

AV REAL ESTATE INVESTMENT LTD

Abridged Accounts

Period of accounts

Start date: 06 December 2021

End date: 31 December 2022

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Statement of Financial Position
As at 31 December 2022

Notes 31/12/2022
£

Fixed assets

Tangible fixed assets	3	395,781
		<u>395,781</u>

Current assets

Cash at bank and in hand		127
Creditors: amount falling due within one year		<u>(62)</u>
Net current assets		<u>65</u>

Total assets less current liabilities		395,846
Creditors: amount falling due after more than one year		<u>(395,481)</u>
Net assets		<u><u>365</u></u>

Capital and reserves

Called up share capital		100
Profit and loss account		<u>265</u>
Shareholder's funds		<u>365</u>

For the period ended 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

1. The members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476.
2. The director acknowledges their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These financial statements 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 Part 15 of the Companies Act 2006. In accordance with Section 444 of the Companies Act 2006, the income statement has not been delivered to the Registrar of Companies.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with section 444(2A).

The financial statements were approved by the director on 02 October 2023 and were signed by:

Vivek SARAOGI
Director

AV REAL ESTATE INVESTMENT LTD
Notes to the Abridged Financial Statements
For the period ended 31 December 2022

General Information

AV REAL ESTATE INVESTMENT LTD is a private company, limited by shares, registered in England and Wales, registration number 13784456, registration address 36 DELAFORD ROAD, LONDON UNITED KINGDOM, London, London, SE16 3BS.

The presentation currency is £ sterling.

1. Accounting policies

Significant accounting policies

Statement of compliance

These financial statements have been prepared in compliance with FRS 102 – The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

Basis of preparation

The financial statements have been prepared under the historical cost convention as modified by the revaluation of land and buildings and certain financial instruments measured at fair value in accordance with the accounting policies.

The financial statements are prepared in sterling which is the functional currency of the company.

Turnover

Turnover comprises the invoiced value of goods and services supplied by the company, net of Value Added Tax and trade discounts.

Taxation

Taxation represents the sum of tax currently payable and deferred tax. Tax is recognised in the statement of income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. The company's liability for current tax is calculated using the tax rates and laws that have been enacted or substantively enacted at the reporting date. Current and deferred tax assets and liabilities are not discounted

Assets on finance lease and hire purchase

Assets held under finance lease or hire purchase contracts i.e. those contracts where substantially all the risks and rewards of ownership have passed to the company, are included in the appropriate category of tangible fixed assets and depreciated over the shorter of the lease term and their estimated expected useful lives.

Future obligations under such contracts are included in creditors net of the finance charge allocated to future periods.

2. Average number of employees

Average number of employees during the period was 0.

3. Tangible fixed assets

Cost or valuation	Land and Buildings	Total
	£	£
At 06 December 2021	-	-
Additions	395,781	395,781
Disposals	-	-
At 31 December 2022	395,781	395,781
Depreciation		
At 06 December 2021	-	-
Charge for period	-	-
On disposals	-	-
At 31 December 2022	-	-
Net book values		
Closing balance as at 31 December 2022	395,781	395,781
Opening balance as at 06 December 2021	-	-

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.