

STATUTORY DECLARATION

I, Mohammed Shakeel Adli, of 92 Hagden Lane, Watford, Herts, WD18 0HL do solemnly and sincerely DECLARE as follows;

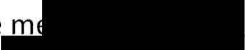
1. I am a solicitor of the Senior Courts of England and Wales with Solicitors Regulatory Authority ID number 378747.
2. I am also the sole director of Zunikh Market Street Limited. Zunikh Market Street Limited is the owner of 41 Market Street, Watford, WD18 0PN (the "Property") which it purchased from Maan Property Limited on 13 July 2022.
3. I confirm that:
 - a. in the entire time that I have been involved with the Property, including the entirety of Zunikh Market Street Limited's ownership of the Property, it has been vacant and remains so to this day;
 - b. the NNDR team at Watford Council have confirmed to me in writing that the Property has been vacant on their records from at least 30 April 2021;
 - c. the solicitors acting for Maan Property Limited confirmed to my solicitors during the purchase of the Property that the Property was vacant during the entirety of their client's ownership of the Property from 3 September 2021 to 13 July 2022 inclusive; and
 - d. the most recent tenant used the Property as offices prior to their departure on 30 April 2021.
4. I am able to make this declaration from my own knowledge and as the sole director of the owner of the Property.

AND I MAKE this solemn declaration conscientiously believing the same to be true, and by virtue of the Statutory Declarations Act 1835.

MOHAMMED SHAKEEL ADLI

At

This 28th day of June 2023

Before me  PRIMIANA GENTILE (SOLICITOR)

DAG Beachcroft LLP
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London EC4N 8AF
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