

**Form of Statutory Declaration**

I, Ali Sen  
resident at 3 Dunblane Close, Edgware, HA8 8RQ  
holder of British Passport No134293145  
of full age 51 years

Do solemnly and sincerely DECLARE and say as follows:

1. I own and thereby have knowledge of the circumstances at 9 Hunters Close, as shown on appendix 1 to this statutory declaration, since 31<sup>st</sup> of March 2016 to present
2. I have been witness to and experienced the use of the land since 31<sup>st</sup> of March 2016 as owner interacting with/operating as the agent responsible for, maintenance, tenancy's and other compliances
3. The property known as 9 Hunters Close was altered internally to form two separate residential units, as shown in appendix 2 to this statutory declaration since 01<sup>st</sup> June 2017 to present
4. Appendices 3 and 4 show works undertaken by a SVV Smart Construction. These invoices are for works undertaken to split 9 Hunters Close into two flats. The downstairs kitchen was upgraded, and there is a separate invoice for the upstairs kitchen. All works contained within these invoices were requested, and required, to reform 9 Hunters Close into two separate flats, in April 2017.
5. Appendix 3 shows works undertaken by SVV Smart Construction dated 04 April 2017. These works facilitated the installation of consumer unit meters for the flats in order to calculate and split utility bills.
6. The flats have been continuously occupied as two separate dwelling units, as evidenced by the tenancy agreements (appendix 5 of this statutory declaration).
7. The existing tenant of flat A has occupied the unit since the expiry of their tenancy agreement (05 September 2020) on a rolling basis, and appendix 6 of this statutory declaration provides the latest bank payment of the rent with the name Tibor Soos backing this declaration.
8. The existing tenants of flat B has occupied the unit since the expiry of their consecutive tenancy agreements (from 01 October 2021 to 01 September 2023) on a rolling basis, and appendix 7 of this statutory declaration provides the latest bank payment of the rent with the name Anka Olga Onciu backing this declaration.

And I make this declaration conscientiously believing the same to be true and in accordance with the provisions of the Statutory Declarations Act 1835.

DECLARED at the ( Blackfields Solicitors 165-167 Station Road, Edgware HA8 7JU )

the ...14..... day of .....November..... 2023 ) (signature)

Before me .....  
MR ADEDOYIN ADEYEMO

(signature)

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(Official seal)

