

DOCUMENT 5

Statutory Declaration by Robin Samra,
Cignia UK Properties Ltd.

Statutory Declaration

I ROBIN SAMRA, director of CIGNIA UK PROPERTIES LTD. of 26 Cleveland Gardens, London W2 6DE do solemnly and sincerely declare as follows;

1. I am director of Cignia Uk Properties Ltd. Cignia Uk Properties Ltd exchanged contacts with the previous owners UCLH on the property known as 68-69 Guilford Street, London WC1N, on 15th July 2010. Cignia Uk Properties Ltd completed and took possession of the property on 23rd September 2010.
2. I can confirm the property was partially occupied in use in its present form as permanent hostel accommodation and self-contained ground floor flat at the time I exchanged on the property. The remaining tenants had moved out to allow for vacant possession, as is normal, before we took ownership in September 2010.
3. I can confirm Cignia Uk Properties Ltd immediately tenanted the property with tenants on short term six month and one year contracts for income and to protect the property from squatters. We did not fully let the building due to the poor state of the repair and facilities to many of the floors. However we have continued to partially let many of the rooms since we took possession until present day. The property has not remained vacant since we took occupation.
4. We have recently commenced refurbishment works during which time tenants with outstanding tenancy agreement have remained in areas of the building where works are not taking place.
5. I can confirm we have honored the assured shorthold tenancy of Mrs Whitehouse and her daughter who was moved into the property by the previous landlord in 2001. Mrs Whitehouse and her daughter have continually lived in the property since Cignia Uk Properties Ltd took occupation of the premises until present day

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1835 as amended

Declaration at

This 26th day of September 2011

Signed

