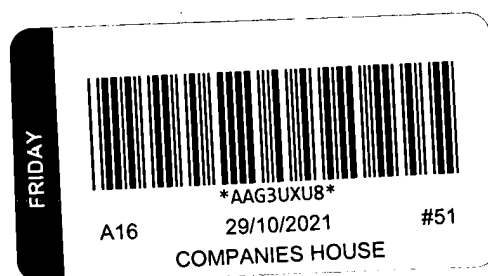


Companies House accounts

DILNIY LIMITED

**Accounts
for the year ended
30 September 2020**

Company no: 9767572



DILNIY LIMITED

**Accounts
for the year ended
30 September 2020**

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DILNIY LIMITED
Company no: 9767572

BALANCE SHEET
30 September 2020

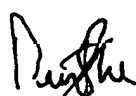
	Notes	2020 £	2019 £
FIXED ASSETS			
Tangible assets	3	1,491,256	1,491,256
CURRENT ASSETS			
Debtors	4	15,281	11,893
Cash at bank and in hand		87,451	35,218
		102,732	47,111
CREDITORS: Amounts falling due within one year	5	(26,953)	(21,189)
NET CURRENT ASSETS		75,779	25,922
TOTAL ASSETS LESS CURRENT LIABILITIES		1,567,035	1,517,178
CREDITORS: Amounts falling due after more than one year	6	(1,515,134)	(1,480,142)
NET ASSETS		51,901	37,036
CAPITAL AND RESERVES			
Called up share capital	7	100	100
Profit and loss account	8	51,801	36,936
SHAREHOLDERS' FUNDS		51,901	37,036

For the year ended 30 September 2020, the company was entitled to exemption from audit under subsection 1 of section 477 of the Companies Act 2006. The shareholders have not required the company to obtain an audit of its accounts for the year under section 476.

The director acknowledges his responsibility for complying with the requirements of the Act with respect to accounting records and preparation of accounts.

The accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime. The accounts omit the director's report and profit and loss account as allowed under the said provisions.

Approved on 30/6/2021

by 
Dr P A Shah, Director

DILNIY LIMITED

NOTES TO THE ACCOUNTS for the year ended 30 September 2020

1 COMPANY REGISTRATION DETAILS

The company is a private company limited by shares and is registered in England and Wales. Its company number is 9767572. The address of its registered office is 2nd Floor, 159a Chase Side, Enfield, Middlesex, EN2 0QJ.

2 ACCOUNTING POLICIES

a) Accounting convention

The accounts have been prepared under the historical cost convention as modified by the revaluation of investment properties, and in compliance with the provisions of the Small Companies and Groups (Accounts and Directors' Report) Regulations 2008 (SI2008/409) and Financial Reporting Standard 102 Section 1A.

b) Turnover

Turnover represents rents receivable from investment properties let during the year.

c) Investment properties and depreciation

Investment properties are included in the balance sheet at their open market value at the balance sheet date. Changes in market value are credited or charged to the profit and loss account and taken to the non-distributable investment revaluation reserve.

Depreciation is not provided on investment properties. This treatment is a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, the properties are held for investment purposes and the director considers that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the accounts to give a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

d) Deferred taxation

Deferred tax is recognised by making provision, at current rates, for all timing differences that have originated but not reversed by the balance sheet date. Timing differences arise where income or expenditure is added or deducted for tax purposes in a different accounting period to that in which it is added or deducted for accounts purposes.

DILNIY LIMITED

NOTES TO THE ACCOUNTS, continued
for the year ended
30 September 2020

3 FIXED ASSETS

Investment properties

	Long leasehold	Freehold	Total
	£	£	£
At cost/valuation:			
Valuation at 1 October 2018 and 30 September 2019	1,351,396	139,860	1,491,256
	-----	-----	-----

In the opinion of the director, the values of the company's investment properties at the balance sheet date were not materially different to their cost. The book value of the properties stated on the historical cost basis amounted to £1,491,256 (2019 - £1,491,256) at the balance sheet date.

The long leasehold properties are provided as security for the mortgage loans referred to in note 6.

4 DEBTORS

	2020	2019
	£	£
Sundry debtors	15,281	11,893
	-----	-----

5 CREDITORS: Amounts falling due within one year

	2020	2019
	£	£
Corporation tax	3,487	1,834
Director's current account (Dr P A Shah)	795	795
Other creditors	22,671	18,560
	-----	-----
	26,953	21,189
	-----	-----

DILNIY LIMITED

NOTES TO THE ACCOUNTS, continued
for the year ended
30 September 2020

6 CREDITORS: Amounts falling due after more than one year

	2020	2019
	£	£
Mortgage loans wholly repayable after more than five years (secured)	674,950	674,958
Shareholders' loans (see note 9(i))		
Dr P A Shah (director)	370,092	352,592
Dr P Shah	370,092	352,592
Other loan (see note 9(ii))	100,000	100,000
	-----	-----
	1,515,134	1,480,142
	-----	-----

7 CALLED UP SHARE CAPITAL

	2020	2019
	£	£
Allotted, called up and fully paid:		
100 ordinary shares of £1 each	100	100
	-----	-----

8 PROFIT AND LOSS ACCOUNT

	2020	2019
	£	£
Accumulated profits brought forward	36,936	29,116
Profit for the financial year	14,865	7,820
	-----	-----
Accumulated profits carried forward	51,801	36,936
	-----	-----

9 TRANSACTIONS INVOLVING DIRECTOR

(i) The director and his wife, who are shareholders of the company, have each made interest-free loans to the company in the amounts in note 6 above, with no fixed repayment terms, except that they have agreed they will not seek repayment within twelve months of the balance sheet date.

(ii) The father of the director made a loan of £100,000 to the company on 15 June 2018. The loan bears interest at 5% per annum and has no fixed repayment terms, except that the lender has agreed that he will not seek repayment within twelve months of the balance sheet date.