

**REGISTERED NUMBER: 04567477 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2022**

**FOR**

**SONTANIA PROPERTIES LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

**SONTANIA PROPERTIES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 OCTOBER 2022**

**DIRECTORS:**

R Saujani  
Miss S Saujani

**REGISTERED OFFICE:**

1 Armitage Close  
Loudwater  
Rickmansworth  
Hertfordshire  
WD3 4HL

**REGISTERED NUMBER:**

04567477 (England and Wales)

**ACCOUNTANTS:**

Macalvins Limited  
Chartered Accountants  
7 St John's Road  
Harrow  
Middlesex  
HA1 2EY

**BALANCE SHEET**  
**31 OCTOBER 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		4,217		4,961
Investment property	5		<u>2,080,000</u>		<u>2,080,000</u>
			2,084,217		2,084,961
<b>CURRENT ASSETS</b>					
Debtors	6	50,308		50,000	
Cash at bank		<u>52,053</u>		<u>59,725</u>	
		102,361		109,725	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>61,609</u>		<u>67,826</u>	
<b>NET CURRENT ASSETS</b>			<u>40,752</u>		<u>41,899</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			2,124,969		2,126,860
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		<u>1,243,765</u>		<u>1,243,765</u>
<b>NET ASSETS</b>			<u>881,204</u>		<u>883,095</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Investment property reserve	10		581,030		581,030
Retained earnings			<u>300,074</u>		<u>301,965</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>881,204</u>		<u>883,095</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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.

**BALANCE SHEET - continued**  
**31 OCTOBER 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 Board of Directors and authorised for issue on 27 March 2023 and were signed on its behalf by:

R Saujani - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**1. STATUTORY INFORMATION**

Sontania 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**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.

Fixtures and fittings - 15% reducing balance

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**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 NIL (2021 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 OCTOBER 2022

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
<b>COST</b>	
At 1 November 2021 and 31 October 2022	<u>15,183</u>
<b>DEPRECIATION</b>	
At 1 November 2021	10,222
Charge for year	<u>744</u>
At 31 October 2022	<u>10,966</u>
<b>NET BOOK VALUE</b>	
At 31 October 2022	<u>4,217</u>
At 31 October 2021	<u>4,961</u>

5. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 November 2021 and 31 October 2022	<u>2,080,000</u>
<b>NET BOOK VALUE</b>	
At 31 October 2022	<u>2,080,000</u>
At 31 October 2021	<u>2,080,000</u>

Fair value at 31 October 2022 is represented by:

	£
Valuation in 2021	(157,000)
Cost	<u>2,237,000</u>
	<u>2,080,000</u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	50,000	50,000
Prepayments	<u>308</u>	<u>-</u>
	<u>50,308</u>	<u>50,000</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 OCTOBER 2022

7. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
Trade creditors	1,600	3,247
Corporation Tax payable	3,090	-
Director's current account	55,547	63,332
Accrued expenses	1,372	1,247
	<u>61,609</u>	<u>67,826</u>

8. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2022	2021
	£	£
Bank Loans due after more than 5 years	1,145,000	1,145,000
Directors' loan accounts	98,765	98,765
	<u>1,243,765</u>	<u>1,243,765</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank Loans due after more than 5 years	1,145,000	1,145,000
	<u>1,145,000</u>	<u>1,145,000</u>

Included in other creditors £98,765 (2021: £98,765) due to Mr R. Saujani the director of the company. The loan is interest free and there are no set terms for repayment.

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	2022	2021
	£	£
Bank loans	<u>1,145,000</u>	<u>1,145,000</u>

The bank loan is secured on the asset concerned.

10. **RESERVES**

	Investment property reserve £
At 1 November 2021 and 31 October 2022	<u>581,030</u>

11. **RELATED PARTY DISCLOSURES**

Included in the other debtors, balance of £50,000 (2021: £50,000) owed by Kasa Properties (London) Limited in which the director, R Saujani, is director and shareholder.



This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.