

**REGISTERED NUMBER: 04021698 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2017**  
**FOR**  
**ANS PROPERTIES LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2017**

---

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

---

**ANS PROPERTIES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 JUNE 2017**

---

**DIRECTORS:** Mr S Patel  
Mrs A Patel

**SECRETARY:** Mr S Patel

**REGISTERED OFFICE:** Solar House  
282 Chase Road  
London  
N14 6NZ

**REGISTERED NUMBER:** 04021698 (England and Wales)

**ACCOUNTANTS:** Freemans Partnership LLP  
Chartered Certified Accountants  
Solar House  
282 Chase Road  
London  
N14 6NZ

BALANCE SHEET  
30 JUNE 2017

	Notes	30.6.17 £	£	30.6.16 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		64,259		79,809
Investment property	5		<u>1,250,000</u>		<u>1,037,961</u>
			<b>1,314,259</b>		<b>1,117,770</b>
<b>CURRENT ASSETS</b>					
Debtors	6	233,145		236,333	
Cash at bank		<u>33,738</u>		<u>10,626</u>	
		<b>266,883</b>		<b>246,959</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>594,582</u>		<u>624,098</u>	
<b>NET CURRENT LIABILITIES</b>			<b>(327,699)</b>		<b>(377,139)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>986,560</b>		<b>740,631</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(254,817)		(291,402)
<b>PROVISIONS FOR LIABILITIES</b>	10		<u>(44,490)</u>		<u>-</u>
<b>NET ASSETS</b>			<b><u>687,253</u></b>		<b><u>449,229</u></b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	11		3		3
Retained earnings	12		<u>687,250</u>		<u>449,226</u>
<b>SHAREHOLDERS' FUNDS</b>			<b><u>687,253</u></b>		<b><u>449,229</u></b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2017 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)

**BALANCE SHEET - continued**  
**30 JUNE 2017**

---

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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors on 27 February 2018 and were signed on its behalf by:

Mr S Patel - Director

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2017

---

1. **STATUTORY INFORMATION**

ANS Properties 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 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 as modified by the revaluation of certain assets.

**Turnover**

Turnover comprises the value of rent receivable. Turnover represents amounts derived from rents charged to tenants during the year, and is recognised at the date the rental period occurred. This is stated after trade discounts and other sales taxes.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 20% on reducing balance
Computer equipment	- 25% straight line

**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 year 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 year 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 year was 2.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 JUNE 2017**

**4. TANGIBLE FIXED ASSETS**

	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>			
At 1 July 2016	129,571	-	129,571
Additions	-	549	549
At 30 June 2017	<u>129,571</u>	<u>549</u>	<u>130,120</u>
<b>DEPRECIATION</b>			
At 1 July 2016	49,762	-	49,762
Charge for year	15,962	137	16,099
At 30 June 2017	<u>65,724</u>	<u>137</u>	<u>65,861</u>
<b>NET BOOK VALUE</b>			
At 30 June 2017	<u>63,847</u>	<u>412</u>	<u>64,259</u>
At 30 June 2016	<u>79,809</u>	<u>-</u>	<u>79,809</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 July 2016	1,037,961
Revaluations	212,039
At 30 June 2017	<u>1,250,000</u>
<b>NET BOOK VALUE</b>	
At 30 June 2017	<u>1,250,000</u>
At 30 June 2016	<u>1,037,961</u>

Fair value at 30 June 2017 is represented by:

	£
Valuation in 2003	129,284
Valuation in 2004	(9,851)
Valuation in 2005	205,000
Valuation in 2010	30,000
Valuation in 2017	212,039
Cost	683,528
	<u>1,250,000</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 JUNE 2017**

<b>6. DEBTORS</b>	<b>30.6.17</b>	<b>30.6.16</b>
	<b>£</b>	<b>£</b>
Amounts falling due within one year:		
Prepayments	<u>-</u>	<u>3,188</u>
Amounts falling due after more than one year:		
Amount due from related company	<u>233,145</u>	<u>233,145</u>
	<u>233,145</u>	<u>233,145</u>
Aggregate amounts	<u>233,145</u>	<u>236,333</u>
<b>7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>30.6.17</b>	<b>30.6.16</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	31,289	31,289
Trade creditors	60	51
Directors' loan accounts	562,333	591,858
Accrued expenses	<u>900</u>	<u>900</u>
	<u>594,582</u>	<u>624,098</u>
<b>8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>	<b>30.6.17</b>	<b>30.6.16</b>
	<b>£</b>	<b>£</b>
Bank loan repayable within one to five years	125,157	125,157
Bank loan repayable after five years	<u>129,660</u>	<u>166,245</u>
	<u>254,817</u>	<u>291,402</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loan repayable after five years	<u>129,660</u>	<u>166,245</u>
<b>9. SECURED DEBTS</b>		
The following secured debts are included within creditors:		
	<b>30.6.17</b>	<b>30.6.16</b>
	<b>£</b>	<b>£</b>
Bank loans	<u>286,106</u>	<u>322,691</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 JUNE 2017**

**10. PROVISIONS FOR LIABILITIES**

	30.6.17 £	30.6.16 £
Deferred tax	<u>44,490</u>	<u>-</u>
		<b>Deferred tax</b>
		<b>£</b>
Provided during year		<u>44,490</u>
Balance at 30 June 2017		<u>44,490</u>

Changes to the UK corporation tax rates were substantively enacted as part of Finance Bill 2015 (on 26 October 2015) and Finance Bill 2016 (on 7 September 2016). These include reductions to the main rate to reduce the rate to 19% from 1 April 2017 and to 17% from 1 April 2020. Deferred taxes at the balance sheet date have been measured using these enacted tax rates and reflected in these financial statements.

**11. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			30.6.17	30.6.16
Number:	Class:	Nominal value:	£	£
3	Ordinary Shares	£1	<u>3</u>	<u>3</u>

**12. RESERVES**

	£
Distributable reserves	165,268
Non-distributable reserves	<u>521,982</u>
<b>At 31 May 2017</b>	<u><b>687,250</b></u>

**13. ULTIMATE CONTROLLING PARTY**

The ultimate controlling party is the directors who together own the entire issued share capital..

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.