REGISTERED NUMBER: 03421447 (England and Wales)

Unaudited Financial Statements for the Year Ended 5 April 2022

for

BNK Properties Limited

Anil K Bhagi Chartered Accountants
and Registered Auditors
91 Soho Hill
Hockley
Birmingham
West Midlands
B19 1AY

Contents of the Financial Statements
for the Year Ended 5 April 2022

BNK Properties Limited

Company Information
for the Year Ended 5 April 2022

DIRECTOR:	Mr R Kaushal
SECRETARY:	Mrs S Paul
REGISTERED OFFICE:	63 Newport Road Birmingham West Midlands B12 8QB
REGISTERED NUMBER:	03421447 (England and Wales)
ACCOUNTANTS:	Anil K Bhagi Chartered Accountants and Registered Auditors 91 Soho Hill Hockley Birmingham West Midlands B19 1AY
BANKERS:	Barclays Bank PLC P O Box 34 15 Colmore Row Birmingham West Midlands B3 2BY

Chartered Accountants' Report to the Director on the Unaudited Financial Statements of BNK Properties Limited

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of BNK Properties Limited for the year ended 5 April 2022 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the director of BNK Properties Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of BNK Properties Limited and state those matters that we have agreed to state to the director of BNK Properties Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than BNK Properties Limited and its director for our work or for this report.

It is your duty to ensure that BNK Properties Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of BNK Properties Limited. You consider that BNK Properties Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of BNK Properties Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Anil K Bhagi Chartered Accountants
and Registered Auditors
91 Soho Hill
Hockley
Birmingham
West Midlands
B19 1AY

14 December 2022

Balance Sheet
5 April 2022

	Notes	5.4.22 £	£	5.4.21 £	£
FIXED ASSETS					
Tangible assets	4		2,109		2,482
Investment property	5		612,000		612,000
			614,109		614,482
CURRENT ASSETS					
Debtors	6	11,350		-	
Prepayments and accrued income		141		141	
Cash at bank and in hand		195,011		163,202	
		206,502		163,343	
CREDITORS					
Amounts falling due within one year	7	12,785		12,418	
NET CURRENT ASSETS			193,717		150,925
TOTAL ASSETS LESS CURRENT LIABILITIES			807,826		765,407
PROVISIONS FOR LIABILITIES			(401)		(472)
ACCRUALS AND DEFERRED INCOME			(2,406)		(2,406)
NET ASSETS			805,019		762,529
CAPITAL AND RESERVES					
Called up share capital	8		100		100
Revaluation reserve	9		324,061		324,061
Retained earnings			480,858		438,368
SHAREHOLDERS' FUNDS			805,019		762,529

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 5 April 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 5 April 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:
(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these financial statements

continued...

Balance Sheet - continued
5 April 2022

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 14 December 2022 and were signed by:

Mr R Kaushal - Director

Notes to the Financial Statements
for the Year Ended 5 April 2022

1. **STATUTORY INFORMATION**

BNK Properties Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements
These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Plant and machinery etc - 15% on reducing balance

Investment property
Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are initially measured at cost ,including transaction costs Subsequently investment properties whose fair value can be measured reliably without undue cost or effort on an on-going basis are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2021 - 1) .

continued...

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc
	£
COST	
At 6 April 2021	
and 5 April 2022	19,119
DEPRECIATION	
At 6 April 2021	16,637
Charge for year	373
At 5 April 2022	17,010
NET BOOK VALUE	
At 5 April 2022	2,109
At 5 April 2021	2,482

5. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 6 April 2021	
and 5 April 2022	612,000
NET BOOK VALUE	
At 5 April 2022	612,000
At 5 April 2021	612,000

Fair value at 5 April 2022 is represented by:

	£
Valuation in 2004	289,561
Valuation in 2005	5,775
Valuation in 2006	28,725
Cost	287,939
	612,000

If the investment properties had not been revalued they would have been included at the following historical cost:

	5.4.22	5.4.21
	£	£
Cost	287,939	287,939

The investment properties were valued on a fair value basis on 5 April 2018 by the director .

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	5.4.22	5.4.21
	£	£
Other debtors	11,350	-

continued...

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	5.4.22	5.4.21
	£	£
Taxation and social security	10,037	9,460
Other creditors	2,748	2,958
	12,785	12,418

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	5.4.22 £	5.4.21 £
100	Ordinary	£1	100	100

9. RESERVES

	Revaluation reserve £
At 6 April 2021 and 5 April 2022	324,061