

SUPPORTING EVIDENCE

22 BUCKLAND CRESCENT. LONDON. NW3.

SECTION 1.

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Mr Damon Peddar
22 Redfern Road
London
NW10 9LB

Our Ref:

BPK IM 11602 Moein

Your Ref:

Date:

29 June 2010

Dear Damon

RE: Mr Reza Moein
Application to Local Authority - Certificate of Lawfulness
Flat 9, 22 Buckland Crescent, London NW3 5DX

Further to my recent letter, I enclose a copy of the letter received from Darlington's with my two replies. The suggestion that Mr. Moein undertook the work himself is clearly wrong. The valuation for Mortgage Express would not have allowed the purchase to proceed if the work had not already been undertaken prior to his purchase.

Yours sincerely


BRADLEY P. KRAMER

Encs

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Regulated by the Solicitors Regulation Authority

Darlingtons
DX 57157
Edgware

BPK IM 11602 Moein

NS/NS/E18165-1

29 June 2010

Dear Sirs

RE: 22 Buckland Crescent, London NW3 5DX

Thank you for your letter of the 28th of June with enclosures.

We enclose a copy of the recent letter that we have sent to the LVT in relation to the current proceedings.

The situation is not as you state in your letter. The work was carried out by your clients prior to our client's purchase. The Lease plan shows the various windows that had already been installed in the property. It is, with respect, ridiculous to suggest that our client undertook the work. At no time has any agent indicated that our client erected scaffolding subsequent to the purchase of the property.

We have sufficient evidence which we are producing to the Tribunal as to the relationship between Mr. Alavi, Mr. Ghaffouri and 22 Buckland Crescent. The solicitors representing the current freeholders are refusing to reply to our letters in our view and reveal the identity of the owners of the shares and the Directors of the current freeholders, which are registered in the Channel Islands.

We would suggest that you contact the Post Office to see if they have any evidence of the Recorded Delivery letters being signed for. Certainly, our client and we understand other Lessees have not received the Notices.

The property was to be sent to auction. We assume, therefore, that you have details of the auctioneers and the date of the auction. Would you please let us have this information together with copies of each of the actual Notices that were served? We note from your letter that you have failed to provide copies of those Notices. We await your response in this respect.

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Keywords:

Abstract

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29 June 2010
SECOND LETTER

Dear Sirs

RE: 22 Buckland Crescent, London NW3 5DX

We have also in our possession a copy of the mortgage valuation report prepared by Mortgage Express for when our client purchased the property. It is quite apparent that the work had already been undertaken because the report shows that the property had one bedroom, a bathroom, living room, etc. In the circumstances, the suggestion that the work was undertaken by our client after his purchase is simply not correct.

Finally, when 22 Buckland Crescent Limited sold the freehold to Mr. Ghaffouri did you act either on behalf of 22 Buckland Crescent Limited or Mr. Ghaffouri at that time? Please clarify.

Yours faithfully

KIRKWOODS