

**Report of the Directors and  
Financial Statements for the Year Ended 29 June 2017  
for  
WEST END RESIDENTIAL PROPERTY (2) PLC**

Ashley-Richmond Accountants Limited  
Chartered Certified Accountants  
& Registered Auditors  
Argyle House, 3rd Floor Northside  
Joel Street  
Northwood Hills  
Middlesex  
HA6 1NW



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for the Year Ended 29 JUNE 2017**

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**WEST END RESIDENTIAL PROPERTY (2) PLC**

**Company Information  
for the Year Ended 29 JUNE 2017**

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**DIRECTORS:**

B K H Thakrar  
S S Vagjiani

**SECRETARY:**

DH7MSGHAN LTD

**REGISTERED OFFICE:**

Alpha House  
646c Kingsbury Road  
Kingsbury  
London  
NW9 9HN

**REGISTERED NUMBER:**

09076944 (England and Wales)

**AUDITORS:**

Ashley-Richmond Accountants Limited  
Chartered Certified Accountants  
& Registered Auditors  
Argyle House, 3rd Floor Northside  
Joel Street  
Northwood Hills  
Middlesex  
HA6 1NW

**Report of the Directors  
for the Year Ended 29 JUNE 2017**

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The directors present their report with the financial statements of the company for the year ended 29 June 2017.

**EVENTS SINCE THE END OF THE YEAR**

Information relating to events since the end of the year is given in the notes to the financial statements.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 30 June 2016 to the date of this report.

B K H Thakrar  
S S Vagjiani

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**AUDITORS**

The auditors, Ashley-Richmond Accountants Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

**ON BEHALF OF THE BOARD:**



.....  
B K H Thakrar - Director

Date: 21 December 2017

**Report of the Independent Auditors to the Members of  
WEST END RESIDENTIAL PROPERTY (2) PLC**

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**Opinion**

We have audited the financial statements of WEST END RESIDENTIAL PROPERTY (2) PLC (the 'company') for the year ended 29 June 2017 on pages five to eight. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 29 June 2017 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

**Report of the Independent Auditors to the Members of  
WEST END RESIDENTIAL PROPERTY (2) PLC**

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**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

**Responsibilities of directors**

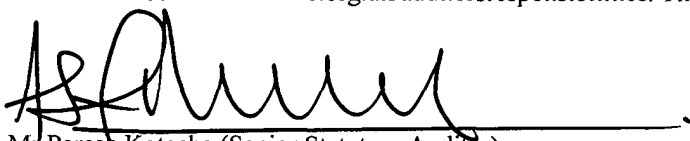
As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.



Mr Paresh Kotecha (Senior Statutory Auditor)  
for and on behalf of Ashley-Richmond Accountants Limited  
Chartered Certified Accountants  
& Registered Auditors  
Argyle House, 3rd Floor Northside  
Joel Street  
Northwood Hills  
Middlesex  
HA6 1NW

Date: 21 Dec 2017

**WEST END RESIDENTIAL PROPERTY (2) PLC****Income Statement  
for the Year Ended 29 JUNE 2017**

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		<b>Year Ended</b> <b>29.6.17</b> <b>£</b>	<b>Period</b> <b>1.2.15</b> <b>to</b> <b>29.6.16</b> <b>£</b>
	<b>Notes</b>		
<b>TURNOVER</b>		-	-
Administrative expenses		<u>(11,281)</u>	<u>(42,559)</u>
<b>OPERATING LOSS and LOSS BEFORE TAXATION</b>		<b>(11,281)</b>	<b>(42,559)</b>
Tax on loss		<u>-</u>	<u>-</u>
<b>LOSS FOR THE FINANCIAL YEAR</b>		<b><u>(11,281)</u></b>	<b><u>(42,559)</u></b>

The notes form part of these financial statements

Balance Sheet  
29 JUNE 2017

	Notes	29.6.17 £	29.6.16 £
<b>FIXED ASSETS</b>			
Investments	3	500,000	500,000
<b>CURRENT ASSETS</b>			
Debtors	4	37,500	37,500
Cash at bank		64,495	73,641
		<u>101,995</u>	<u>111,141</u>
<b>CREDITORS</b>			
Amounts falling due within one year	5	(5,835)	(3,700)
<b>NET CURRENT ASSETS</b>		<u>96,160</u>	<u>107,441</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>596,160</u>	<u>607,441</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		650,000	650,000
Retained earnings		(53,840)	(42,559)
<b>SHAREHOLDERS' FUNDS</b>		<u>596,160</u>	<u>607,441</u>

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on ..... and were signed on its behalf by:



.....  
B K H Thakrar - Director

The notes form part of these financial statements



Notes to the Financial Statements  
for the Year Ended 29 JUNE 2017

1. **STATUTORY INFORMATION**

WEST END RESIDENTIAL PROPERTY (2) PLC 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.

**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. **FIXED ASSET INVESTMENTS**

	<b>Other investments £</b>
<b>COST</b>	
At 30 June 2016 and 29 June 2017	500,000
<b>NET BOOK VALUE</b>	
At 29 June 2017	500,000
At 29 June 2016	500,000

**Notes to the Financial Statements - continued  
for the Year Ended 29 JUNE 2017**

**3. FIXED ASSET INVESTMENTS - continued**

The company's investment at the Balance Sheet represents the share holding in associated company as follows:

INTRATEC LIMITED

Country of incorporation : England and Wales

Nature of business: Property development and investments

Class of shares : Ordinary

% Holding : 41.70

In line with The Declaration of Trust made on 27 Sep 2016, Mr B Thakrar (Trustee) holds this shareholding in Intratec Limited (the WERP interest) for and on behalf of West End Residential Property (2) Plc.

**4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	29.6.17	29.6.16
	£	£
Other debtors	<u>37,500</u>	<u>37,500</u>

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

	29.6.17	29.6.16
	£	£
Other creditors	<u>5,835</u>	<u>3,700</u>

**6. POST BALANCE SHEET EVENTS**

The company has been re-registered from a public company to a private limited company as at 01 Nov 2017.

**WEST END RESIDENTIAL PROPERTY (2) PLC****Profit and Loss Account  
for the Year Ended 29 JUNE 2017**

	<b>Year Ended 29.6.17</b>		<b>Period 1.2.15 to 29.6.16</b>	
	£	£	£	£
<b>Income</b>		-		-
<b>Expenditure</b>				
Insurance	275		180	
Sundry expenses	25		12	
Accountancy	2,374		1,860	
Administration&regulatory fees	4,459		4,913	
Legal fees	1,148		18,694	
Auditors' remuneration	3,000		2,500	
		<u>11,281</u>		<u>28,159</u>
		(11,281)		(28,159)
<b>Finance costs</b>				
Finance arrangement fees		-		14,400
<b>NET LOSS</b>		<u>(11,281)</u>		<u>(42,559)</u>

This page does not form part of the statutory financial statements

**WEST END RESIDENTIAL PROPERTY (2) PLC****Profit and Loss Account  
for the Year Ended 29 JUNE 2017**

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	<b>Year Ended</b> <b>29.6.17</b>		<b>Period</b> <b>1.2.15 to 29.6.16</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income</b>		-		-
<b>Expenditure</b>				
Insurance	275		180	
Sundry expenses	25		12	
Accountancy	2,374		1,860	
Administration&regulatory fees	4,459		4,913	
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		(11,281)		(28,159)
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Finance arrangement fees		-		14,400
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