

**REGISTERED NUMBER: 10636138 (England and Wales)**

**Unaudited Financial Statements**

**for the Year Ended 30 June 2019**

**for**

**Ubha Properties Ltd**

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**for the Year Ended 30 June 2019**

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**Ubha Properties Ltd**

**Company Information**  
**for the Year Ended 30 June 2019**

**DIRECTORS:**

Mr S C Vij  
Mrs A Vij  
Mr A Vij

**REGISTERED OFFICE:**

46/50 Stocks Street  
1st Floor,  
Stocks Street  
Manchester  
M8 8QJ

**REGISTERED NUMBER:**

10636138 (England and Wales)

**ACCOUNTANTS:**

Sterling Partners Limited  
Chartered Accountants  
Chartered Tax Advisors  
2nd Floor, Grove House  
774-780 Wilmslow Road  
Didsbury  
Manchester  
Greater Manchester  
M20 2DR

**Balance Sheet**  
**30 June 2019**

	Notes	2019 £	£	2018 £	£
<b>FIXED ASSETS</b>					
Investment property	4		2,350,271		2,168,159
<b>CURRENT ASSETS</b>					
Debtors	5	10,103		99,671	
Cash at bank		<u>94,531</u>		<u>47,668</u>	
		104,634		147,339	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>1,439,623</u>		<u>1,428,381</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(1,334,989)</u>		<u>(1,281,042)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,015,282		887,117
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		<u>624,655</u>		<u>561,583</u>
<b>NET ASSETS</b>			<u>390,627</u>		<u>325,534</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			200		200
Share premium			298,950		298,950
Retained earnings			<u>91,477</u>		<u>26,384</u>
			<u>390,627</u>		<u>325,534</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) 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.
- (b)

**Balance Sheet - continued**  
**30 June 2019**

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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 15 November 2019 and were signed on its behalf by:

Mr S C Vij - Director

**Notes to the Financial Statements**  
**for the Year Ended 30 June 2019**

**1. STATUTORY INFORMATION**

Ubha Properties Ltd 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 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.

**Turnover**

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

**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 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. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 4 (2018 - 3).

**Notes to the Financial Statements - continued  
for the Year Ended 30 June 2019**

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 July 2018	2,168,159
Additions	182,112
At 30 June 2019	<u>2,350,271</u>
<b>NET BOOK VALUE</b>	
At 30 June 2019	<u>2,350,271</u>
At 30 June 2018	<u>2,168,159</u>

Investment property was valued on an open market basis on 30th June 2019 by the director, Mr A Vij.

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

	2019 £	2018 £
Trade debtors	7,685	7,555
Other debtors	1,156	91,487
Prepayments	1,262	629
	<u>10,103</u>	<u>99,671</u>

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

	2019 £	2018 £
Bank loans and overdrafts	38,882	35,941
Trade creditors	1,742	449
Tax	15,269	6,392
Social security and other taxes	-	678
Wages due payable	947	2,322
VAT	10,185	13,522
Intercompany	1,350,668	1,349,647
Deferred income	20,435	17,935
Accrued expenses	1,495	1,495
	<u>1,439,623</u>	<u>1,428,381</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2019 £	2018 £
Bank loans more 5 yr by instal	<u>624,655</u>	<u>561,583</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>624,655</u>	<u>561,583</u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 30 June 2019**

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	2019	2018
	£	£
46-50 Stocks Street	561,787	597,525
Alexandra Towers	101,750	-
	<u>663,537</u>	<u>597,525</u>

The mortgages are secured against the the properties.

**9. RELATED PARTY DISCLOSURES**

**Inntitle Limited**

A company in which the directors are also directors and shareholders

During the period Inntitle Limited loaned £1,238 to the company and during this period payments of £218 were made to repay this loan.

	2019	2018
	£	£
Amount due to related party at the balance sheet date	<u>1,350,667</u>	<u>1,349,647</u>

**10. ULTIMATE CONTROLLING PARTY**

The ultimate controlling party is Inntitle Limited.



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.