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**ANUSHIKA PROPERTIES LIMITED**

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**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 31 OCTOBER 2017**



**ANUSHIKA PROPERTIES LIMITED**  
**REGISTERED NUMBER: 09254132**

**BALANCE SHEET**  
**AS AT 31 OCTOBER 2017**

	Note	2017 £	2016 £
<b>Fixed assets</b>			
Tangible assets	4	1,193	1,744
Investment property		1,007,172	1,007,172
		<u>1,008,365</u>	<u>1,008,916</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	11,646	10,133
Cash at bank and in hand	7	40,365	13,450
		<u>52,011</u>	<u>23,583</u>
Creditors: amounts falling due within one year	8	(556,502)	(177,018)
<b>Net current liabilities</b>		<u>(504,491)</u>	<u>(153,435)</u>
<b>Total assets less current liabilities</b>		<u>503,874</u>	<u>855,481</u>
Creditors: amounts falling due after more than one year		(526,165)	(872,587)
<b>Net liabilities</b>		<u><u>(22,291)</u></u>	<u><u>(17,106)</u></u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account		(22,391)	(17,206)
		<u><u>(22,291)</u></u>	<u><u>(17,106)</u></u>

The director considers that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The director acknowledges her responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared 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 financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 25 July 2018.

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**ANUSHIKA PROPERTIES LIMITED**  
**REGISTERED NUMBER: 09254132**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 31 OCTOBER 2017**

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**Dr Anushika Brogan**  
Director

The notes on pages 3 to 8 form part of these financial statements.

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## ANUSHIKA PROPERTIES LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2017

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#### 1. General information

The company is a private company limited by share capital incorporated in England. The address of its registered office is shown on the information page.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

##### 2.2 Going concern

The financial statements have been prepared under the going concern basis as the director is supporting the company by providing loans from other companies she controls. Repayments of these loans will not be demanded until the company is in a position to repay the loans.

##### 2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

###### Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

##### 2.4 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

##### 2.5 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

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## ANUSHIKA PROPERTIES LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2017

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#### 2. Accounting policies (continued)

##### 2.6 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged on the fixed assets so as to allocate the cost less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	-	20%
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

##### 2.7 Investment property

Investment property is carried at fair value determined annually, derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

##### 2.8 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

##### 2.9 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

##### 2.10 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

##### 2.11 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

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ANUSHIKA PROPERTIES LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2017

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3. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2016 - £NIL).

The average monthly number of employees, including directors, during the year was 0 (2016 - 0).

4. Tangible fixed assets

	Fixtures and fittings £
<b>Cost or valuation</b>	
At 1 November 2016	2,754
At 31 October 2017	2,754
<b>Depreciation</b>	
At 1 November 2016	1,010
Charge for the year on owned assets	551
At 31 October 2017	1,561
<b>Net book value</b>	
At 31 October 2017	1,193
At 31 October 2016	1,744

5. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 November 2016	1,007,172
At 31 October 2017	1,007,172

The 2017 valuations were made by the director, on an open market value for existing use basis.

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**ANUSHIKA PROPERTIES LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2017**

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**6. Debtors**

	<b>2017 £</b>	<b>2016 £</b>
Trade debtors	<b>4,938</b>	<b>3,002</b>
Other debtors	<b>6,708</b>	<b>7,131</b>
	<b>11,646</b>	<b>10,133</b>

**7. Cash and cash equivalents**

	<b>2017 £</b>	<b>2016 £</b>
Cash at bank and in hand	<b>40,365</b>	<b>13,450</b>
	<b>40,365</b>	<b>13,450</b>

**8. Creditors: Amounts falling due within one year**

	<b>2017 £</b>	<b>2016 £</b>
Bank loans	<b>346,476</b>	<b>37,283</b>
Other creditors	<b>208,226</b>	<b>137,575</b>
Accruals and deferred income	<b>1,800</b>	<b>2,160</b>
	<b>556,502</b>	<b>177,018</b>

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**ANUSHIKA PROPERTIES LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2017**

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**9. Creditors: Amounts falling due after more than one year**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans	<b>526,165</b>	<b>872,587</b>
	<b>526,165</b>	<b>872,587</b>

The following liabilities were secured:

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans	<b>526,165</b>	<b>872,587</b>
	<b>526,165</b>	<b>872,587</b>

Details of security provided::

The bank loans are secured over the properties held by the company.



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**ANUSHIKA PROPERTIES LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2017**

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**10. Loans**

Analysis of the maturity of loans is given below:

	2017 £	2016 £
<b>Amounts falling due within one year</b>		
Bank loans	346,476	37,283
	<u>346,476</u>	<u>37,283</u>
<b>Amounts falling due 1-2 years</b>		
Bank loans	15,903	37,283
	<u>15,903</u>	<u>37,283</u>
<b>Amounts falling due 2-5 years</b>		
Bank loans	47,708	111,849
	<u>47,708</u>	<u>111,849</u>
<b>Amounts falling due after more than 5 years</b>		
Bank loans	462,554	723,455
	<u>462,554</u>	<u>723,455</u>
	<u>872,641</u>	<u>909,870</u>

**11. Financial instruments**

	2017 £	2016 £
<b>Financial assets</b>		
Financial assets measured at fair value through profit or loss	40,365	13,450
	<u>40,365</u>	<u>13,450</u>

Financial assets measured at fair value through profit or loss comprise cash at bank.