

REGISTERED NUMBER: 10636138 (England and Wales)

Unaudited Financial Statements

for the Period

23 February 2017 to 30 June 2018

for

Ubha Properties Ltd

Contents of the Financial Statements
for the Period 23 February 2017 to 30 June 2018

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

Ubha Properties Ltd

Company Information
for the Period 23 February 2017 to 30 June 2018

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

Ubha Properties Ltd (Registered number: 10636138)

Balance Sheet
30 June 2018

	Notes	£	£
FIXED ASSETS			
Investment property	4		2,168,159
CURRENT ASSETS			
Debtors	5	99,671	
Cash at bank		<u>47,668</u>	
		147,339	
CREDITORS			
Amounts falling due within one year	6	<u>1,727,331</u>	
NET CURRENT LIABILITIES			<u>(1,579,992)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			588,167
CREDITORS			
Amounts falling due after more than one year	7		<u>561,583</u>
NET ASSETS			<u><u>26,584</u></u>
CAPITAL AND RESERVES			
Called up share capital			200
Retained earnings			<u>26,384</u>
			<u><u>26,584</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 June 2018.

The members have not required the company to obtain an audit of its financial statements for the period ended 30 June 2018 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)

The notes form part of these financial statements

Balance Sheet - continued
30 June 2018

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

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 23 November 2018 and were signed on its behalf by:

Mr S C Vij - Director

**Notes to the Financial Statements
for the Period 23 February 2017 to 30 June 2018**

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 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.

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 period 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 period 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 period was 3.

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
Additions	2,168,159
At 30 June 2018	<u>2,168,159</u>
NET BOOK VALUE	
At 30 June 2018	<u>2,168,159</u>

Investment property was valued on an open market basis on 30th June 2018 by the director, Mr A Vij.

**Notes to the Financial Statements - continued
for the Period 23 February 2017 to 30 June 2018**

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade debtors	7,555
Other debtors	91,487
Prepayments	629
	<u>99,671</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Bank loans and overdrafts	35,941
Trade creditors	449
Tax	6,392
Social security and other taxes	678
Wages due payable	2,322
VAT	13,522
Intercompany	1,349,647
Shareholder Loan	298,950
Deferred income	17,935
Accrued expenses	1,495
	<u>1,727,331</u>

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

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

8. SECURED DEBTS

The following secured debts are included within creditors:

	£
46-50 Stocks Street	<u>597,525</u>

The mortgage for 46-50 Stocks Street is secured against the the freehold property itself.

Notes to the Financial Statements - continued
for the Period 23 February 2017 to 30 June 2018

9. RELATED PARTY DISCLOSURES

Inntitle Limited

A company in which the directors are also directors and shareholders

During the period Inntitle Limited loaned 1,999,033 to the company and during this period payments of £649,386 were made to repay this loan.

Amount due to related party at the balance sheet date	£ <u>1,349,647</u>
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Anubha Vij Settlement Fund

During the period loans of £299,000 were advanced to Ubha Properties Limited and repayments were made of £50.

Amount due to related party at the balance sheet date	£ <u>298,950</u>
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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.