon'ble Tribunal has been pleased to direct the respondents to file affidavit stating clearly what action has been taken in connection with the instant case.
3. I say that the shop styled as "Craft Coffee" has been visited and inspected on 27.01.25 and it was found that M/S. Beans & Brews Private Limited was operating a restaurant/coffee shop/cafe serving cooked food



and beverages in the brand name of "Craft Coffee" on the ground floor of G+3 storied building situated at P-16/4/1, Purna Das Road (Hemanta Mukhopadhyay Sarani), Kolkata-700029 within the jurisdiction of Gariahat Police Station.

4. That the shop was thoroughly inspected and it could be ascertained that solid fuel has been restricted by installing an accessories before draining to the drainage of KMC. No such complaint was received from KMC authority regarding the allegation raised by the petitioner. On being asked, the manager produced following documents including clearance of Pollution Control Board and permissions obtained from appropriate authorities. During inspection, some photographs of the shop were taken by the enquiry officer of this Gariahat PS. This refers to Gariahat PS G.D.E. No. 1929 dated 27.01.2026.

- (i) Consent to Operate (CTO) vide CTO No. WBPCB/7598258/2025 dated 29.10.25.valid for the period of 29.10.25 to 31.10.2035 issued by the West Bengal Pollution Control Board.
- (ii) Consent to Establish (CTE) vide CTE No. WBPCB/7563745/2025 dated 14.10.25 issued by the West Bengal Pollution Control Board.
- (iii) GST Registration Certificate No. 19AAKCB9640AIZO.
- (iv) Certificate of Incorporation issued by Registrar of Companies.
- (v) FSSAI License No. 12825019000585.
- (vi) Certificate of Enlistment issued by Kolkata Municipal Corporation.
- (vii) Permission from SWM Department issued by Kolkata Municipal Corporation.



(viii) Lease Agreement executed between Sri Gaurav Basu and M/S Beans & Brews Private Limited dated 01.11.2024.

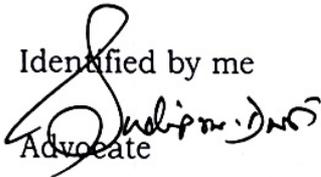
The photocopies of the said documents, photographs and General Diary entry are annexed herewith and marked as Annexure- "A" collectively.

5. The statements made in paragraphs 1 to 4 are true to my knowledge based on information derived from records and the rest are my respectful submissions before this Hon'ble Tribunal.

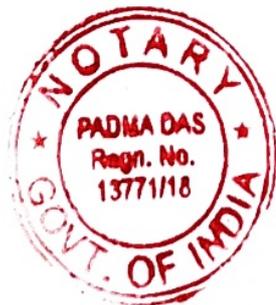


Deponent

Identified by me


Advocate

OFFICER - IN - CHARGE
GARIAHAT P.S
KOLKATA



SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION


PADMA DAS
NOTARY

17 FEB 2026

Verification

I, Anjan Sen, son of Shri Mihir Sen, Officer in Charge of Gariahat Police Station do hereby solemnly affirm and verify that the contents of the statements made in the above paragraphs of the affidavit are true and correct to the best of my knowledge and belief. No part of the same is false and nothing material has been concealed therefrom.

Verified at Kolkata, on this the 17th day of February, 2026.



A handwritten signature in black ink, appearing to read "Anjan Sen".

Deponent

Identified by me

A handwritten signature in black ink, appearing to read "Advocate".
Advocate

OFFICER - IN - CHARGE
GARIAHAT P.S
KOLKATA



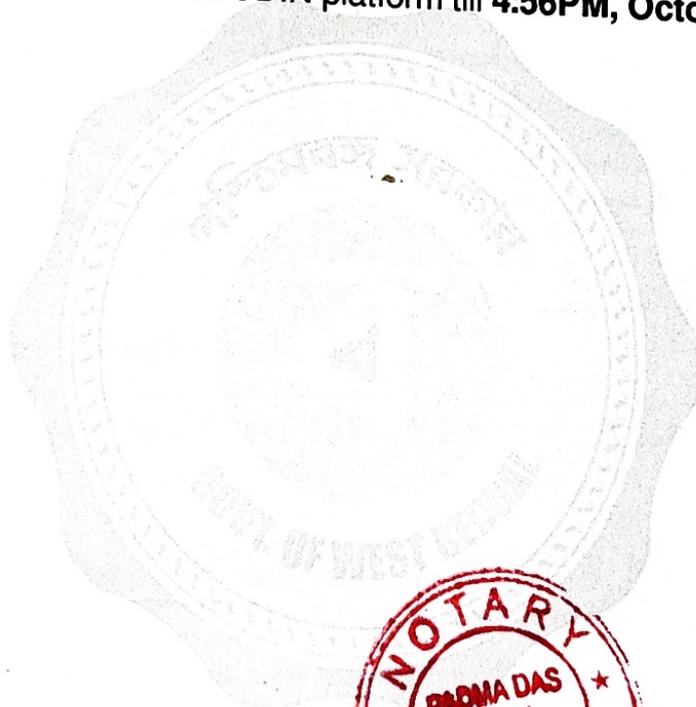
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Government of West Bengal

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This document is available at UDIN platform till **4:56PM, October 29, 2035.**



Gibansa Mukherjee

Authorised Signatory
(E-signed)
Department of IT&E



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WEST BENGAL POLLUTION CONTROL BOARD
Paribesh Bhawan, 10A, Block LA, Sector III
Salt Lake City, Bidhan Nagar, Kolkata – 700 106, INDIA
Website : www.wbpcb.gov.in, e-mail : wbpcbnet@wbpcb.gov.in

Category of the Industry : ORANGE

Application Type: CTO

CTO No.: WBPCB/7598258/2025

Date : 29/10/2025

Consent to Operate (CTO) under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended.

Reference: Application No.: 7598258

The West Bengal Pollution Control Board (hereinafter referred to as State Board) under the provisions of Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended, and Rules and Orders made thereunder hereby grants Consent to **BEANS & BREWS PRIVATE LIMITED** (hereinafter referred to as Applicant) for its unit located at **P-16/4/1, Purna Das Road (Hemanta Mukhopadhyay Sarani), PO- Sarat Bose Road, PS- Gariahat, Kolkata-700029** for the period from **29/10/2025 to 31/10/2035** to operate the industrial unit/project and to discharge liquid effluent and gaseous emission from the premises / land of the industrial unit/project, in accordance with the conditions as mentioned below, provided that on any day at any instance the quantity and quality of liquid discharge and gaseous emission shall not exceed the permissible limit as specified in this consent letter and in the Environment (Protection) Act, 1986 and Rules thereunder, as amended.

Breach of the conditions and / or failure to comply with the conditions as mentioned below shall render the industry/project liable for prosecution under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended.

The State Board reserve the right to revoke, withdraw or make any reasonable variation / change / alter the conditions of this consent letter giving one month's notice to the industry.

Conditions :

1 This Consent is valid for the following activities :

Sl.No	Name of Activity/Products/By-products	Production Capacity (Per Month)
1	Cooked Food	300 Kilogram/Month
2	Beverage (Coffee)	80 Liters
3	Restaurant with Seating Capacity	32 Number

2 The industry shall remain responsible for quantity and quality of liquid effluent and air emission.

3 Daily waste water generation and discharge shall not exceed :

No. of outlets	Source of Waste Water	Quantity in Kilo Liters/day	Place of discharge
1	Domestic liquid effluent	3.5	KMC Drain after proper treatment in ETP

4 To bring into any altered or new outlet / outfall or to change the place of discharge, the industry shall have to inform the Board and obtain prior permission of the Board in this effect.



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WBPCB/7598258/2025

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5 The industry shall provide comprehensive facility for treatment of industrial liquid waste and domestic liquid waste (sewage, sullage and liquid effluent generated from canteen), and operate and maintain the same continuously so that the quality of final effluent conforms to the Standard as given below:

Outlet No.	Nature of effluent	Parameters and standard			Frequency of sampling
		Parameters	Standards	Unit	
1	Domestic	pH	5.5 to 9.0		Yearly
		Biological Oxygen Demand (BOD)	350	mg/L	Yearly
		Total suspended Solid (TSS)	600	mg/L	Yearly
		Oil & Grease	20	mg/L	Yearly

Provisions shall be made to install sensor-based Water Quality monitoring system and flow meter to share the information with the state board on a Real Time basis.

6 Daily water consumption for the following purposes shall not exceed

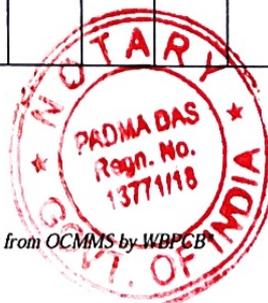
SL NO.	Purpose of Water Use	Quantity (KL/Day)
1.	Domestic	4.5

7 The Industry shall install suitable digital device for measuring the volume of water consumed for different purposes as mentioned above giving correct result to the satisfaction of the State Board. The device shall be able to provide information to disseminate the quantity on a real time basis.

8 All the stacks connected to various sources of emissions must be designated by numbers.

9 The industry shall install comprehensive pollution control equipment and operate and maintain the same to conform to the standard as given below:

Stack height from ground level (m)	Stack attached to emission sources	Capacity of emission source	Cons up-Unit	Fuel used	Fuel details Quantity (if any)	Concentrations of parameters not to exceed							Frequency of sampling	Remarks	
						PM (mg/N m ³)	CO (%)	Acid Mist (mg/N m ³)	Pb (mg/N m ³)	SO ₂ (mg/N m ³)	NO _x (mg/N m ³)	Others			
6.00	Oven	NA	Not Specified	LPG	17 Cylinder/Month	150	1							Yearly	LPG fired ovens 02 Nos to be provided with suction hood and stack of height 3.5m above the roof of the building



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10 The industry shall provide ports in the stack(s) and other necessary permanent facilities such as ladder, platform etc. for monitoring / sampling the air emissions and the same shall be made available for inspection and use by the State Board's staff as well as State Board's authorized agencies.

11 Waste generation, treatment and disposal shall be as specified below :

S.No	Description of Waste	Quantity	Treatment and Disposal
1	Food & Packaging Waste	25.00 Kg/Day	To be disposed off as per norms

The Industry shall obtain Authorisation for waste and also register for EPR wherever applicable.

12 The industry shall take adequate measures for control of noise level from its own sources within the premises within the limit given below :

Time	Limit in dB (A) Leq
Day time (06 a.m. to 10 p.m.)	65
Night time (10 p.m. to 06 a.m.)	55

Noise barriers should be installed if the Noise Level is found to be exceeding the desired levels.

13 The industry shall at all times maintain good house-keeping and control pollution (including fugitive emissions) from all sources to maintain clean environment in & around factory premises and in surrounding areas.

14 The Industry shall bring about at least 33% of the total land area under the tree cover.

15 The Industry shall provide sufficient alternate electric power source like Green DG or Storage Battery System etc. to operate all pollution control facilities. ~~In absence of such alternate power source, the production shall be stopped/controlled to conform to the conditions of the Consent.~~

16 The industry shall install a separate energy meter showing the consumption of energy for operation of pollution control devices and shall install suitable device for measuring the volume of water consumed for different purposes as mentioned in Sl.No. 3.

17 The Industry shall provide drainage system for discharge of industrial and domestic effluent and a separate drainage system for storm-water.

18 The industry shall maintain a separate register showing consumption of chemicals used in pollution control systems.

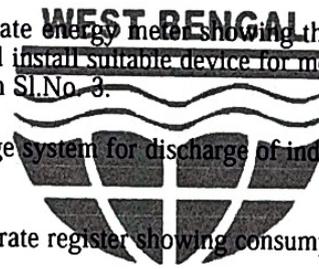
19 The Industry shall get the samples of hazardous wastes / leachates analysed at least once in a year from a laboratory recognised by the West Bengal Pollution Control Board and ensure that they conform to the limits stipulated. Test reports shall be sent to the Board.

20 The Industry shall submit the Environmental Statement Report for the financial year ending 31st March of the current year in the prescribed form (Form V) as required under the provisions of Rule 14 of the Environment (Protection) [Second Amendment] Rules 1992 by 30th September of every year, to the WBPCB.

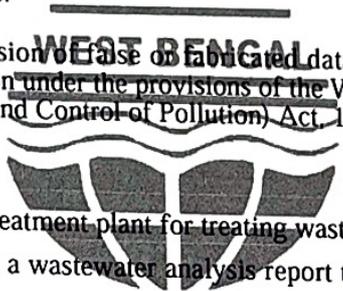
21 The Industry shall allow the officers of the State Board to enter into the premises of the unit at any reasonable time to inspect the pollution control systems and shall provide adequate and safe facility for collection of air, wastewater and solid waste samples for monitoring by the State Board as well as by authorized agencies of the State Board, as and when required by them.

22 The industry shall maintain an Inspection Book in the factory premises which shall be made available to inspecting officers of the State Board for inspection, review and to write down any direction or observation as is deemed necessary during the inspection.

23 The Industry shall furnish to the State Board all information in respect of quality, quantity, rate of discharge, place of discharge of liquid effluent and air emission.

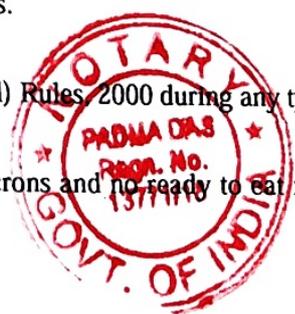


- 24 The Industry shall maintain adequate number of qualified and trained personnel among its staff for proper maintenance and operation of the effluent treatment and/or emission control devices and for overall environment management of the industry.
- 25 The Industry shall have to make registration for the use of groundwater if any, with State Water Investigation Directorate (SWID).
- 26 The Industry shall intimate to the State Board immediately of any occurrence or apprehension of occurrence of discharge of any poisonous, noxious or pollutants in excess of quality as well as quantity as mentioned earlier to any receiving water body/receiving system or to atmosphere owing to accident or other unforeseen incident/event including natural disaster. The Applicant shall (i) take all steps adequate to prevent such accident discharge / release of poisonous, noxious or pollutants and to limit their consequences to persons and the environment, (ii) provide to the persons working on the site with the information, training and equipment including antidotes necessary to ensure their safety and mitigate the accidental release of poisonous noxious or pollutants to the environment.
- 27 If the Industry is using Diesel Generator set or generating any other hazardous waste, it should install a Digital Display Board to discriminate all information as stipulated in this regard.
- 28 The industry shall make an application to the State Board in the prescribed form for renewal of the consent at least 120 (one hundred & twenty) days before the date of expiry of this Consent.
- 29 The industry shall not make any alteration / expansion / modification in the existing manufacturing process and equipment, pollution control system and shall not alter or bring in any new outlet/outfall or stack or change the place of discharge, without prior approval of the Board.
- 30 The industry shall comply with all applicable Environmental Acts and Rules.
- 31 The Industry shall comply with the provisions of relevant Waste Management Rules and also submit Annual Returns / Manifests on regular basis.
- 32 Concealing factual data or submission of false or fabricated data/information may result in revocation of Consent to Operate and attract action under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.



Special Conditions:

- 1. The unit shall install a proper effluent treatment plant for treating wastewater arising from kitchen activities, treat the effluent on a regular basis, and submit a wastewater analysis report to the State Board within six (6) months of issuance of this Consent to Operate certificate.
- 2. Guidelines for Control of Pollution and Enforcement of Environment Norms at Individual Establishments and the Area/Cluster of Restaurants/Hotels/Motels/Banquets to be strictly followed.
- 3. The unit shall strictly comply with the directions issued by the Public Grievance Cell of the State Board vide memo no 1018-5L/WPB-2025/C-6714 dated 16/07/2025.
- 4. The unit shall properly handle, manage and dispose the solid waste generated and comply with the provisions of the Solid waste management rules.
- 5. The unit shall minimize use of disposable plastic on its premises and ensure its disposal through recyclers registered with the State Board for recycling plastic waste.
- 6. The unit cannot use fossil fuel for any activity.
- 7. The unit shall not use thermocol paper plates / glasses within the unit premises.
- 8. Single use plastics cannot be used.
- 9. The unit shall always comply with the Noise Pollution (Regulation & Control) Rules, 2000 during any type of open air function.
- 10. The unit cannot use the plastic carry bags of thickness less than 120 microns and no ready to eat food can be stored or sold in plastic carry bags made from recycled plastics.



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11. This consent to operate certificate may be revoked in case of any valid public complaint lodged against the unit from environmental point of view.

Any violation of the aforesaid conditions shall entail cancellation of this Consent for Operate.

For and on behalf of West Bengal Pollution Control Board



29/10/2025

**Senior Environmental Engineer
Kolkata Regional Office**



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WBPCB/7598258/2025

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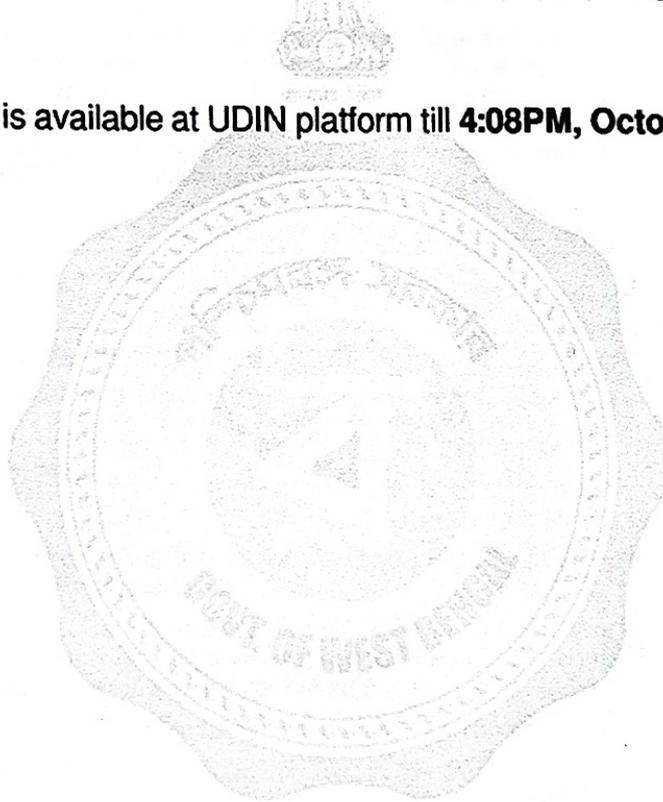




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Sibansu Mukherjee

Authorised Signatory
(E-signed)
Department of IT&E



WEST BENGAL POLLUTION CONTROL BOARD
 Paribesh Bhawan, 10A, Block LA, Sector III
 Salt Lake City, Bidhan Nagar, Kolkata - 700 106, INDIA
 Website : www.wbpcb.gov.in, e-mail : wbpcbnet@wbpcb.gov.in

Validity Period :14/10/2025 To 14/10/2025

Category: ORANGE

Application Type: CTE

CTE No.: WBPCB/7563745/2025

Date: 14/10/2025

Sub : Consent to Establish (CTE) under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended.

Ref.: Application No. 7563745

To,

M/s BEANS & BREWS PRIVATE LIMITED

P-16/4/1, Purna Das Road (Hemanta Mukhopadhyay Sarani), PO- Sarat Bose Road, PS- Gariahat, Kolkata-700029

The West Bengal Pollution Control Board (hereinafter referred to as the State Board) hereby grants Consent to Establish (CTE) from environmental point under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974, as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended and rules and orders made thereunder for proposed new unit of BEANS & BREWS PRIVATE LIMITED at P-16/4/1, Purna Das Road (Hemanta Mukhopadhyay Sarani), PO- Sarat Bose Road, PS- Gariahat, Kolkata- 700029 for the following activities :

Sl.No.	Name of Activity, Product and/or By-Product	Production Capacity
1	Cooked Food	300 Kilograms
2	Restaurant with Seating Capacity	32 Number
3	Beverage (Coffee)	80 Liters

Total cost of the Project (in Lakhs)

(A) General Conditions :

- (1) The quality of sewage and industrial effluent to be discharged from the factory shall satisfy the permissible limits as per norms and Environment (Protection) Rules 1986.
- (2) The unit shall apply to the State Board for Consent to operate according to the provisions of the Water (Prevention & Control of Pollution) Act, 1974 as amended and the Air (Prevention & Control Pollution) Act, 1981 as amended prior to commencement of activities of the unit.
- (3) The unit shall comply with the following Environmental Acts and Rules and its amendment as applicable
 - (i) The Water (Prevention and Control of Pollution) Act, 1974 .
 - (ii) The Air (Prevention and Control of Pollution) Act, 1981
 - (iii) The Environment (Protection) Act, 1986
 - (iv) The Public Liability Insurance Act, 1991
 - (v) The Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989
 - (vi) The Ozone Depleting Substances (Regulation and Control) Rules, 2000
 - (vii) The Batteries (Management and Handling) Rules, 2002
 - (viii) The Noise Pollution (Regulation and Control) Rules, 2000
 - (ix) The Bio-medical Wastes Management Rules, 2016



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WBPCB/7563745/2025

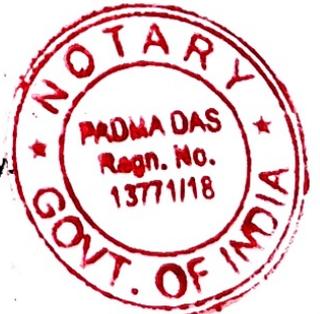
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- (x) The Hazardous Wastes (Management and Transboundary Movement) Rules, 2016
- (xi) The Plastic Waste Management Rules, 2016
- (xii) The Solid Waste Management Rules, 2016
- (xiii) The E-Waste (Management Rules), 2022
- (xiv) The Construction and Demolition Waste Management Rules, 2016

- (4) The State Board reserves the right to review, amend, suspend, revoke etc. this consent for establishment and the same shall be binding on the unit.
- (5) The unit shall obtain permission/clearance from the other competent authorities, as applicable and such permissions may be required at the time of submitting application for Consent to operate.
- (6) The unit shall abide by the stipulations as may be prescribed by any authority / local body / government departments etc.
- (7) Suitable measures to treat the effluent and emission shall be adopted in order to reduce the pollution load so that the quality of the effluent and emission from the unit always conforms to the relevant permissible standards.
- (8) No equipment/machinery, emission and effluent generation/discharge source etc. shall be installed/modified without prior approval of the State Board.

(B) Special Conditions:

- 1) LPG fired Ovens (Gas Ovens 02 nos) to be connected to a stack of height 3.5 m from above roof level of the building. Stack should be provided with port, ladder & platform as per Emission Regulation Part- III of CPCB.
- 2) Entire waste water generated from process activity should be discharged into the KMC drain after proper treatment in Effluent Treatment Plant.
- 3) Solid waste is to be disposed of in an environmentally friendly manner.
- 4) Noise Control- Ambient noise level not to exceed the permissible limit.
- 5) The unit shall always comply with the Noise Pollution (Regulation & Control) Rules, 2000 during any type of open air function.
- 6) Charcoal or any other solid fuel should not be used.
- 7) Good house-keeping to be maintained.
- 8) Tree planting/sapling in pot along the periphery of the unit.
- 9) The unit cannot use the plastic carry bags of thickness less than 120 microns and no ready to eat food can be stored or sold in plastic carry bags made from recycled plastics.
- 10) Single use plastic should not be used.
- 11) Adequate measures shall be taken in order to mitigate fire hazards.
- 12) The total gross capital investment of the unit on Plant & Machinery is Rs 31,50,000/- only.



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UDIN: 25-G-04000074-17004020330 (visit at https://din2.wb.gov.in/visit/din)

13) The unit shall strictly comply with the directions **55** issued by the Public Grievance Cell of the State Board vide memo no 1018-5L/WPB-2025/C-6714 dated 16/07/2025.

14) The unit shall apply for Consent to Operate Immediately.

15) This is a Post facto Consent to Establish certificate.

Any Violation of the aforesaid Conditions shall entail cancellation of this Consent to Establish

For and on behalf of West Bengal Pollution Control Board



14/10/2025

**Senior Environmental Engineer
Kolkata Regional Office**





Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 19AAKCB9640A1ZO

1.	Legal Name	Beans & Brews Private Limited			
2.	Trade Name, if any	Beans & Brews Private Limited			
3.	Additional trade names, if any	null			
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	Ground Floor, 10A Elgin Road, 10B Woodburn Road, Kolkata, Kolkata, West Bengal, 700020			
6.	Date of Liability	12/09/2022			
7.	Period of Validity	From	12/09/2022	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving Authority	Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK(4) Date: 2022.09.27 11:31:24 IST			
Signature					
Name	Paritosh Kumar Sardar				
Designation	Superintendent				
Jurisdictional Office	BALLYGUNGE				
9. Date of issue of Certificate	27/09/2022				
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 27/09/2022 by the jurisdictional authority.





सत्यमेव जयते

GSTIN 19AAKCB9640A1ZO
Legal Name Beans & Brews Private Limited
Trade Name, if any Beans & Brews Private Limited
Additional trade names, if any null

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 1

Sr. No.	Address
1	Ground Floor, FD- 368, Sector - III, Bidhan Nagar, North Twenty Four Parganas, West Bengal, 700106





GSTIN 19AAKCB9640A1ZO
 Legal Name Beans & Brews Private Limited
 Trade Name, if any Beans & Brews Private Limited
 Additional trade names, if any null

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	Abhinav Basant Kumar
		Designation/Status	Director
		Resident of State	West Bengal
2		Name	Vivek Agarwal
		Designation/Status	Director
		Resident of State	West Bengal
3		Name	Dipraj Das
		Designation/Status	Director
		Resident of State	West Bengal
4		Name	Shalini Saraiya
		Designation/Status	Director
		Resident of State	West Bengal



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सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

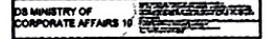
I hereby certify that BEANS & BREWS PRIVATE LIMITED is incorporated on this Twenty eighth day of July Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U15490WB2022PTC256024.

The Permanent Account Number (PAN) of the company is AAKCB9640A *

The Tax Deduction and Collection Account Number (TAN) of the company is CALB23490F *

Given under my hand at Manesar this Twenty eighth day of July Two thousand twenty-two .



Digital Signature Certificate
Mr. N.VAIRAMUTHU

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

BEANS & BREWS PRIVATE LIMITED

10 A&B ELGIN ROAD, KOLKATA, Kolkata, West Bengal, India, 700020



* as issued by the Income Tax Department





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Form C

Government of West Bengal
Department of Health and Family Welfare
Food Safety and Standards Authority of India
License under FSS Act, 2006



GOVERNMENT OF WEST BENGAL
DEPARTMENT OF HEALTH & FAMILY WELFARE

अनुज्ञप्ति संख्या / License Number: 12825019000585



1. Name & Registered Office address of Licensee / अनुज्ञप्तिधारी के पंजीकृत कार्यालय का नाम और पता: BEANS & BREWS PRIVATE LIMITED
P-16/4/1,Purna Das Road (Hemanta Mukhopadhyay Sarani, Kolkata, West Bengal-700029
2. Address of Authorized Premises / प्राधिकृत परिसरो का पता: P-16/4/1,Purna Das Road (Hemanta Mukhopadhyay Sarani, KOLKATA MUNICIPAL CORPORATION, Kolkata, West Bengal-700029
3. Kind of Business / कारोबार का प्रकार: Trade/Retail - Retailer
Food Services - Restaurants
4. Dairy Business Details / डेयरी कारोबार विवरण हेतु: No
5. Category of License / अनुज्ञप्ति का वर्ग: State License

This license is granted under and is subject to the provisions of FSS Act, 2006 all of which must be complied with by the licensee. / यह अनुज्ञप्ति खाद्य संरक्षा और मानक अधिनियम, 2006 के अधीन अनुदत्त की गई और वह अधिनियम के उपबंधों के अध्यादीन है जिनका अनुज्ञप्तिधारी द्वारा अवश्य पालन किया जाना चाहिए.

Place / स्थान: Kolkata
Issued On / दिनांक: 24-03-2025 (New License)
Valid Upto: / वैधता: 23-03-2026 (For details, refer Annexure)

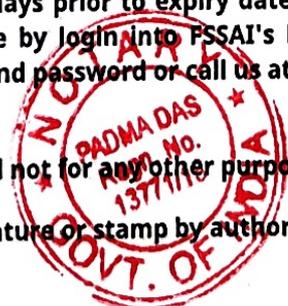
Designated Officer
Date : 24-03-2025 13:41:46
User Id : 110121
Verified through mobile : 98XXXXXX31
License Grant on : 20-03-2025 14:20:33
License Issued On : 24-03-2025 13:41:46

Annexures:

1. Product Annexure
2. Validity Annexure
3. Non-Form C Annexure
4. Conditions Of License

Note:

1. Application for renewal of License can be filed as early as 180 days prior to expiry date of License. You can file application for renewal or modification of License by login into FSSAI's Food Safety Compliance System(<https://foscos.fssai.gov.in>) with your user id and password or call us at 1800112100 for any clarification.
2. This License is only to commence or carry on food businesses and not for any other purpose.
3. This is computer generated license and doesn't require any signature or stamp by authority.



4. Communications from FoSCoS are being sent to asxxxxxxxxxxxxxxxxxxxxcom ,
dixxxxxxxxxxxxxxxxxxxxxxxxxcom and 80xxxxx941 , 90xxxxx478.To update these details, visit
FoSCoS portal.



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Product Annexure

fssai

Form C
Government of West Bengal
Department of Health and Family Welfare
Food Safety and Standards Authority of India
License under FSS Act, 2006



GOVERNMENT OF WEST BENGAL
DEPARTMENT OF HEALTH & FAMILY WELFARE

अनुज्ञप्ति संख्या / License Number: 12825019000585

Kind Of Business: Food Services - Restaurants

Sl.No.	Food Product Category
1	01 - Dairy products and analogues, excluding products of food category 2.0
2	05 - Confectionery
3	07 - Bakery products
4	12 - Salts, spices, soups, sauces, salads and protein products
5	14 - Beverages, excluding dairy products
6	15 - Ready-to-eat savouries
7	16 - Prepared Foods

Kind Of Business: Trade/Retail - Retailer

Sl.No.	Food Product Category
1	01 - Dairy products and analogues, excluding products of food category 2.0
2	05 - Confectionery
3	07 - Bakery products
4	12 - Salts, spices, soups, sauces, salads and protein products
5	14 - Beverages, excluding dairy products
6	15 - Ready-to-eat savouries
7	16 - Prepared Foods



Validation And Renewal Annexure



Form C
Government of West Bengal
Department of Health and Family Welfare
Food Safety and Standards Authority of India
License under FSS Act, 2006



अनुज्ञापि संख्या / License Number: 12825019000585

Validity From	Validity Upto	Issued On	Fee Paid	Type	Issuing Authority
24-03-2025	23-03-2026 ←	24-03-2025	2000 INR	New	State Licensing Authority

Suspension History

S.No	History	Date
	N/A	

Current Status of License: License Issued

Note:

- Application for renewal of License can be filed as early as 180 days prior to expiry date of License. You can file application for renewal or modification of License by login into FSSAI's Food Safety Compliance System(<https://foscos.fssai.gov.in>) with your user id and password or call us at 1800112100 for any clarification.
- FSSAI vide order number 15(31)2020/FoSCoS/RCD/FSSAIpt1-Part(4) dated 11th January 2023 allowed Instant Renewal of License / Registration.
- FSSAI vide order number 15(31)2020/FoSCoS/RCD/FSSAI dated 29th October 2021 has allowed the renewal of Licenses / Registration till 180 days of the expiry date subject to payment of penalty.
- Modification* (if any) denotes the change in the Authority. Issuing Authority mentioned along with Modification* is the Jurisdictional Authority with effect from the date of issuance of modified license.



Non-Form C Annexure



Government of West Bengal
Department of Health and Family Welfare
Food Safety and Standards Authority of India
License under FSS Act, 2006



अनुज्ञप्ति संख्या / License Number: 12825019000585

Person in charge of operations

Name:	DIPRAJ DAS	Qualification:	MBA
Contact No:	N/A	Mobile No:	9051846478
Email-ID:	diprajdas@craftcoffeindia.com		
Address :	25/6 SC MUKHERJEE ROAD WB-712235		
State:	West Bengal	District:	Hooghly
Pin Code:	712235	Photo Id Card:	Aadhar Card
Photo Id No:	442300634905	Photo Id Expiry Date:	N/A
FoSTaC No:	Not Provided		

Person responsible for complying with conditions of license(The person must be same as mentioned in Form IX, as per FSS Regulations, 2011)

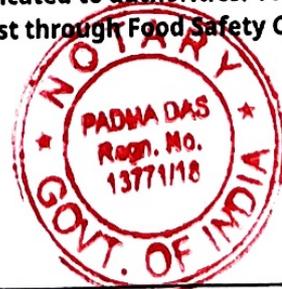
Name:	DIPRAJ DAS	Qualification:	MBA
Contact No:	N/A	Mobile No:	9051846478
Email-ID:	diprajdas@craftcoffeindia.com		
Address :	25/6 SC MUKHERJEE ROAD WB-712235		
State:	West Bengal	District:	Hooghly
Pin Code:	712235	Photo Id Card:	Aadhar Card
Photo Id No:	442300634905	Photo Id Expiry Date:	N/A

Place / स्थान: Kolkata
 Issued On / दिनांक: 24-03-2025 (New License)

Designated Officer

Date : 24-03-2025 13:41:46
 User Id : 110121
 Verified through mobile : 98XXXXXX31
 License Grant on : 20-03-2025 14:20:33
 License Issued On : 24-03-2025 13:41:46

Note: Any change in above details shall be immediately communicated to authorities. You can apply for modification of license for updation of details without any cost through Food Safety Compliance System (<https://foscos.fssai.gov.in>)

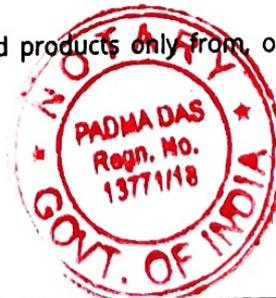


Condition of License

All Food Business operators shall ensure that the following conditions are complied with at all times during the course of its Food Business.

Food Business Operators Shall:

1. Display a true copy of the license granted in Form C shall at all time at a prominent place in the premises.
2. Give necessary access to licensing authorities or their authorized personnel to the premises.
3. Inform authorities about any change or modifications in activities.
4. Employ at least one technical person to supervise the production process. The person supervising the production process shall possess at least a degree in science with Chemistry/ Bio-chemistry/ Food and nutrition/ Microbiology or a degree or diploma in Food Technology/ Dairy Technology/ Dairy Microbiology/ Dairy chemistry/ Dairy engineering/ Oil technology/ Veterinary science/ Hotel management & Catering technology or any degree or diploma in any other discipline related to the specific requirement of the business from a recognized university or institute or equivalent.
5. Furnish periodic annual return 1st April to 31 st March, with in 31 st May of each year. For collection/ handling/manufacturing of milk and milk product half yearly return also to be furnished as specified.
6. Ensure that no product other than the product indicated in the license /registration is produced in the unit.
7. Maintain factory's sanitary and hygienic standards and workers hygiene as specified in the schedule-4 according to the category of food business.
8. Maintain daily records of production, raw materials utilization and sales separately.
9. Ensure that the source and standards of raw material used are of optimum quality.
10. Food business operator shall not manufacture , store or expose for sale or permit the sale of any article of food in any premises not effectively separated to the satisfaction of the licensing authority from any privy, urine, sullage ,drain or place of storage of foul and waste matter
11. Ensure clean-in-place system (whatever necessary) for regular cleaning of machine & equipment.
12. Ensure testing of relevant chemical and/or microbiological contaminants in food products in accordance with these regulation as frequency as required on the basis of historical data and risk assessment to ensure production and delivery of safe food through own or NABL accredited/ FSSAI recognized labs atleast once in six month.
13. Ensure that as much as possible the required temperature shall be maintained throughout the supply chain from the place of procurement or sourcing till it reaches the end consumer including chilling, transportation, storage etc.
14. The Manufacturer/ Importer/ Distributer shall buy and sell food products only from, or to , licensed / registered vendors and maintain record thereof.



Other Condition

1. Proprietors of hotels, restaurants and other food stalls who sell or expose for sale savouries, sweets or other article of food shall put up a notice board containing separates lists of the articles which have been cooked in ghee, edible oil, vanaspati and other fats for the information of the intending purchasers.
2. Food business operator selling cooked or prepared food shall display a notice board containing the nature of articles being exposed for sale.
3. Every manufacture (including ghani operator) or wholesale dealer in butter ,ghee ,vanaspti ,edible oils, solvent extracted oil, de oiled meal, edible flour and any other fats shall minimum a register showing the quantity of manufactured, received or sold, nature of oil seed used and quantity of de oiled meal and edible flour used etc. as applicable and the destination of each consignment of the substances sent out from his factory or place of business, and shall present such register for inspection whenever required to do so by the licensing authority.
4. No producer or manufacturer or vegetable oil ,edible oil and their products shall be edible for license under this act ,unless he has own laboratory facility for analytical testing of samples
5. Every sale and movement of stocks of solvents- extracted oil ,'semi refined' or 'raw grade I' , edible groundnut flour or edible coconut flour ,or both by the producer shall be a sale or movement of stocks directly to a registered user and not to any other person ,and no such sale or movement shall be effected through any third party.
6. Every quantity of solvent-extracted oil ,edible groundnut flour or edible coconut flour ,or both purchased by a registered user shall be used by him in his own factory entirely for the purpose intended and shall not be re-sold or otherwise transferred to any other person :
Provided that nothing in this sub-clause shall apply to the sale or movement of the following:-
 1. Karanjia oil
 2. Kusum oil
 3. Mahua oil
 4. Neem oil
 5. Tamarind seed oil
 6. Edible groundnut flour bearing the I.S.I certification mark
 7. Edible coconut flour bearing the I.S.I certificate mark
7. No food business operator shall sell or distribute or offer for sale or dispatch or deliver to any person for purpose of sale any edible oil which is not packed, marked and labeled in the manner specified in the regulations unless specifically exempted from this condition vide notification in the official Gazette issued in the public interest by food safety commissioners in specific circumstances and for a specific period and for reason to be recorded in writing.





Certificate of Enlistment cum e-Receipt

Licence Department, Kolkata Municipal Corporation
Certificate of Enlistment

Printed On: 11/06/2025

RECEIPT INFORMATION

Financial Year	Receipt No	Receipt Date
2025-2026	E/05/2025/1705809	11/06/2025 15:52:03
Transaction Id	0520250000248954	
C.E. No	0095 4400 9704	
Demand Type	Renewal	
Demand Nature	PRIMARY(0)	
Assessee No		
M/S	BEANS & BREWS PRIVATE LIMITED	
Name of CE Holder:	DIPRAJ DAS AND OTHERS	
Buisness Address :	P 16/4/1 HEMANTA MUKHOPADHYAY SARANI PURNA DAS ROAD, PS GARIAHAT KOLKATA 700029	
Ward No	090	
Nature of Trade	COMPANY (DEALING FOOD ITEMS) - RESTAURANT CAFE COFFEE DAY	
Parameter	Unit Value	
AREA	1750	
WITH AC	Y	

Section No	Description (As per KMC Act, 1980)	Amount(Rs)
199	Certificate of Enlistment	2000.00
238(2)	Water Supply	3200.00
307	Drainage & Sewerage	800.00
435/435A	Non-Residential Use	2500.00
	Processing Fee	100.00

Total Amount Paid(Rs) : 8600.00

Amount in Words : Rupees Eight Thousand Six Hundred only

Note: This Receipt is to be treated as Payment Receipt cum Certificate of Enlistment and Valid upto 31/03/2026
Concerned Authorities/Agencies/Institutions can Verify the Validity of the Receipt cum C.E from KMC web portal.



E. and O.E.



This document being an e-Receipt cum Certificate of Enlistment, does not require any signature

For Receipt Authentication visit url : <https://www.kmcgov.in/KMCPortal/jsp/LicenseReceipt.jsp>

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SWM CE e-Receipt

SWM Department, Kolkata Municipal Corporation

Printed On 11/06/2025

RECEIPT INFORMATION

Receipt No	E/2025/61122	Receipt Date and Time	11/06/2025
Transaction Id	3120250000022004		

OWNER INFORMATION

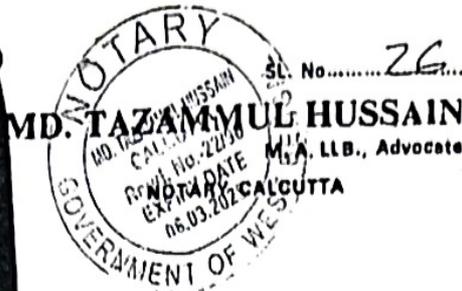
CE NO : 009544009704
 TRADE NAME : BEANS & BREWS PRIVATE LIMITED
 TRADE NATURE : EATING
 HOUSE/RESTAURANT/EATING HOUSE CUM
 RESTAURANT/FAST FOOD CENTRE/SNACK BAR
 (AREA 1,501 - 2,500 SQ.FT.)
 BOROUGH NO :8 WARD NO : 090
 ADDRESS: PURNA DAS ROAD, PS GARIAHATP
 1E/4/1 HEMANTA MUKHCPACHYAY SARANI
 PIN: 700029

DEMAND NO	DEMAND YEAR	DEMAND TYPE	DEMAND AMOUNT	INTEREST AMOUNT
035033	2025-2026	INITIAL DEMAND	39900	0

Total amount paid : 39900.0
 Amount In Words : Rupees Thirty Nine Thousand Nine Hundred only

This document being an e-Receipt of SWM CE, does not require any signature





Chamber
 12, Hejl Md. Mohsin Square
 Calcutta-700 016
 Phone: 244-5007

NOTARIAL CERTIFICATE

ALL TO WHOM THESE PRESENTS shall come, I, MD. TAZAMMUL HUSSAIN
 appointed as a NOTARY by the Govt. of West Bengal to practice within the
 City of Calcutta, Union of India do here by certify authenticate attest as under the
 execution of the instrument annexed hereto collectively marked "A" on its being
 read, admitted and identified by the respective signatures as to the matter
 contained therein, presented before me by the executants:

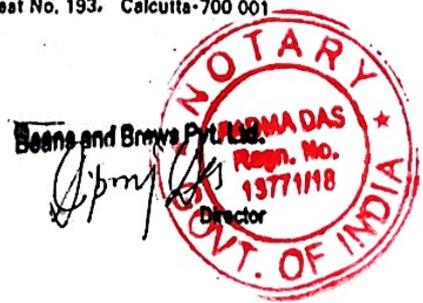
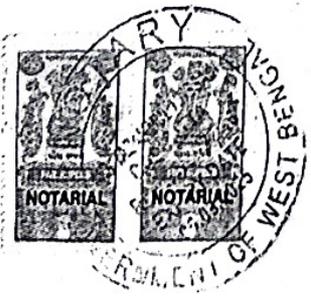
*This lease Agreement is made between
 Sri Gowar Bose of 105, Jodhpur Park,
 P.S. - Dhaka, K.O. - 68. and Another
 of the different address.*

referred to as the Executants on this the.....**11 2 NOV 2024**.....

Having admitted the Execution of the paper, writing "A" and being
 satisfied of the identify of the Executants I have attested IN FAITH AND
 TRUTH WHEREOF, I the said Notary have hereunto subscribed by name and
 affixed my seal of office on this the.....**11-2 NOV 2024**.....
 day of.....

[Handwritten Signature]

MD. TAZAMMUL HUSSAIN
 NOTARY
 (GOVT. OF WEST BENGAL)
 Regd. No. 22/1996
 City Civil Court's Bar Association
 (2nd Floor) Seat No. 193, Calcutta-700 001



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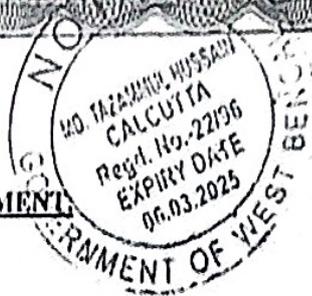
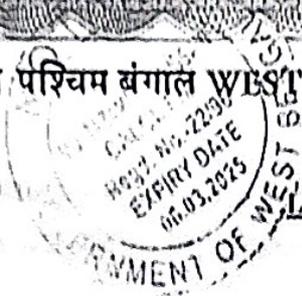
ADDRESS "A"

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 373984



LEASE AGREEMENT

Beans and Brews Pvt. Ltd.

Dipraj Das

Director

THIS Agreement for Lease is entered on 1st day of November, 2024 SRI GAURAV BASU, S/O SRI GAUTAM BASU (PAN: AXVPB7221N) (Aadhaar 5539 6723 4154) aged about 40 years presently residing at 105, Jodhpur Park, Flat No. 6, P.S. -Lake, Kolkata 700068 having after this person referred was " THE LESSOR ", (Which term or expression shall unless otherwise excluded by or repugnant to the subject or context thereof be deemed to mean and include its Successor-in-Interest and permitted assigns) of the ONE PART

AND

Gaurav Basu

M/S. Beans and Brews Private Limited, a Private Limited Company Registered under the Companies Act 2013, having its Registered Office at 10/A, Elgin Road, Kolkata 700020, having PAN no. AAKCB9640A, and represented by one of its Authorized Director Mr. Dipraj Das S/O SRI TAPAN KUMAR DAS, (PAN - AIRPD1681P) (Aadhaar - 4423 0063 4905), here-in-after to as "The Lessee" (Which term or expression shall unless otherwise

excluded by or repugnant to the subject or context thereof be deemed to mean and include its Successor-in-Interest and permitted assigns) of the OTHER PART.





पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 146853

WHEREAS, The Lessor intends to demise the property mentioned in the schedule hereunder written and in the process it has held out, informed, represented and assured unto the lessee as follows:

a) The Lessor is the absolute owner of the said Commercial Space being the said demised premises lying and situated on the Ground and First Floors, of the municipal premises No. P-16/4/1, Purna Das Road, (Hemanta Mukhopadhyay Sarani) P.S. - Gariahat, Ward No. 90, Kolkata - 700029.

b) AND WHEREAS, the parties hereto have negotiated whereby The Lessee after making proper inspection of the demised premises and accepting its appropriateness in carrying out its Official business activities from there, approached the Lessor and the Lessor agreed to demise unto the Lessee the said demised premises, and to permit the Lessee to conduct its normal Business of a Retail Outlet, Multiple Restaurant & Cafe from the said demised Premises for a term of Twelve Years upon certain Terms and conditions mutually agreed between the parties here-in.

AND WHEREAS the Lessee had agreed to take the Demised Premises on monthly Lease Rent basis for the purpose of setting up its Retail Outlet, Multiple Restaurant & Cafe. And to give effect to such an arrangement the parties hereto have agreed to enter into a formal agreement (being these presents) under such terms and conditions here-in-after appearing.



Beans and Brews Pvt. Ltd.

Dipraj Das
Director

Gaurav Basu

NOW THIS AGREEMENT OF LEASE WITNESSTH AS FOLLOWS:-

1) SUBJECT MATTER - The Lessor has agreed to let, grant and demise and the Lessee has agreed to accept and take demise of all that the Ground floor of the said Commercial Space, measuring an Super-built-up area of 1750 (One Seven Five Zero) Sq. Ft. more or less, at municipal premises P-16/4/1, Purna Das Road, (Hemanta Mukhopadhyay Sarani) P.S. Gariahat, Ward No. 90, Kolkata - 700029.

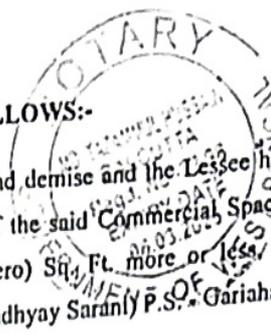
2) TENURE The term of Lease or Demise made hereunder of the Demised Premises shall be for a period of 12 (Twelve) Years, and shall commence on and from 1st November 2024 (First Day of November Two Thousand Twenty Four) the same will remain enforce up to 31st October, 2036 (Thirty First Day of October Two Thousand Thirty Six). It is expressly agreed between parties that the Lessee will not be able to surrender this Lease Agreement until the Completion of Lock-in-period of 24 (Twenty Four) months ending on 31st October, 2026 (Twenty Seventh Day of October Two Thousand Twenty Six).

3) RENEWAL At the option of both the Parties to the Agreement, before or upon expiry of the lease period of twelve years, the Lessor shall, subject to the Lessee not being in default in the matter of payment of the monthly rent in terms hereof, renew the lease for a further period such term and of such terms and conditions to be mutually settled by the Lessor and The Lessee on or before expiry of this Lease. Thus, renewal of the Lease for a further extended term beyond twelve years will not be automatic.

4) LOCK-IN-PERIOD The Lessee has expressly conveyed to the Lessor that there shall be a Lock-in-Period of 24 (Twenty four) Months in this Lease Agreement. If Lessee surrenders to the Lessor before 24 (Twenty four) Months it will be required to compensate to the Lessor by paying Lease Rent along with any Govt. Tax for the balance Lock-in-Period. After expiry of Lock-in-Period the Lessee can terminate this Lease Agreement by serving three months Notice on the Lessor.

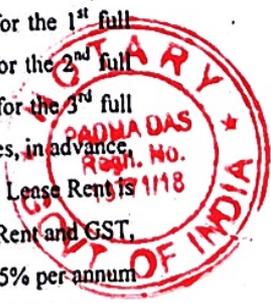
5) SECURITY DEPOSIT - The Lessee shall pay to the Lessor an amount of Rs. 3,20,000/- (Rupees Three Lakhs and Twenty Thousand Only), vide a Cheque no. 00001, dated 4.11.2024, drawn on HDFC Bank, Cental Plaza, Kolkata, inwards interest free Security Deposit. And the Lessor shall return the same to Lessee simultaneously on getting back the encumbrances free possession of the Leased Demised Premises in a condition similar to that when he first took possession of the demises premises. Normal wear and tear being permitted.

6) LEASE RENT The Lessee do hereby assure to the Lessor that the Lessee shall be depositing, against a proper receipt, in the Office of the Lessor an amount of Rs. 50,000/- (Rupees Fifty Thousand) only, per month towards Lease Rent along with GST, if applicable, for the 1st full year of business operations, It will be Rs. 80,000 (Rupees Eighty Thousand) is for the 2nd full year of business operations and Rs. 1,10,000 (Rupees One Lakh One Thousand) for the 3rd full year of business operations. Subject to deduction of Tax at Source at applicable rates, in advance, by cheque, by the 7th (Seventh) day of each English Calendar month for which the Lease Rent is payable. Lessee further commits to the Lessor that in default of payment of Lease Rent and GST, if applicable, the Lessee shall be compensating to the Lessor interest at a rate of 15% per annum on the outstanding amount and in default in payment of the Lease Rent on the 3rd (Third) Month,



Dipriy Das

Gaurav Das



the Lessor will have the right to determine this Lease Agreement and recover the possession of the Demised Premises from the Lessee. Cheque to be issued in the name of the lessor.

7) **INCREMENT IN LEASE RENT** The Lease Rent shall automatically stand increased at a rate of 15% (Fifteen percent) over the last Lease Rent paid by the Lessee on the expiry of every 3 (Three) years of this Lease Agreement. Hence the Lease Rent will be Rs. 92,000/- (Rupees Ninety Two Thousand only) plus GST if applicable from 4 years to 6 years of business operations and similarly it shall again to Rs. 1,05,800/- (Rupees One Lakh Five Thousand Eight Hundred only), be increased on and from 7 years to 9 years of business operations and on and from year 10 to 12 of business operations the lease rent will be Rs. 1,21,670 (Rupees One Lakh Twenty One Thousand Six Hundred Seventy only) per month plus GST as applicable.

8) **ELECTRICITY & TELEPHONE CHARGES** The Lessor undertakes and so agrees that upto 30 KVA Electricity Load shall be provided to the Lessee for the use in the Demised Premises and the said load shall be maintained throughout the Lease Period. The electricity charges as per separate meter provided by the Lessor, shall be paid by the Lessee.

9) **LOCAL AUTHORITY AND OTHER TAXES** - The Lessor shall be liable to pay the current and future Municipal Taxes along with Commercial surcharge claimed by the Local Municipal Corporation in whose jurisdiction the Demised Premises falls, and also the Building maintenance Charges. The Lessee shall and will bear the applicable GST and any other Taxes (pertaining to its business occupation in the Demised premises) arising out of the subject matter of this Lease Agreement. The Lessee also acknowledges that current Service GST Tax rate is 18.00 (Eighteen percent).

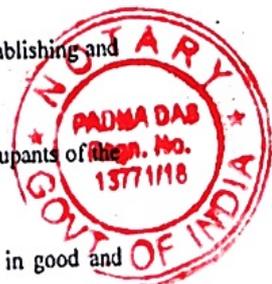
10) **EXPIRY AND PRE-SURRENDER OF LEASE PREMISES** - The Lessee assures to the Lessor that on expiry of the Lease term or upon expiry of the period of renewal after the initial period of twelve years or pre-determination of this Lease Agreement, it will hand over to the Lessor the vacant, encumbrances free and no liability possession of the Demised Premises and if Lessee fails to do so the Lessor hereby has been given a right to take the possession of the Demised Premises by removing all men and means of the Lessee lying in the Demised Premises. This Lease Deed shall be Registered before the Registering Authority on or before 31st March, 2025.

11) **OTHER LESSEE'S COVENANTS** Apart from above stated covenants the Lessee also covenants with the Lessor :-

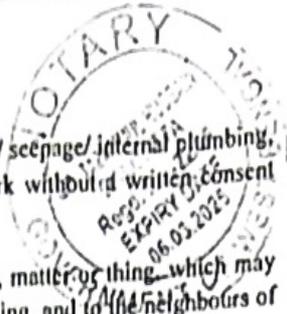
- a. To regularly pay the Lease Rent and related facility fee hereby reserved at the time and in the manner aforesaid, by the 7th (Seventh) day of the month for which it is payable.
- b. To use the Demised Premises only for lawful and valid business purposes by establishing and setting up its Retail outlet, Multiple Restaurant & cafe.
- c. To observe and comply with rules, regulation and bye-laws as applicable to occupants of the said building.
- d. To use the Demised Premises with due care and caution and keep the same in good and tenable condition, at all times.

Beena and Browns Pvt. Ltd.
Director

Gaurav Bansi



to carry out all kind of minor repairing job such as water leakage/ seepage/ internal plumbing etc. at its own cost but should not do any structural repairing work without written consent from the Lessor.



f. Not to do or suffer to be done in the Demised Premises any act, matter or thing which may cause nuisance or annoyance to the Co-Occupants of the said Building, and to the neighbours of the said.

g. Not to make any structural alterations or additions to the Demised Premises or any part thereof. The Lessee may if necessary at its own cost, can carry out interior renovations including laminating of flooring and refurbish the said Demised Premises and for this purpose can install in the said Demised Premises any racks, partitions and such fixtures and fittings (including Air-Conditioners) as are of a temporary nature, at his own cost and risk.

h. Not to hang from or attach to the beams of the rafters any articles or machinery which are heavy or likely to affect or endanger or damage the constructions of the building or any part thereof.

i. Not to fix or install Air-Conditioners in the said demised premises save and except at the places which have been specified in the said Demised Premises for such installation or at any other place as permitted by the Lessor, which if be necessary shall not be unreasonably withheld by the Lessor.

j. Not to store any Article of combustible or hazardous nature inside the Demised Premises and not to expose the Demised Premises to the risk of fire or other similar accident.

k. Not to allow any other person, establishment, firm or company to use the Demised Premises in any manner whatsoever and shall not enter into any agreement or any arrangement for assigning, mortgaging, creating any sort of charge, parting with, disposing off or sharing the Demised Premises in any manner whatsoever without obtaining prior written consent of the Lessor.

l. At the time of vacating the said Demised Premises or on expiry of the term of lease the Lessee shall, subject to refund of the security deposit amounts deposited by the Lessee with the Lessor in terms hereof, remove and take away all such furniture, equipment and installations and fittings made by the Lessee in the Demised premises as are of movable nature and ensure no liabilities are left behind on account of electricity and other service utilities and the said Demised Premises are assumed as at the commencement of this Lease Agreement. Provided always that in case it be agreed that the said demised premises is intended to be vacated by the Lessee but the Lessor delays or avoids to refund the said refundable amounts, then the Lessee shall be entitled to remain and continue in possession use and enjoyment of the said demised premises without being required or liable to pay the rent or other charges on any account whatsoever till the refunds are made in full.

m. Lessee will take proper insurance and other types of coverage for the safety of its men and means in the Demised Premises and will not raise any such type of claim with the Lessor at any and at all times.

12) OTHER LESSOR'S COVENANTS Apart from above stated covenants the Lessor also covenants with the Lessee:-

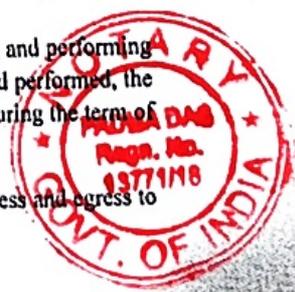
a. To regularly pay the taxes in the manner aforesaid.

b. On the Lessee paying the Lease Rent and other charges in time and observing and performing the covenants and stipulations herein contained and on its part to be observed and performed, the Lessee shall be entitled to peacefully occupy and enjoy the Demised Premises during the term of Lease.

c. The Lessor during the tenure of this Agreement will always provide free ingress and egress to the Lessee.

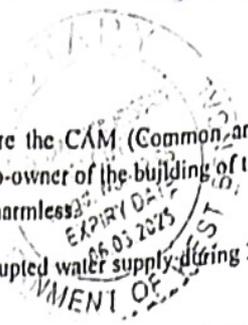
Beema and Binay Pvt. Ltd. Director

Gaurav Basi



The Lessor shall also pay and discharge all present and future the CAM (Common area maintenance) charges in respect of the demised premises with the co-owner of the building of the said premises. And the Lessor agrees to keep the Lessee saved and harmless.

c. The Lessor has agreed and assured the Lessee to provide uninterrupted water supply during 24 (Twenty Four) hours of the day night in the Demised Premises.



13) DISPOSAL OF DEMISED PREMISES The Lessor at any time during the period of the Lease may sell, mortgage, encumber or otherwise dispose of the said Demised Premises as it may deem fit and give prior written intimation thereof to the Lessee, provided the such disposal shall not affect the rights and impair the Lessee to continue to occupy the said Demised Premises until the expiry herein contained or expiry of the renewal period or sooner determination of this Lease Agreement in accordance with the terms of the Agreement and the Lessor shall cause the transferee to recognize and accept the Lease Agreement hereby created and the transferee or assignee or successor of the Lessor shall be bound by all the terms and conditions herein contained so that the rights of the Lessee hereunder are fully protected for which the Lessor undertakes to put any such transferee or assignee or successor on notice of this agreement.

14) NOTICE, STAMP AND LEGAL COST All Notices served by Hand, Courier and Registered with acknowledgement due mail, by either party to other party shall be valid or to be considered as duly served after expiry of 7 (Seven) working days of handing over the same to the carrier of such Notices. All Stamp duty and Legal costs in regard to this Agreement will be borne by the Lessee itself only. And only the Courts at Kolkata shall have jurisdiction to determine any question or dispute arising hereunder.

16) This agreement is made on the date and year mentioned hereinabove and super cedes entire prior/ post commitments and undertakings, written or verbal among the parties to this agreement.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS HERETO ON THE DAY, MONTH, AND YEAR FIRST HEREIN ABOVE MENTIONED.

SIGNED AND DELIVERED BY THE WITHIN NAMED LESSOR.

Gaurav Basu

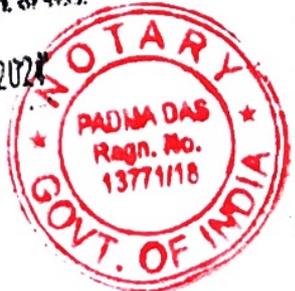
IDENTIFIED BY MR. Subrata Sanha ADVOCATE WB/1429/98

SIGNED AND DELIVERED BY THE WITHIN NAMED LESSEE.

Beena and Bros Pvt. Ltd. Director

L. T. & (B) Signature (S) of the Applicant attested by the Identification MID. V. SUBBIAH MOHANTY City Civil Court Kolkata Regd. No. 22/36 Govt. of W.B.

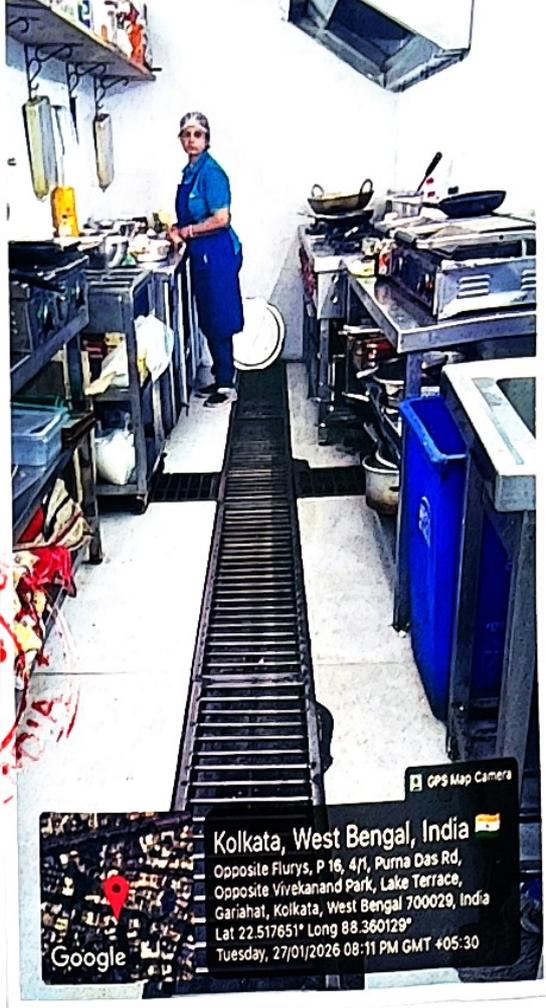
12 NOV 2024



IN THE PRESENCE OF THE FOLLOWING WITNESSES.

DAPI SAMANTA PH. No - 8013471941

NAVIN SINGH NAVIN SINGH 7301220752



NOTARY
 PADMA DAS
 Regn. No.
 13771118
 GOVT. OF INDIA

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NOTARY
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 13771118
 GOVT. OF INDIA

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NOTARY
 PADMA DAS
 Regn. No.
 13771118
 INDIA

Kolkata, West Bengal, India
 Opposite Flurys, P 16, 4/1, Purna Das Rd,
 Opposite Vivekanand Park, Lake Terrace,
 Gariahat, Kolkata, West Bengal 700029, India
 Lat 22.517537° Long 88.360136°
 Tuesday, 27/01/2026 08:16 PM GMT +05:30

Kolkata, West Bengal, India
 Opposite Flurys, P 16, 4/1, Purna Das Rd,
 Opposite Vivekanand Park, Lake Terrace,
 Gariahat, Kolkata, West Bengal 700029, India
 Lat 22.517546° Long 88.360141°
 Tuesday, 27/01/2026 08:16 PM GMT +05:30



Kolkata, West Bengal, India
 244, Golpark, Hindustan Park, Gariahat, Kolkata,
 West Bengal 700029, India
 Lat 22.517752° Long 88.360174°
 Tuesday, 27/01/2026 08:09 PM GMT +05:30

NOTARY
 PADMA DAS
 Regn. No.
 13771118
 GOVT. OF INDIA



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Gariahat P.S.

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G. D. Extract from the Movement's Daily Register

Date	G. D. No. and Time	Subject	Remarks
27.01.26	1929 20:55hrs	<p>Ref: Sec-62 G.D.E NO-1907 of date</p> <p>Returned to P.S. with lady police and force after making enquiry and inspection in the matter of Craft Coffee and in compliance order of Hon'ble WB Green - Tribunal vide OA NO-215/2025/E2.</p> <p>During enquiry had been to P-16/411, Purina Das Road, Kol-19 and inspected the shop styled as Craft Coffee, snapped photo-graphs of the shop from different angles and corners. The manager and other employees of Craft Coffee shop produced different documents and permissions from the relevant authorities for running the said shop.</p> <p>A report in this regard is being sent to the Hon'ble W.B Green Tribunal as ordered dated 15.01.26.</p> <p style="text-align: right;">(D/-) SI-Biswajit Das of-sec 52</p>	

Certified to be true.

No.

OFFICER IN CHARGE
GARIAHAT P. S
KOLKATA 16/02/26

Forwarded to the
for information

.....MOVEMENT OFFICER

The.....26.....

O/C Movement, Lalbazar