

REGISTERED NUMBER: 06397663 (England and Wales)

REAL ADVISORY LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2017

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

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FOR THE YEAR ENDED 30TH SEPTEMBER 2017**

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REAL ADVISORY LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30TH SEPTEMBER 2017**

DIRECTORS:

L S Pinkney
A M Shah

SECRETARY:

P Makwana

REGISTERED OFFICE:

C/o Keelings
Broad House
1 The Broadway
Hatfield
Herts
AL9 5BG

REGISTERED NUMBER:

06397663 (England and Wales)

ACCOUNTANTS:

Keelings Limited
Chartered Tax Advisers and
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ABRIDGED BALANCE SHEET
30TH SEPTEMBER 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Investments	3		1,661,381		1,049,248
CURRENT ASSETS					
Debtors		340		340	
Investments		95,000		175,000	
Cash at bank		<u>113,846</u>		<u>45,144</u>	
		209,186		220,484	
CREDITORS					
Amounts falling due within one year		<u>457,900</u>		<u>90,738</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(248,714)</u>		<u>129,746</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,412,667</u>		<u>1,178,994</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>1,412,567</u>		<u>1,178,894</u>
SHAREHOLDERS' FUNDS			<u>1,412,667</u>		<u>1,178,994</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th September 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th September 2017 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 of Part 15 of the Companies Act 2006 relating to small companies.

All the members have consented to the preparation of an abridged Income Statement and an abridged Balance Sheet for the year ended 30th September 2017 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 on 28th June 2018 and were signed on its behalf by:

L S Pinkney - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2017**

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.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

At 30th September 2017 the Company had net current liabilities of £248,714.

The directors are of the opinion that the current situation is temporary and the Company is able to meet its obligations for the foreseeable future as and when they fall due having regard to the following:

- i) the Company will receive a continued financial support from the shareholders and the directors and they have agreed that the loans from the directors will not be repaid until the company is in a position to repay them.
- ii) the directors have carried out a review of the cash flow forecasts of the Company for the twelve months following the date of signing of these financial statements and based on such forecast consider that the Company is a going concern.

Accordingly, the Company continues to adopt the going concern basis of accounting in preparing these financial statements.

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2017

3. FIXED ASSET INVESTMENTS

Information on investments other than loans is as follows:

	Totals £
COST	
At 1st October 2016	1,049,248
Additions	612,133
At 30th September 2017	<u>1,661,381</u>
NET BOOK VALUE	
At 30th September 2017	<u>1,661,381</u>
At 30th September 2016	<u>1,049,248</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 Birchlands Ltd	Grosse Ltd- a company in Jersey Island	Total
Opening balance at 1st October 2016	715,914	300,000	33,334	1,049,248
Additions during the year	612,133	-	-	612,133
Closing balance at 30th September 2017	<u>1,328,047</u>	<u>300,000</u>	<u>33,334</u>	<u>1,661,381</u>

Current assets investments- current assets

The loan of £175,000 due from Grosse Ltd was fully recovered during the year. A new loan in the sum of £95,000 was provided to Harvester South Woodford Ltd. The loan is repayable within one year, with no fixed markup agreed.

4. RELATED PARTY DISCLOSURES

L S Pinkney

Director and 50% shareholder

During the year, L S Pinkney invoiced £nil to the company for property advice (2016 - £10,000). Also, during the year, the director provided an interest free loan of £200,000 to the company, with no repayment terms attached.

A M Shah

Director and 50% shareholder

During the year, A Shah invoiced £nil to the company for consultancy and management services (2016 - £1,000). Also, during the year, the director provided an interest free loan of £200,000 to the company, with no repayment terms attached.

Grosse Ltd

An associated company set up in Jersey

During the year, the company invoiced £nil (2016- £2,328) to Grosse Ltd for venue hire. Also, within the current asset investments, there was a loan in the sum of £175,000 due from the associated company, which was fully recovered during the year.

A S Consultancy Services

Alpa Shah, the wife of Anup Shah is the proprietor

During the year A S Consultancy invoiced £nil (2016- £2,000) to the company for consultancy and management services.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2017**

5. 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 2017 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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28th June 2018

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.