

**REGISTERED NUMBER: 10215367 (England and Wales)**

**Financial Statements**  
**for the Year Ended 30 June 2022**  
**for**  
**Anfaon Properties Limited**

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for the Year Ended 30 June 2022**

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**Anfaon Properties Limited**

**Company Information  
for the Year Ended 30 June 2022**

**DIRECTOR:** A Maswala

**REGISTERED OFFICE:** 28 Church Road  
Stanmore  
Middlesex  
HA7 4XR

**REGISTERED NUMBER:** 10215367 (England and Wales)

**ACCOUNTANTS:** Parker Cavendish  
Chartered Accountants  
28 Church Road  
Stanmore  
Middlesex  
HA7 4XR

**Balance Sheet**  
**30 June 2022**

	Notes	2022 £	2021 £
<b>FIXED ASSETS</b>			
Tangible assets	4	-	39
Investment property	5	<u>1,225,000</u>	<u>1,225,000</u>
		<b>1,225,000</b>	<b>1,225,039</b>
<b>CURRENT ASSETS</b>			
Debtors	6	4,419	5,373
Cash at bank		<u>1,462</u>	<u>4,431</u>
		<b>5,881</b>	<b>9,804</b>
<b>CREDITORS</b>			
Amounts falling due within one year	7	<u>(1,027,446)</u>	<u>(972,714)</u>
<b>NET CURRENT LIABILITIES</b>		<b>(1,021,565)</b>	<b>(962,910)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>203,435</b>	<b>262,129</b>
<b>CREDITORS</b>			
Amounts falling due after more than one year	8	(173,730)	(246,274)
<b>PROVISIONS FOR LIABILITIES</b>		<u>(958)</u>	<u>(652)</u>
<b>NET ASSETS</b>		<b>28,747</b>	<b>15,203</b>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		100	100
Other reserves		2,875	3,181
Retained earnings		<u>25,772</u>	<u>11,922</u>
<b>SHAREHOLDERS' FUNDS</b>		<b>28,747</b>	<b>15,203</b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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.

**Anfaon Properties Limited (Registered number: 10215367)**

**Balance Sheet - continued**  
**30 June 2022**

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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the director and authorised for issue on 11 March 2023 and were signed by:

A Maswala - Director

The notes form part of these financial statements

**Notes to the Financial Statements  
for the Year Ended 30 June 2022**

**1. STATUTORY INFORMATION**

Anfaon Properties 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, modified to include investment property at fair value.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Income is recognised over the period of the tenancy agreement.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 20% on cost

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2021 - 1).

Notes to the Financial Statements - continued  
for the Year Ended 30 June 2022

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
<b>COST</b>	
At 1 July 2021 and 30 June 2022	<u>1,090</u>
<b>DEPRECIATION</b>	
At 1 July 2021	1,051
Charge for year	<u>39</u>
At 30 June 2022	<u>1,090</u>
<b>NET BOOK VALUE</b>	
At 30 June 2022	-
At 30 June 2021	<u>39</u>

5. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 July 2021 and 30 June 2022	<u>1,225,000</u>
<b>NET BOOK VALUE</b>	
At 30 June 2022	<u>1,225,000</u>
At 30 June 2021	<u>1,225,000</u>

In the opinion of the director, the open market value of the investment properties as at 30 June 2022 is as stated above. No depreciation has been provided on the investment properties.

On a historical cost basis, the investment properties would have been included at an original cost of £1,221,167 and aggregate depreciation of £nil.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other debtors	<u>4,419</u>	<u>5,373</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Bank loans and overdrafts	6,683	10,821
Taxation and social security	3,258	1,030
Other creditors	<u>1,017,505</u>	<u>960,863</u>
	<u>1,027,446</u>	<u>972,714</u>

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

	2022 £	2021 £
Bank loans	<u>173,730</u>	<u>246,274</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 June 2022

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

	2022 £	2021 £
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>153,682</u>	<u>213,812</u>

9. SECURED DEBTS

There is a fixed and floating charge over the company's investment property in favour of the company's bankers.

10. RELATED PARTY DISCLOSURES

Included within other creditors at the year end is an amount of £942,147 (2021: £890,427) due to the director A Maswala. This loan has been provided unsecured, interest free and is effectively repayable on demand.

Also included within other creditors at the year end is an amount of £69,000 (2021: £64,500) due to a shareholder, N Maswala. Interest of £4,500 (2021: £4,500) has been charged on the loan at a rate of 7.5%. This loan has been provided unsecured and is effectively repayable on demand.



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.