

Statutory Declaration

I, Mohammed Yousef of 305 Iffley Road Oxford. OX4 4AG, do solemnly and sincerely declare as follows.

1. I am a Director of Aisir and Mair Limited, a U.K registered company dealing with the management and letting of residential property , which includes the daily repairs and maintenance of its properties.
2. The facts referred to in this statement are true from the best of my knowledge.
3. Aisir and Mair limited was incorporated 6th Feb 2008, I am the sole Director of the company, I also act as the general manager of the company.
4. I make this affidavit as required, in respect of the application for a certificate of Lawfulness (Existing) in connection with the use of Flats A, B, C and D (Studio Flat), as self-contained flats (C3 Use Class) at 104 Stroud Green Road, N4 3EN.
5. Aisir and Mair Limited acquired the freehold of 104 Stroud Green Road, London N4 3EN about 17 years ago.
6. The property is a semi-commercial property, it has a shop unit on the ground floor with a basement and 3 floors above the shop. I can confirm that the property was in a poor state and needed complete refurbishment.
7. The shop unit was unused and in dis-repair, the council Business rates department was contacted and to the best of my knowledge the shop unit was taken off the business rates list, pending the extensive upgrade and repair works; The shop unit has been relisted for business rates.
8. The property had one Existing Flat (C) on the top floor (Third Floor); The first and second floors were a mixture of rooms with shared facilities.
9. During the refurbishment works it was decided to create self-contained 1 bedroom flats on the first and second floors, and a self-contained studio flat at the rear on the lower first floor.
10. I can confirm that the flats have been rented out since 2010 to various tenants and young professionals with some tenancies secured through local letting agencies. The flats in the building have been used as self-contained flat for about 16 years.

I CONFIRM THAT THE FACTS MENTIONED ABOVE REMAIN THE SAME TODAY AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true by virtue of the provisions of the Statutory Declaration Act 1835.

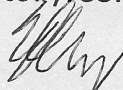
Name... Mohammed Yousef.....

Declared this. Date..... 17th February 2026.....

At. 240 A High Road
Wood Green London N22 8HH

Before Me.

A Solicitor / ~~Commissioner for Oaths.~~

 JOHN D. BAYS
Solicitor
JOHN D. BAYS B.A. Hons LL.M.
SOLICITOR

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