

Unaudited Financial Statements for the Year Ended 31 March 2022

for

4A Property Investment Ltd

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for the Year Ended 31 March 2022**

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4A Property Investment Ltd (Registered number: 12201463)

**Balance Sheet
31 March 2022**

	2022		2021
	£	£	£
FIXED ASSETS		790,811	465,929
CURRENT ASSETS	13,518		5,685
CREDITORS Amounts falling due within one year	<u>(3,788)</u>		<u>(2,000)</u>
NET CURRENT ASSETS		<u>9,730</u>	<u>3,685</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		800,541	469,614
CREDITORS Amounts falling due after more than one year		<u>815,381</u>	<u>475,191</u>
NET LIABILITIES		<u>(14,840)</u>	<u>(5,577)</u>
RESERVES		<u>(14,840)</u>	<u>(5,577)</u>

NOTES TO THE FINANCIAL STATEMENTS

1. STATUTORY INFORMATION

4A Property Investment Ltd is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address are as below:

Registered number: 12201463

Registered office: SDC (2012) Ltd P/A Shah Dodhia & Co
173 Cleveland Street
London
W1T 6QR

2. AVERAGE NUMBER OF EMPLOYEES

The average number of employees during the year was 4 (2021 - 4) .

**Balance Sheet - continued
31 March 2022**

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 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
- (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.

The financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 26 July 2022 and were signed on its behalf by:

T S Obhrai - Director

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.