

REAL ADVISORY LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2019

Keelings Limited
Chartered Tax Advisers and
Chartered Certified Accountants
Broad House
1 The Broadway
Old Hatfield
Herts
AL9 5BG

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2019**

	Page
Company Information	1
Abridged Balance Sheet	2
Notes to the Financial Statements	3
Chartered Certified Accountants' Report	6

REAL ADVISORY LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30TH SEPTEMBER 2019**

DIRECTORS:

L S Pinkney
A M Shah

SECRETARY:

Mrs P Makwana

REGISTERED OFFICE:

c/o Keelings
Broad House
1 The Broadway
Hatfield
Hertfordshire
AL9 5BG

REGISTERED NUMBER:

06397663 (England and Wales)

ACCOUNTANTS:

Keelings Limited
Chartered Tax Advisers and
Chartered Certified Accountants
Broad House
1 The Broadway
Old Hatfield
Herts
AL9 5BG

ABRIDGED BALANCE SHEET
30TH SEPTEMBER 2019

	Notes	2019 £	£	2018 £	£
FIXED ASSETS					
Investments	4		3,532,870		3,037,168
CURRENT ASSETS					
Debtors		58,100		130,100	
Investments		150,000		150,000	
Cash at bank		<u>10,682</u>		<u>70,893</u>	
		218,782		350,993	
CREDITORS					
Amounts falling due within one year		<u>43,144</u>		<u>187,700</u>	
NET CURRENT ASSETS			<u>175,638</u>		<u>163,293</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			3,708,508		3,200,461
CREDITORS					
Amounts falling due after more than one year			<u>1,712,798</u>		<u>1,546,330</u>
NET ASSETS			<u>1,995,710</u>		<u>1,654,131</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>1,995,610</u>		<u>1,654,031</u>
SHAREHOLDERS' FUNDS			<u>1,995,710</u>		<u>1,654,131</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th September 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th September 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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 financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

All the members have consented to the preparation of an abridged Income Statement and an abridged Balance Sheet for the year ended 30th September 2019 in accordance with Section 444(2A) of the Companies Act 2006.

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 23rd June 2020 and were signed on its behalf by:

L S Pinkney - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2019**

1. STATUTORY INFORMATION

Real Advisory 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.

Turnover

Turnover represents amounts receivable in respect of services provided during the year, excluding value added tax.

All of the turnover related to one class of business only.

Investments in associates

Investments in associate undertakings are recognised at cost.

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.

Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

Fixed asset investments

Investments held as fixed assets are stated at cost less any provision for impairment. Where the recoverable amount of the investment is less than the carrying amount, an impairment is recognised. Any gains or losses on disposals are recognised in the profit and loss account.

Current asset investments

The current asset investments are stated at lower of cost and net realisable value and any gains or losses on disposals are recognised in the profit and loss account.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2018 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2019

4. FIXED ASSET INVESTMENTS

Information on investments other than loans is as follows:

	Totals £
COST	
At 1st October 2018	3,037,168
Additions	650,023
Disposals	(154,321)
At 30th September 2019	<u>3,532,870</u>
NET BOOK VALUE	
At 30th September 2019	<u>3,532,870</u>
At 30th September 2018	<u>3,037,168</u>

Fixed assets investments relate to shares bought in various unlisted companies. The breakdown of the investments is as follows;

	Riverside Resorts & Holiday Homes Private Limited- a company in India	Halamar Birchlan ds Ltd	Shares in Aakarshan- a company in India	Grosse Ltd- a company in Jersey Island	Malvan	Prime Commercial	Total
Opening balance at 1st October 2018	1,841,785	-	154,321	33,334	387,184	620,544	3,037,168
Additions during the year	650,023						650,023
Disposals		-	(154,321)				(154,321)
Closing balance at 30th September 2019	<u>2,491,808</u>	<u>-</u>	<u>-</u>	<u>33,334</u>	<u>387,184</u>	<u>620,544</u>	<u>3,532,870</u>

Current assets investments- current assets

A loan in the sum of £150,000 was provided to Mayfair Development Finance (Botley) Limited during 2018 which remains outstanding at the balance sheet date. There is no fixed date for the repayment and no markup agreed.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2019**

5. RELATED PARTY DISCLOSURES

L S Pinkney

Director and 50% shareholder

During the year, the director provided a further interest free loan of £83,234 to the company, with no repayment terms attached. The balance of the loan owed by the reporting entity to the director was £350,268.

A M Shah

Director and 50% shareholder

During the year, the director provided a further interest free loan of £83,234 to the company, with no repayment terms attached. The balance of the loan owed by the reporting entity to the director was £354,802.

Client Consultancy Services Ltd

L Pinkney has the controlling interest and is a director in the related company

During the year the related company invoiced £174,000 (2018- £250,000) to the company for consultancy and management services.

Bullish Investments Ltd

Anup Shah and his wife Alpa Shah jointly own 100% share holdings of the related company.

During the year the related company paid £30,000 to the reporting entity which was previously owed.

Mayfair Development Finance (Botley) Limited (wholly owned subsidiary of Mayfair Development Finance Ltd)

L Pinkney controls the related company through his control over the parent company Mayfair Development Finance Limited

During 2018, the reporting entity provided a loan of £150,000 which remains payable by the related company at the year ended 30th September 2019. The loan is interest free with no terms attached. The loan is classed as a current asset investment in these accounts.

Samrush Ltd

Anup Shah is directors and jointly holds the shares with his wife Alpa Shah in the related company

During the year ending 30th September 2017, Samrush has transferred shares in Malwan and Prime Commercial for a total of £503,864 to the company with no repayment terms attached. This is shown as other loans on the account.

Mkamba Ltd

L Pinkney and Anup Shah Jointly controls the related company.

During the year ending 30th September 2017, Mkamba has transferred shares in Malwan and Prime Commercial for a total of £503,864 to the company with no repayment terms attached. This is shown as other loans on the account.

Riverside Resorts & Holiday Homes Private Limited

A private limited company based in India. Both L S Pinkney and A M Shah has significant influence over over the company.

During the year, the company has received additional shares in the related company worth £329,234 in exchange of management fees provided during the year. The company holds 18.44% (2018- 15.96%) share in the related company as at 31st March 2019.

6. ULTIMATE CONTROLLING PARTY

There is no ultimate controller of the company as the shares are split equally between the shareholders.

**CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
REAL ADVISORY LIMITED**

The following reproduces the text of the report prepared for the directors 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 Abridged Income Statement and certain other primary statements and the Report of the Directors 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 Real Advisory Limited for the year ended 30th September 2019 which comprise the Abridged Income Statement, Abridged 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 Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/rulebook>.

This report is made solely to the Board of Directors of Real Advisory Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Real Advisory Limited and state those matters that we have agreed to state to the Board of Directors of Real Advisory Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/factsheet163>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Real Advisory 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 Real Advisory Limited. You consider that Real Advisory 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 Real Advisory 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.

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23rd June 2020

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.