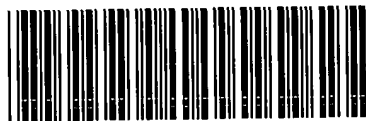


REGISTERED NUMBER: 00801237 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021
FOR
INVICTA ESTATES LIMITED**

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INVICTA ESTATES LIMITED

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FOR THE YEAR ENDED 31 MARCH 2021**

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INVICTA ESTATES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2021**

DIRECTORS:

W S Fattal
E S Fattal

SECRETARY:

E S Fattal

REGISTERED OFFICE:

Hill House
1 Little New Street
London
EC4A 3TR

REGISTERED NUMBER:

00801237 (England and Wales)

INVICTA ESTATES LIMITED (REGISTERED NUMBER: 00801237)

BALANCE SHEET
31 MARCH 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Investments	4	2,264,029	2,264,750
CURRENT ASSETS			
Debtors	5	887,326	887,326
Cash at bank		<u>16,732</u>	<u>15,793</u>
		904,058	903,119
CREDITORS			
Amounts falling due within one year	6	<u>2,261,292</u>	<u>2,261,292</u>
NET CURRENT LIABILITIES		<u>(1,357,234)</u>	<u>(1,358,173)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		906,795	906,577
CREDITORS			
Amounts falling due after more than one year	7	<u>340,266</u>	<u>340,266</u>
NET ASSETS		<u>566,529</u>	<u>566,311</u>
CAPITAL AND RESERVES			
Called up share capital		50,000	50,000
Fair value reserve	8	18,742	19,463
Retained earnings		<u>497,787</u>	<u>496,848</u>
SHAREHOLDERS' FUNDS		<u>566,529</u>	<u>566,311</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- 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.

The notes form part of these financial statements

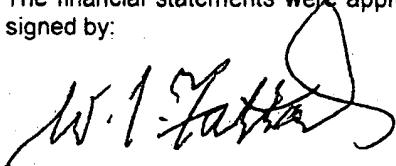
INVICTA ESTATES LIMITED (REGISTERED NUMBER: 00801237)

BALANCE SHEET - continued
31 MARCH 2021

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 and signed and authorised for issue on 31 March 2022 and was signed by:

A handwritten signature in black ink, appearing to read 'W. S. Fattal', with a large, stylized flourish at the end.

W S Fattal - Director

The notes form part of these financial statements

INVICTA ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1. STATUTORY INFORMATION

Invicta Estates Limited 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 as modified by the revaluation of certain assets.

Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2020 - NIL).

4. FIXED ASSET INVESTMENTS

	Shares in group undertaking £	Other investments £	Totals £
COST OR VALUATION			
At 1 April 2020	2,242,380	28,466	2,270,846
Impairments	-	(721)	(721)
At 31 March 2021	<u>2,242,380</u>	<u>27,745</u>	<u>2,270,125</u>
PROVISIONS			
At 1 April 2020 and 31 March 2021	-	6,096	6,096
NET BOOK VALUE			
At 31 March 2021	<u>2,242,380</u>	<u>21,649</u>	<u>2,264,029</u>
At 31 March 2020	<u>2,242,380</u>	<u>22,370</u>	<u>2,264,750</u>

Cost or valuation at 31 March 2021 is represented by:

	Shares in group undertaking £	Other investments £	Totals £
Valuation in 2019	2,242,380	26,875	2,269,255
Valuation in 2020	-	1,591	1,591
Valuation in 2021	-	(721)	(721)
	<u>2,242,380</u>	<u>27,745</u>	<u>2,270,125</u>

INVICTA ESTATES LIMITED**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021****5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021	2020
	£	£
Owed by fellow subsidiaries	<u>887,326</u>	<u>887,326</u>

The amounts owed by fellow subsidiaries are comprised of £1,436 by Hawkhurst Golf and Country Club Limited and £1,149 by Jenga Holdings Limited.

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Owed to ultimate parent company	656,307	656,307
Owed to fellow subsidiaries	632,240	632,240
Other creditors	966,445	966,445
Accruals and deferred income	<u>6,300</u>	<u>6,300</u>
	<u>2,261,292</u>	<u>2,261,292</u>

The amount owed to fellow subsidiaries comprises £632,240 to Consortium Commercial Developments Limited.

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

	2021	2020
	£	£
W S Fattal	109,088	109,088
E S Fattal	<u>231,178</u>	<u>231,178</u>
	<u>340,266</u>	<u>340,266</u>

8. RESERVES

	Fair value reserve £
At 1 April 2020	19,463
Reserves transfer	<u>(721)</u>
At 31 March 2021	<u>18,742</u>

9. ULTIMATE CONTROLLING PARTY

The company's ultimate parent company, Cedardrive Limited, is incorporated in England.

The company's ultimate controllers are Mr W S Fattal and Mr E S Fattal who each own 50% of the ultimate parent company's issued share capital.