

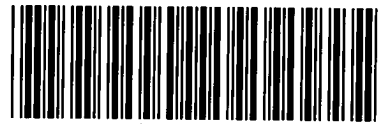
4BROTHERS PROPERTIES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2020

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4BROTHERS PROPERTIES LIMITED

COMPANY INFORMATION

Directors	R L Bhardwaj B Bhardwaj
Company secretary	R L Bhardwaj
Registered number	06207680
Registered office	4brothers House Wilsthorpe Road Long Eaton Nottingham NG10 3LE
Accountants	Cooper Parry Group Limited Chartered Accountants Sky View Argosy Road East Midlands Airport Castle Donington Derby DE74 2SA

4BROTHERS PROPERTIES LIMITED

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4BROTHERS PROPERTIES LIMITED
REGISTERED NUMBER: 06207680

BALANCE SHEET
AS AT 31 OCTOBER 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible fixed assets	3	15,015	18,769
Investment property	4	5,975,000	6,965,000
		5,990,015	6,983,769
Current assets			
Debtors	5	996,611	794,712
Cash at bank		248,684	72,009
		1,245,295	866,721
Creditors: amounts falling due within one year	6	(379,023)	(605,991)
Net current assets		866,272	260,730
Total assets less current liabilities		6,856,287	7,244,499
Creditors: amounts falling due after more than one year	7	(3,226,500)	(3,917,500)
Provisions for liabilities			
Deferred taxation	8	(137,876)	(153,664)
Net assets		3,491,911	3,173,335
Capital and reserves			
Called up share capital	9	100	100
Investment property revaluation reserve	10	2,150,669	2,130,284
Profit and loss account	10	1,341,142	1,042,951
Shareholders' funds		3,491,911	3,173,335

4BROTHERS PROPERTIES LIMITED
REGISTERED NUMBER: 06207680

BALANCE SHEET (CONTINUED)
AS AT 31 OCTOBER 2020

The directors consider 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 the Companies Act 2006.

The directors acknowledge their 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 by:

R.L. Bhardwaj
R L Bhardwaj
Director

Date: *29 July 2021*

The notes on pages 6 to 12 form part of these financial statements

4BROTHERS PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2020

1. Accounting policies

4Brothers Properties Limited is a limited liability company incorporated and domiciled in the United Kingdom. The address of its registered office is shown on the company information page.

The financial statements are prepared in Sterling (£), which is functional currency of the company. The financial statements are for the year ended 31 October 2020 (2019: year ended 31 October 2019).

1.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis under the historical cost convention unless otherwise stated in these accounting policies, and in accordance with Financial Reporting Standard (FRS) 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, including section 1A of FRS 102 and the Companies Act 2006.

The following principal accounting policies have been applied:

1.2 Going concern

At the balance sheet date the company had a cash balance of £248,684, net current assets of £866,272 and net assets of £3,491,911. At the time of signing these accounts, the directors have considered the effect of the Coronavirus on the going concern position. The current cash position of the company at the time of signing these accounts is strong and the company has met all its financial liabilities, such as VAT and loan repayments, without taking advantage of government backed schemes to take repayment holidays, or delays to payment of taxes. The directors are therefore satisfied that the company will continue to be able to operate within the banking facilities available to it for a period of at least 12 months from the date of signing these accounts.

On that basis, the directors have prepared these financial statements on a going concern basis.

1.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable.

Turnover relating to rent receivable is accounted for on an accruals basis.

1.4 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 the directors.

Repairs and maintenance are charged to the profit and loss account during the period in which they are incurred.

4BROTHERS PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2020

1. Accounting policies (continued)

1.4 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Fixtures and fittings	- 20% reducing balance
Office equipment	- 25% on cost

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 profit and loss account.

At each balance sheet date, the company reviews the carrying amounts of its tangible fixed assets to determine whether there is any indication that any items have suffered an impairment loss. If any such indication exists, the recoverable amount of the assets is estimated in order to determine the extent of the impairment loss, if any. Where it is not possible to estimate the recoverable amount of the asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately in the profit and loss account.

1.5 Investment property

Investment property is carried at fair value determined annually by the directors based on advice received from professional surveyors and also 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 profit or loss account and transferred to the investment property revaluation reserve in the statement of changes in equity.

1.6 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 and loans to related parties.

All financial assets and liabilities are initially measured at transaction price and subsequently measured at amortised cost.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

4BROTHERS PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2020

1. Accounting policies (continued)

1.7 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the company becomes aware of the obligation, and are measured at the best estimate at the balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the balance sheet.

1.8 Taxation

The tax expense for the year comprises current and deferred tax.

Current tax is recognised for the amount of corporation tax payable in respect of the taxable profit for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated.

Deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is calculated using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing differences.

Deferred tax on unrealised gains on fair value adjustments to investment properties is transferred within the statement of changes in equity to the investment property revaluation reserve.

2. Employees

The average monthly number of employees, including directors who did not receive any remuneration during the year, was 2 (2019: 2).

4BROTHERS PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020

3. Tangible fixed assets

	Fixtures and fittings £	Office equipment £	Total £
Cost			
At 1 November 2019 and 31 October 2020	174,802	1,689	176,491
Depreciation			
At 1 November 2019	156,033	1,689	157,722
Charge for the year	3,754	-	3,754
At 31 October 2020	159,787	1,689	161,476
Net book value			
At 31 October 2020	15,015	-	15,015
At 31 October 2019	18,769	-	18,769

4. Investment property

	Freehold investment property £
Valuation	
At 1 November 2019	6,965,000
Disposals	(1,015,167)
Surplus on revaluation	25,167
At 31 October 2020	5,975,000

Investment properties were valued at fair value at the year end by the directors, based on advice received from professional surveyors.

4BROTHERS PROPERTIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020**

5. Debtors

	2020	2019
	£	£
Trade debtors	2,347	6,167
Other debtors	994,264	788,545
	996,611	794,712
	996,611	794,712

6. Creditors: Amounts falling due within one year

	2020	2019
	£	£
Bank loans	97,000	97,000
Trade creditors	15,410	607
Corporation tax	57,037	55,744
Other creditors	209,576	452,640
	379,023	605,991
	379,023	605,991

Bank loans are secured and supported by the following assets:

- A legal charge of the investment property;
- An inter-company cross guarantee between Canei International Limited, N, S. Kambr Limited and 4Brothers Properties Limited, supported by a first legal charge of the respective company's property
- A debenture incorporating a fixed and floating charge over all current and future assets of the company.

7. Creditors: Amounts falling due after more than one year

	2020	2019
	£	£
Bank loans	3,226,500	3,917,500
	3,226,500	3,917,500

See note 6 for details of security.

4BROTHERS PROPERTIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2020**

8. Deferred taxation

	2020 £
At 1 November 2019	153,664
Credited to the profit and loss account	(15,788)
At 31 October 2020	137,876

The provision for deferred taxation is made up as follows:

	2020 £	2019 £
Capital gains	142,876	158,254
Fixed asset timing differences	(5,000)	(4,590)
	137,876	153,664

9. Share capital

	2020 £	2019 £
Allotted, called up and fully paid		
100 Ordinary A shares of £1 each	100	100

10. Reserves

Investment property revaluation reserve

The balance held in the investment property revaluation reserve relates to changes in the fair value of the investment properties net of movement in associated deferred tax.

Profit and loss account

The profit and loss account represents accumulated profits and losses for prior periods, less dividends paid.

11. Contingent liabilities

4Brothers Properties Limited has provided guarantees in respect of the liabilities of Canei International Limited and N. S. Kambr Limited in support of their business activities. The extent of the guarantees at 31 October 2020 amounts to £3,562,528 (2019: £3,885,844).

4BROTHERS PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2020

12. Related party transactions

	2020 £	2019 £
Amounts due to directors	1,218	1,218
Amounts due to companies in which a director has a significant interest	-	241,833
Amounts due from companies in which a director has a significant interest	994,264	788,545
Amounts due to companies in which a director has a close family member who is a director and has significant influence	198,575	198,575
Rent received from companies in which a director has a significant interest	169,079	165,057
Rent received from companies in which a director has a close family member who is a director and has significant influence	55,703	54,652
	<u>55,703</u>	<u>54,652</u>

Amounts due to the directors are interest free, unsecured and have no fixed repayment date.

The amounts due from companies in which a director has a significant interest or where a director has a close family member who is a director and have significant interest are interest free, unsecured and have no fixed repayment date.

13. Controlling party

The company is controlled by R L Bhardwaj and B K Bhardwaj by virtue of their majority shareholding.