



Statement date 19 Jan 2023
Last statement 19 Dec 2022

Barclays Bank Account

20 Dec 2022 - 19 Jan 2023

FLAT 6
267 EVERS Holt STREET
LONDON
NW1 1BA

Your Barclays Bank Account statement

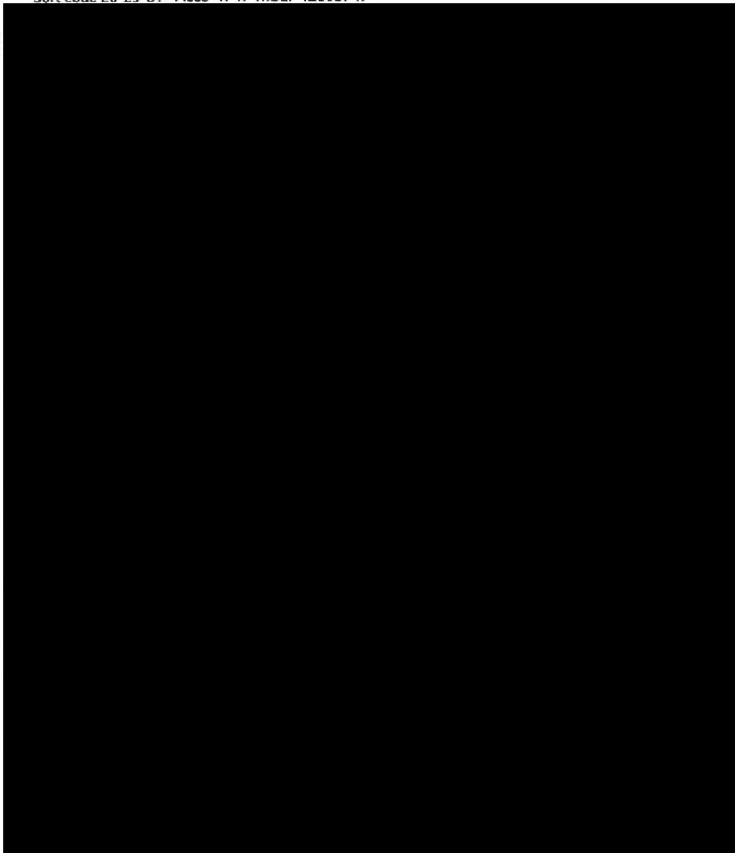
Current account statement

NOTICEBOARD

Your deposit is eligible for
protection by the Financial
Services Compensation Scheme.

Continued

Sort code 20-29-81 • Account number 42005747



► **Anything Wrong?** If you've spotted any incorrect or unusual transactions, see the next page for how to get in touch with us.

Credit interest rates

This account does not pay credit interest



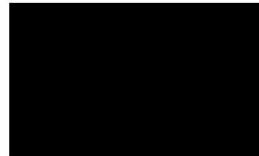
33504_1641288030<104311>_S52154-PK22977/I 37500
Ayaz Management LTD
Flat 6
267 Eversholt Street
London
NW1 1BA



Get in touch with us

eonnex.com/contact

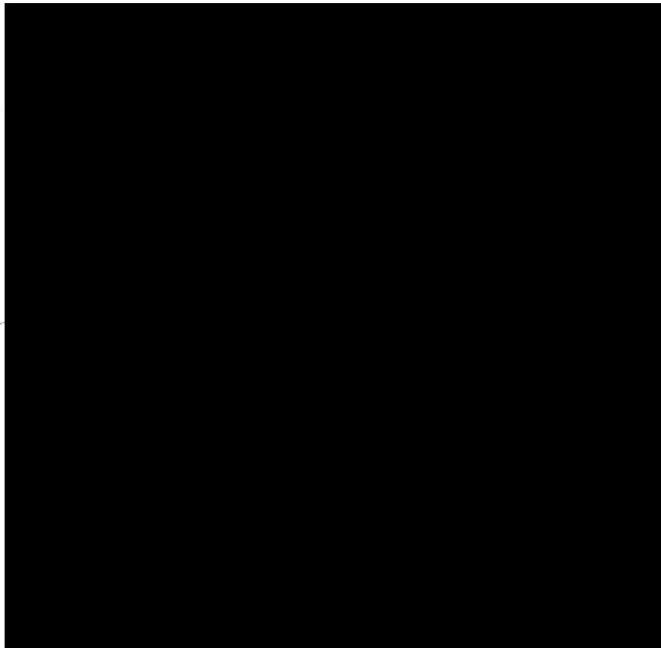
hi@eonnex.com



Your energy account

for Flat 6, 267 Eversholt Street, London, NW1 1BA.

30th Sept. 2022 - 3rd Jan. 2023



Your estimated annual cost

£2603.67 a year for electricity

This is an estimate based on your expected annual energy usage, and your current tariff rates, charges and discounts, including VAT. Actual bills will vary depending on your usage and tariff selection. More information about your current tariff can be found overleaf.

Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.

For your electricity (on meter point 1200061825795)

Good to know.

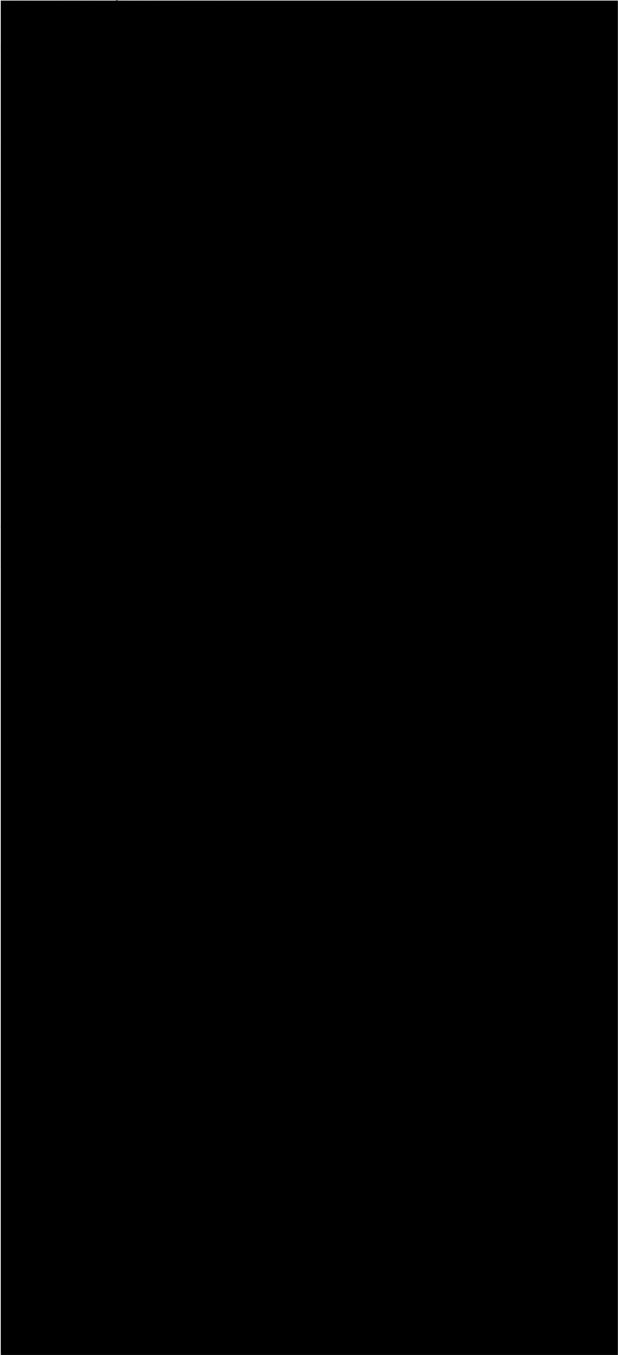
You're already on our cheapest tariff for your electricity usage. We'll let you know if this changes.

You pay by monthly Direct Debit, so your payments are up to date. We regularly review how much you're paying to make sure it's the right amount and will let you know if it needs to change.

Your charges in detail

⚡ Electricity	Supply number	S	1	801	802
			1200061825795		

Supply Address: Flat 6, 267 Eversholt Street, London, NW1 1BA
Postcode area alpha identifier: D

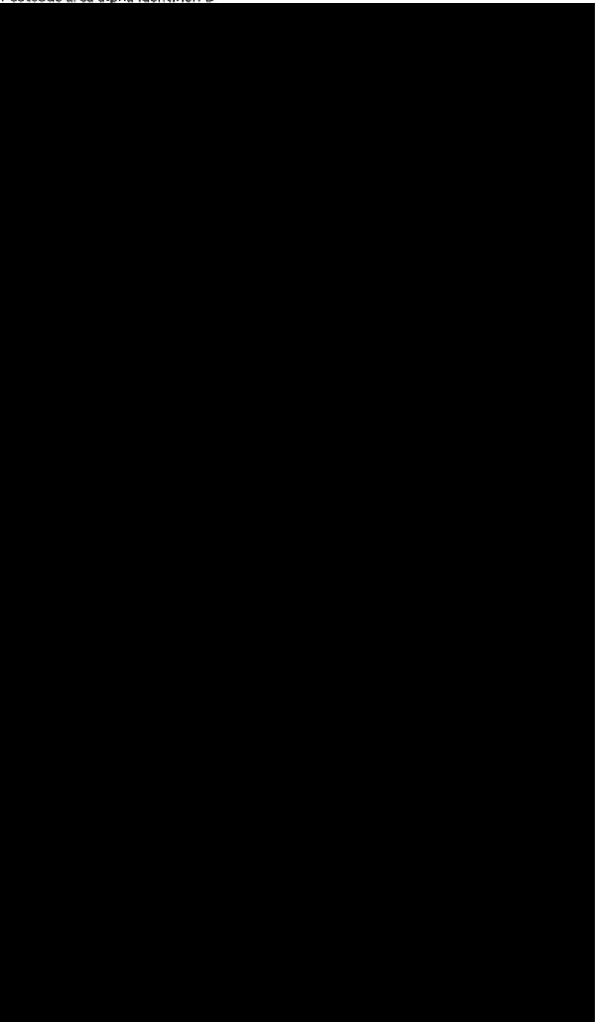


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Your charges in detail

⚡ Electricity	Supply number	S	1	801	902
			1200061825795		

Supply Address: Flat 6, 267 Eversholt Street, London, NW1 1BA
Postcode area alpha identifier: D



Your electricity tariff

Prices do not include VAT unless otherwise noted.

Electricity	
Tariff Name	Next Flex
Product Type	Variable
Payment Method	Direct Debit
Unit Rate	66.200p/kWh
Standing Charge	31.578p/day (£115.26/year)
Price Guaranteed Until	Not applicable
Early Exit Fee	None
Estimated Annual Usage	6881.4 kWh

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Statement date 19 Oct 2022
Last statement 16 Sep 2022

Barclays Bank Account

17 Sep - 19 Oct 2022

FLAT 6
267 EVERS HOLT STREET
LONDON
NW1 1BA

Your Barclays Bank Account statement

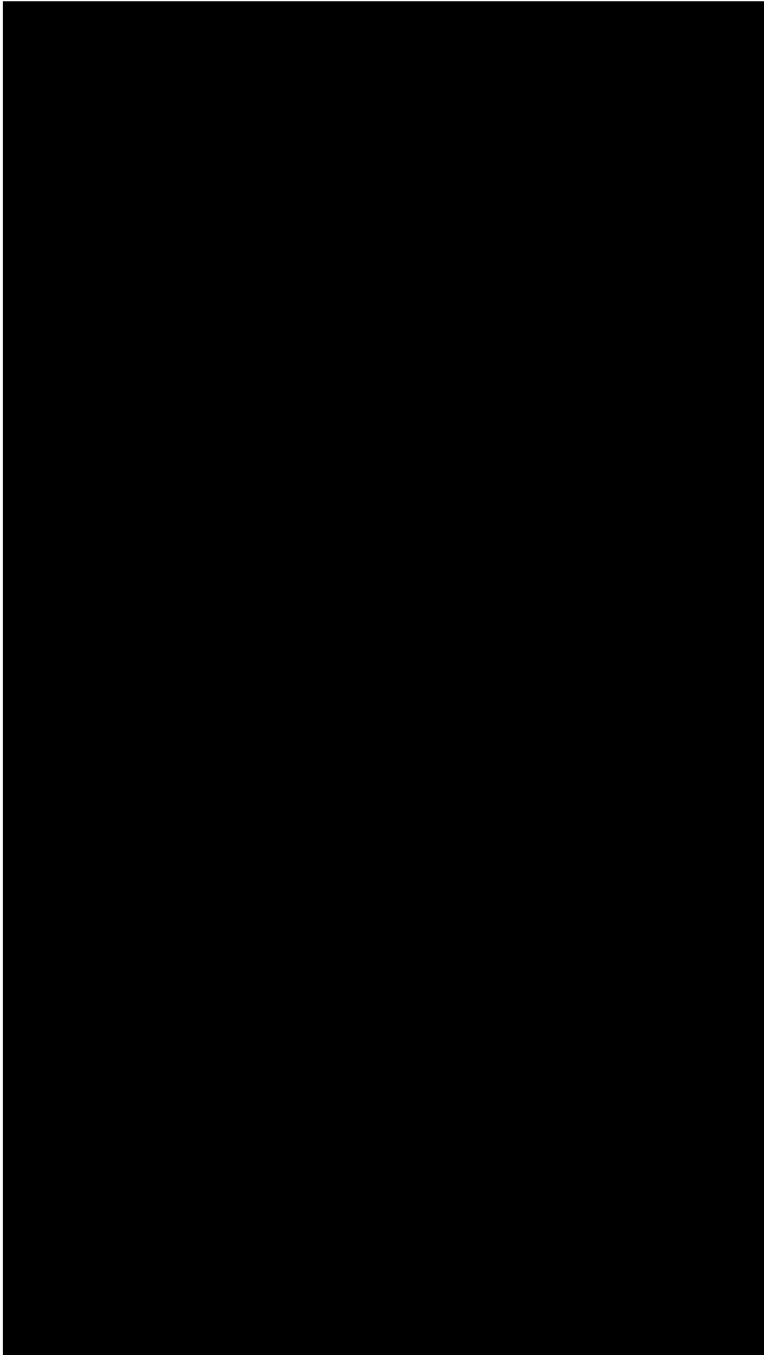
Current account statement

NOTICEBOARD

Your deposit is eligible for protection by the Financial Services Compensation Scheme.

[Continued](#)

Sort code 20-29-81 • Account number 42005747



Continued

How it works

Dispute Resolution

If you have a problem with your agreement, please try to resolve it with us in the first instance. If you are not happy with the way in which we handled your complaint or the result, you may be able to complain to the Financial Ombudsman Service. If you do not take up your problem with us first you will not be entitled to complain to the Ombudsman. We can provide details of how to contact the Ombudsman.

Important information about compensation arrangements

We are covered by the Financial Services Compensation Scheme (FSCS). The FSCS can pay compensation to depositors if a bank is unable to meet its financial obligations. Most depositors – including most individuals and businesses – are covered by the scheme. We will issue the FSCS information sheet and exclusions list which set out in detail what is, and is not, covered by the FSCS, once a calendar year usually with your account statement.

For further information about the compensation provided by the FSCS, refer to the FSCS website at www.FSCS.org.uk.

Using your Barclays debit card - what costs and what doesn't

If you use your debit card in the UK Barclays will not charge you for using your debit card in the UK when making purchases, making a cash withdrawal, or when buying travellers' cheques or foreign currency. A small number of ATM providers may charge a transaction fee but they should tell you about this on-screen before you commit to any transaction.

If you use your debit card abroad or make a debit card payment in a foreign currency (either abroad or in the UK) we'll charge you a 2.99% Non-Sterling Transaction Fee when making purchases, making a cash withdrawal, or when being refunded. This fee also applies whenever you do not pay in sterling, for example shopping online at a non-UK website. This rate does not apply to Travel Wallet transactions. As we explain in our customer terms, we calculate our exchange rate using the reference exchange rate for the Visa card scheme. In most circumstances, Visa converts transactions into sterling using the Visa Exchange Rate on the day the transaction is authorised. However for a small number of transactions the conversion may happen on the day the transaction is processed. As this may be a day or two later, the exchange rate may be different on that day.

You'll find a comparison of our exchange rate for certain currencies as a mark-up against the rate published by the European Central Bank in the Barclays App or at the following website: <https://www.barclays.co.uk/travel/using-debit-card-abroad/> This is updated twice a day. This may help you to decide whether you want to accept the

conversion rate offered by the retailer or ATM provider or accept our rate.

Transferring money between countries

If you need to transfer money between countries, you may be asked for your SWIFTBIC (Bank Identification Code) and IBAN (International Bank Account Number). These are on the front of your statement and you'll need them so that international banks can identify your account correctly. Full details are on: business.barclays.co.uk/bb/iban

How we pay interest

If your account pays interest and is in credit, we work out your interest on the balance of your account at the close of business every day. Interest is calculated on the statement balance or the cleared balance, depending on the type of account you have. Where credit interest rate(s) are shown on your statement, these are current at the time of printing the statement and may have changed during the statement period. Unless we say otherwise, any interest rates we show are gross annual rates.

If you are a UK taxpayer you may have to pay tax on interest earned in excess of your Personal Savings Allowance (with the exception of interest earned on ISAs, which continue to be free from UK tax for eligible customers). For information and guidance please refer to HMRC's website www.gov.uk/hmrc/savingsallowance. The management of your tax affairs is your responsibility, including making any required declarations to HMRC.

If you use your overdraft Facility

If your account is overdrawn, and you don't pay off the full amount you owe, any credits paid into your account will reduce any balance in excess of your arranged overdraft facility first, and then your payments will go towards repayment of your overdraft.

To help you understand the charges associated with using your arranged overdraft, you can visit Barclays.co.uk/youroverdraft or ask for a copy of 'Our Bank charges explained' in branch. You can also tailor the alerts you receive, which can help you stay in control and on top of your finances.

Getting information from Barclays

We send information to customers with their statements about relevant new offers and products, and about how to get the best from their existing Barclays accounts. If you don't get these messages and you'd like to, or if you do and you'd rather you didn't, you can call 0345 7 345 345, go to barclays.co.uk, or come into a branch. And if you change your mind at any time, just get in touch.

Get in touch

► Our main number

0345 7 345 345
Open 24/7 including holidays

► From abroad

+44 2476 842 100
Open 24/7 including holidays

► Write to us

Barclays, Leicester LE87 2BB

► Find a branch

barclays.co.uk/branch-finder/
0800 400 100
Open 24/7 including holidays

► Your home branch

THE ENFIELD GROUP

► Online banking help

0345 600 2323
Open 24/7 including holidays

► Lost and stolen cards

0800 400 100 (or +44 2476 842 099 from abroad)
Open 24/7 including holidays

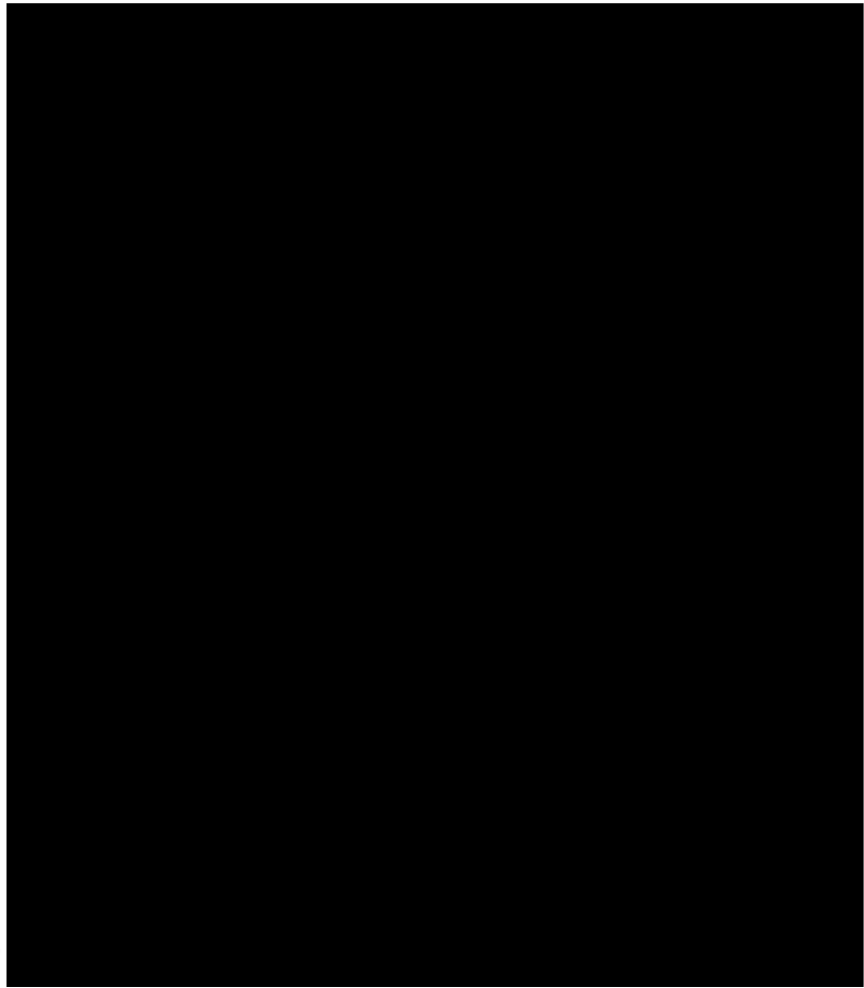
Tell us straight away if:

- you do not receive a Barclays card you were expecting
- any of your cards are lost, stolen or damaged
- you think someone else may know your PIN.

Call charges will apply (please check with your service provider). We may monitor or record calls for quality, security, and training.

For a Braille, large print or audio version of your statement call
0800 400 100 (via TextDirect if appropriate) or contact your branch

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Registered in England. Registered No. 9740322. Registered Office: 1 Churchill Place, London E14 5HP.



ASSURED SHORTHOLD TENANCY AGREEMENT

For letting a residential dwelling

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligation, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured short hold tenancy within the provisions of the Housing Acts 1988 as amended by part III of the Housing Acts 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addresses to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

More Information

For more information on using this tenancy agreement, please refer to the 'Letting Information Point' on The Letting Centre website. Website address: www.letlink.co.uk

(3.7) Not to keep any cats or dogs at the property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the property or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(3.8) Not to use the Property for any illegal or immoral purposes

(3.9) Where the Landlord's Interest is derived from another lease ("the Head lease") then it is agreed that the Tenant will observe the restrictions in the Head lease applicable to the property. A copy of the Head lease, if applicable, is attached

Repairs

(3.10) Not to damage the property and contents or make any alteration or addition to the property without the written permission of the Landlord not to be unreasonably refused

(3.11) To keep the interior of the Property and the contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the property reasonably aired any warmed

(3.12) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(3.13) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice, (unless in the case of an emergency) enter the property for the purpose of inspecting its condition and state of repair. The Tenant shall permit the Property to be viewed on reasonable notice (of at least 24 hours) at all reasonable times during the final weeks of the tenancy

(3.14) To keep the gardens (if any) driveways, pathways, lawns, hedges and rockeries as neat tidy and properly tended as they were at the start of the tenancy and not removed any trees or plants

(3.15) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests

(3.16) Not to alter or change or install any locks on any doors or windows in or about the property or have any additional keys made for any locks without the prior written consent of the Landlord, such as consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his agent to be met by the Tenant

(3.17) To notify the Landlord promptly of any disrepair, damage or defect in the property or of any event which causes damage to the property

(3.18) Not to affix any notices, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(3.19) To take all reasonable precautions to prevent damage by frost

(3.20) In order to comply with the Gas Safety Regulations, it is necessary:

- a) That the ventilators provided for this purpose in the Property should not be blocked
- b) That brown or sooty build up on any gas appliance (if any) should be reported immediately to the Landlord or Agent

(3.21) Not to cause any blockage to the drains, pipes, sinks or baths

(3.22) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(3.23) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary

Other tenant responsibilities

8. The Parties agree:

(8.1) Notice is hereby given that possession might be recovered under ground 1, Schedule 2 of the Housing Acts 1988 if applicable. That is, that the Landlord used to live in the property as his or her main home; or intends to occupy the property as his or her only or main home

(8.2) The Tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Acts 1988

(8.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served at the last known address of the tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

9. The property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (ATTACH A SEPERATE SHEET IF NECESSARY)

Special conditions

It is agreed that in the event of the Landlord or Tenant giving not less than two calendar month's notice in writing to the Landlord or Tenant to expire at any time after the first six months then this tenancy will be determined .

LANDLORD:

AYAZ MANAGEMENT LIMITED

Address: 267 Eversholt Street, London, NW1 1BA

SIGNED by the LANDLORD(s) :
(or the Landlord's Agent):



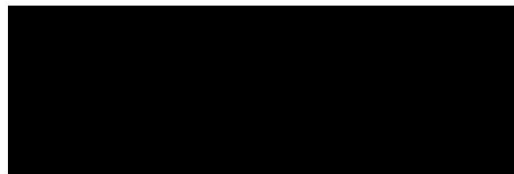
Date: 17/06/2022



SIGNED by the TENANT(s):



Date: 17-06-2022





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Ayaz Management LTD
Flat 6
267 Eversholt Street
London
NW1 1BA



Get in touch with us

eonnex.com/contact

hi@eonnex.com



Your energy account

for Flat 6, 267 Eversholt Street, London, NW1 1BA.

24th Aug. 2022 - 29th Sept. 2022



Your estimated annual cost

£4361.67 a year for electricity

This is an estimate based on your expected annual energy usage, and your current tariff rates, charges and discounts, including VAT. Actual bills will vary depending on your usage and tariff selection. More information about your current tariff can be found overleaf.

Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.

For your **electricity** (on meter point 1200061825795)

Good to know.

You're already on our cheapest tariff for your **electricity** usage. We'll let you know if this changes.

You pay by monthly Direct Debit, so your payments are up to date. We regularly review how much you're paying to make sure it's the right amount and will let you know if it needs to change.



01/03/2022

Property:
FLAT 6, 267 EVERSOLT STREET, LONDON, NW1 1BA

Tenant:

Notice Date: 01/03/2022

Handing over the property,.

We have been contacted today by the Landlord for the above property and he informs us that he wishes to have the property back.

Therefore, In accordance with his instructions, please find enclosed two copies of the Section 21 Notice requiring possession giving you two month's notice. However, we wanted to let you know just over two months in advance so that preparations can be made at ease. I would be grateful if you would sign and return one copy upon receipt.

We will of course arrange a suitable check out time closer to the date.
Should you have any queries or problems relating to the above, please do not hesitate to contact me.

Date of Expiry: 20/05/2022

Yours Sincerely,

S. MEHBUB

SMJ GROUPS HOLDING LTD
267 EVERSOLT STREET
LONDON
NW1 1BA

Best Regards,
SMJ Groups Holding Limited
267 Eversholt Street, London,
NW1 1BA

Sales (301) Lettings (302) Maintenance (303)