

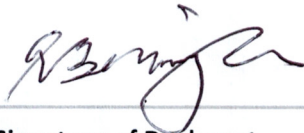
Statutory Declaration of Eva Berja

I, **Eva Sena Berja**, of Parsons Grange Care Home, Westall Street, Reading, RG2 9AU, do solemnly and sincerely declare as follows:

1. The property known as **24 Baker Street, RG1 7XX, Reading, UK**, is marked on the corresponding location plan in red.
2. I was a tenant at **24 Baker Street, RG1 7XX, Reading, UK**, occupying **Room 3**, from **16th July 2014** until **1st November 2020**. During this time I occupied the property continuously as my primary residence (excluding short breaks for holidays, for example).
3. I occupied the property on the understanding that it was a **House in Multiple Occupation (HMO)** and it had been marketed to me as such.
4. I entered into a written tenancy agreement with the landlord at the time, Mrs Julieta Dunne, in respect of my occupation of the property. A copy of this tenancy agreement has already been provided to Reading Borough Council.
5. The tenancy agreement was for an initial 12 month period and then remained relevant as an ongoing agreement, as per the terms of the document.
6. Under the terms of my tenancy, I made payments directly to the landlord for my **rent and utility bills**, on a monthly basis.
7. During my occupation, I observed that the other rooms in the property were regularly occupied by other independent tenants with whom I had no prior connection before moving into the property. In total, there were **six people living at the property** at the time, including myself.
8. Throughout my tenancy, I had **unrestricted access** to all communal areas of the property, including the kitchen, living areas, bathroom(s), and the rear garden.
9. The contents of this declaration are true to the best of my knowledge and belief.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the **Statutory Declarations Act 1835**.

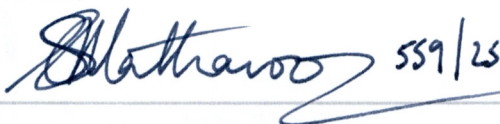
Declared at: Reading, UK **On this date:** 5th September 2025



Signature of Declarant

Eva Sena Berja

Before me,

 559/25

Sukhpal Matharoo - Notary Public



Sukhpal Matharoo
Notary Public
Apex Plaza, Forbury Road
Reading, RG1 1AX

Appendix – Location Plan of 24 Baker Street, RG1 7XX, Reading

Eva Sena Berja

Signature of Declarant

Eva Sena Berja

Before me,

Sukhpal Matharoo 559/25

Sukhpal Matharoo
Notary Public
Apex Plaza, Forbury Road
Reading, RG1 1AX



Sukhpal Matharoo - Notary Public

This Location Plan forms part of the Statutory Declaration of Eva Berja.

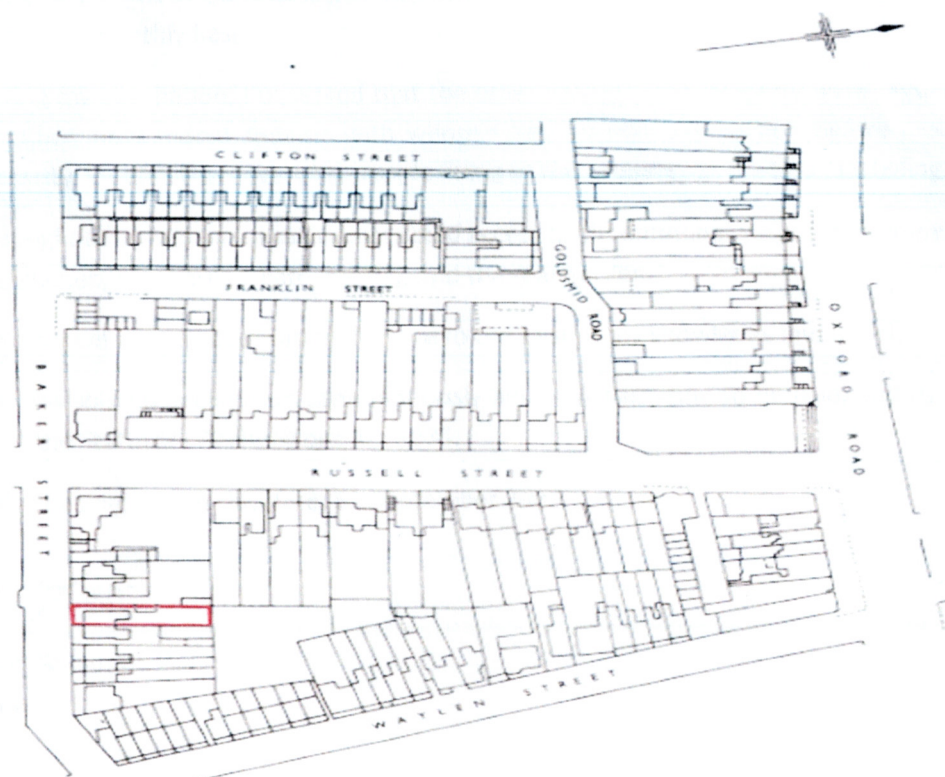
H. M. LAND REGISTRY

NATIONAL GRID PLAN
BERKSHIRE
READING DISTRICT

SU 7073

SECTION O

Scale 1:1250



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