

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 NOVEMBER 2021
FOR
ISHAUN ESTATES LIMITED

Prime
Chartered Accountants
Corner Oak
1 Homer Road
Solihull
B91 3QG

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FOR THE YEAR ENDED 30 NOVEMBER 2021**

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ISHAUN ESTATES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 NOVEMBER 2021**

DIRECTOR: S Desai

REGISTERED OFFICE: Unit 1 Rooks Corner
Roxeth Green Avenue
South Harrow
Middlesex
HA2 0GP

REGISTERED NUMBER: 11113501 (England and Wales)

ACCOUNTANTS: Prime
Chartered Accountants
Corner Oak
1 Homer Road
Solihull
B91 3QG

BALANCE SHEET
30 NOVEMBER 2021

	Notes	2021 £	£	2020 £	£
FIXED ASSETS					
Investment property	4		1,350,000		802,201
CURRENT ASSETS					
Debtors	5	5,852		7,300	
Cash at bank		<u>257</u>		<u>307</u>	
		6,109		7,607	
CREDITORS					
Amounts falling due within one year	6	<u>343,614</u>		<u>334,516</u>	
NET CURRENT LIABILITIES			<u>(337,505)</u>		<u>(326,909)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,012,495		475,292
CREDITORS					
Amounts falling due after more than one year	7		(403,994)		(436,219)
PROVISIONS FOR LIABILITIES			<u>(104,082)</u>		-
NET ASSETS			<u>504,419</u>		<u>39,073</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Fair value reserve	8		443,717		-
Retained earnings			<u>60,602</u>		<u>38,973</u>
			<u>504,419</u>		<u>39,073</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

BALANCE SHEET - continued
30 NOVEMBER 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 by the director and authorised for issue on 14 September 2022 and were signed by:

S Desai - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2021**

1. STATUTORY INFORMATION

Ishaun 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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 NIL (2020 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2021

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 December 2020	802,201
Revaluations	547,799
At 30 November 2021	<u>1,350,000</u>
NET BOOK VALUE	
At 30 November 2021	<u>1,350,000</u>
At 30 November 2020	<u>802,201</u>

Fair value at 30 November 2021 is represented by:

	£
Valuation in 2021	547,799
Cost	802,201
	<u>1,350,000</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade debtors	-	7,300
Other debtors	5,852	-
	<u>5,852</u>	<u>7,300</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Bank loans and overdrafts	34,000	34,000
Trade creditors	-	6,234
Taxation and social security	13,662	13,582
Other creditors	295,952	280,700
	<u>343,614</u>	<u>334,516</u>

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

	2021 £	2020 £
Bank loans	403,994	436,219
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>277,115</u>	<u>308,219</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2021

8. RESERVES

	Fair value reserve £
Fair value reserve	<u>443,717</u>
At 30 November 2021	<u>443,717</u>

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.