

**RANA B3 PROPERTY INVESTMENT LTD  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 JANUARY 2022**

**RANA B3 PROPERTY INVESTMENT LTD**  
**UNAUDITED ACCOUNTS**  
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**RANA B3 PROPERTY INVESTMENT LTD**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 JANUARY 2022**

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<b>Directors</b>	Kul Bahadur Rana Bishnu Kumari Rana
<b>Company Number</b>	12406228 (England and Wales)
<b>Registered Office</b>	8 UPPER UNION STREET ALDERSHOT HAMPSHIRE GU11 1EX ENGLAND
<b>Accountants</b>	Asmita & Associates Ltd 114-116 Plumstead High Street Plumstead London SE18 1SJ

**RANA B3 PROPERTY INVESTMENT LTD**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 JANUARY 2022**

	Notes	2022 £	2021 £
<b>Fixed assets</b>			
Investment property	<u>4</u>	955,165	548,315
<b>Current assets</b>			
Debtors	5	-	39,500
Cash at bank and in hand		4,749	6,320
		<u>4,749</u>	<u>45,820</u>
<b>Creditors: amounts falling due within one year</b>	<u>6</u>	(266,960)	(200,379)
<b>Net current liabilities</b>		<u>(262,211)</u>	<u>(154,559)</u>
<b>Total assets less current liabilities</b>		692,954	393,756
<b>Creditors: amounts falling due after more than one year</b>	<u>7</u>	(693,595)	(397,345)
<b>Net liabilities</b>		<u>(641)</u>	<u>(3,589)</u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account		(741)	(3,689)
<b>Shareholders' funds</b>		<u>(641)</u>	<u>(3,589)</u>

For the year ending 31 January 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on 13 October 2022 and were signed on its behalf by

Kul Bahadur Rana  
Director

Company Registration No. 12406228

**RANA B3 PROPERTY INVESTMENT LTD**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 JANUARY 2022**

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**1 Statutory information**

RANA B3 PROPERTY INVESTMENT LTD is a private company, limited by shares, registered in England and Wales, registration number 12406228. The registered office is 8 UPPER UNION STREET, ALDERSHOT, HAMPSHIRE, GU11 1EX, ENGLAND.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

***Turnover***

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. Turnover from the sale of goods is recognised when goods have been delivered to customers such that risks and rewards of ownership have transferred to them. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

***Investment property***

Investment property is included at market fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

**4 Investment property**

	<b>2022</b>
	<b>£</b>
Fair value at 1 February 2021	548,315
Additions	406,850
	<hr/>
At 31 January 2022	955,165
	<hr/> <hr/>

**5 Debtors**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year</b>		
Accrued income and prepayments	-	39,500
	<hr/>	<hr/>

**6 Creditors: amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Loans from directors	266,360	199,779
Accruals	600	600
	<hr/>	<hr/>
	266,960	200,379
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**NOTES TO THE ACCOUNTS**  
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<b>7 Creditors: amounts falling due after more than one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank loans	693,595	397,345

**8 Transactions with related parties**

The director loan includes credit balance of £199,779 on which no interest has been charged to the company. The condition of the loan is to repay within 12 months of the borrowing. There is no security held by the director against the loan.

**9 Average number of employees**

During the year the average number of employees was 0 (2021: 0).

