

REAL ADVISORY LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2020

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FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

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BALANCE SHEET
30TH SEPTEMBER 2020

	Notes	2020 £	£	2019 £	£
FIXED ASSETS					
Investments	4		4,115,799		3,532,870
CURRENT ASSETS					
Debtors	5	103,713		58,100	
Investments	6	58,383		150,000	
Cash at bank		<u>1,064,307</u>		<u>10,682</u>	
		1,226,403		218,782	
CREDITORS					
Amounts falling due within one year	7	<u>1,567,261</u>		<u>43,144</u>	
NET CURRENT (LIABILITIES)/ASSETS			(340,858)		175,638
TOTAL ASSETS LESS CURRENT LIABILITIES			3,774,941		3,708,508
CREDITORS					
Amounts falling due after more than one year	8		<u>1,707,728</u>		<u>1,712,798</u>
NET ASSETS			2,067,213		1,995,710
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>2,067,113</u>		<u>1,995,610</u>
SHAREHOLDERS' FUNDS			2,067,213		1,995,710

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th September 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th September 2020 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.

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 30th June 2021 and were signed on its behalf by:

L S Pinkney - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

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 are as below:

Registered number:	06397663
Registered office:	C/o Keelings Broad House 1 The Broadway Hatfield United Kingdom AL9 5BG

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.

Going concern

The directors have a reasonable expectation that the company will continue to operate for the foreseeable future and so these financial statements are again prepared on the going concern basis.

Significant judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. In the Director's opinion, there are no significant judgements or key sources of estimation uncertainty.

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.

Financial instruments

The company only enters into basic financial instruments that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and Loss Account.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, 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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2020

2. ACCOUNTING POLICIES - continued

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 (2019 - NIL).

4. FIXED ASSET INVESTMENTS

	Interest in associate £	Unlisted investments £	Totals £
COST			
At 1st October 2019	33,334	3,499,536	3,532,870
Additions	-	582,929	582,929
At 30th September 2020	33,334	4,082,465	4,115,799
NET BOOK VALUE			
At 30th September 2020	33,334	4,082,465	4,115,799
At 30th September 2019	33,334	3,499,536	3,532,870

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	Grosse Ltd- a company in Jersey Island	Malvan	Prime Commercial	Total
Opening balance at 1st October 2019		2,491,808	33,334	387,184	620,544	3,532,870
Additions during the year		582,929	-	-	-	493,518
Disposals		-	-	-	-	-
Closing balance at 30th September 2020		3,074,737	33,334	387,184	620,544	4,115,799

Current assets investments- current assets

A loan in the sum of £58,383 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 2020

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other debtors	<u>103,713</u>	<u>58,100</u>

6. CURRENT ASSET INVESTMENTS

	2020	2019
	£	£
Unlisted investments	<u>58,383</u>	<u>150,000</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade creditors	1,560,000	1,200
Taxation and social security	6,162	40,844
Other creditors	<u>1,099</u>	<u>1,100</u>
	<u>1,567,261</u>	<u>43,144</u>

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

	2020	2019
	£	£
Other creditors	<u>1,707,728</u>	<u>1,712,798</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2020

9. RELATED PARTY DISCLOSURES

L S Pinkney

Director and 50% shareholder

During the year, the director was repaid a loan of £350,268. The amount due from the director at the balance sheet date was £Nil.

A M Shah

Director and 50% shareholder

During the year, the director was repaid a loan of £354,802. The amount due from the director at the balance sheet date was £Nil.

Client Consultancy Services Ltd

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

During the year the related party provided a loan of £2,000 which was repaid. The amount due from the related party at the balance sheet date was £Nil.

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 the year, the related party repaid a sum of £91,617. The amount due from the related party at the balance sheet date was £58,383. This was shown as current asset investments on the accounts.

Samrush Ltd

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

During the year, a further loan of £350,000 was provided to the reporting entity. The total amount of loan due to related party at the balance sheet was £853,864. This was included within other loans due after one year in the accounts.

The related party has invoiced the company £780,000 relating to consultancy services provided during the year which remained outstanding at the balance sheet date.

Mkamba Ltd

L. Pinkney and Anup Shah Jointly controls the related company.

During the year, a further loan of £350,000 was provided to the reporting entity. The total amount of loan due to related party at the balance sheet was £853,864. This was included within other loans in the accounts.

The related party has invoiced the company £780,000 relating to consultancy services provided during the year which remained outstanding at the balance sheet date.

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 acquired further shares in the related party. At the balance sheet date, the company holds 28.46% (2019-18.44%) of the total issued shares in the related party.

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.