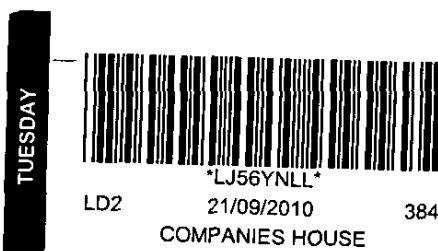


LONDON PROPERTY CONSTRUCTION LIMITED

COMPANY NO 1029101

ACCOUNTS

YEAR ENDED 31ST DECEMBER 2009



**TERENCE GORDON & ASSOCIATES
ACCOUNTANTS AND TAX ADVISERS
34 EVELYN ROAD
COCKFOSTERS
BARNET
HERTS EN4 9JT**

TELEPHONE/FAX: 020 8440 7263

LONDON PROPERTY CONSTRUCTION LIMITED

CONTENTS

Page

1	COMPANY INFORMATION
2-3	REPORT OF THE DIRECTORS
4	ACCOUNTANT'S REPORT
5	PROFIT AND LOSS ACCOUNT
6-7	BALANCE SHEET
8-12	NOTES TO THE FINANCIAL STATEMENTS

LONDON PROPERTY CONSTRUCTION LIMITED

COMPANY INFORMATION

DIRECTORS	D Tahernia Esq Dr M I Janossa-Tahernia
SECRETARY	D Tahernia Esq
COMPANY NUMBER	1029101
REGISTERED OFFICE	35 St Crispins Close London NW3 2QF
ACCOUNTANTS	Terence Gordon & Associates 34 Evelyn Road Cockfosters Barnet HERTS EN4 9JT

LONDON PROPERTY CONSTRUCTION LIMITED

REPORT OF THE DIRECTORS

FOR THE YEAR ENDED 31ST DECEMBER 2009

The Directors present their Report and the Financial Statements for the year ended 31st December 2009

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the Directors to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Company and of the Profit & Loss of the Company for that period. In preparing those Financial Statements, the Directors are required to -

- Select suitable accountancy policies and then apply them consistently,
- Make judgements and estimates that are reasonable and prudent,
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business

The Directors are responsible for keeping proper Accountancy records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the Financial Statements comply with the Companies Act 2006. They are also responsible for safeguarding the Assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

REVIEW OF BUSINESS

The Company continues to deal in Property. Such activities include purchases, disposals, conversions and lettings. There have been no changes in the activity during the year under review.

The state of the Company's affairs continues to be satisfactory and there are no plans for diversification or major organisational change.

DIRECTORS AND THEIR INTERESTS

The Directors who served during the year, together with their interests (including family interests in the shares of the Company) at the beginning and end of the year were as follows -

	<u>Ordinary Shares of £1 each</u>	
	<u>31st December 2009</u>	<u>1st January 2009</u>
D Tahernia Esq	99	99
Dr M I Janossa-Tahernia	1	1

LONDON PROPERTY CONSTRUCTION LIMITED

REPORT OF THE DIRECTORS (CONTINUED)

SMALL COMPANY RULES

The Report of the Directors has been prepared in accordance with the Special Provisions of Part 15 of the Companies Act 2006 relating to Small Companies

Approved by the Board of Directors on 24th July 2010 and signed on its behalf by

x  x
D Tahernia
Secretary

ACCOUNTANT'S REPORT TO THE MEMBERS OF
LONDON PROPERTY CONSTRUCTION LIMITED
YEAR ENDED 31ST DECEMBER 2009

In accordance with the Engagement Letter dated 16 March 2006 and in order to assist you to fulfill your duties under the Companies Act 2006, we have compiled the Financial Statements of the Company which comprise the Profit & Loss Account, the Balance Sheet and the related Notes from the accounting records and information and explanations you have given to us


This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the Financial Statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's Board of Directors, as a body for our work or for this report

We have carried out this engagement in accordance with technical guidance issued by the Association of Accounting Technicians and have complied with the ethical guidance laid down by the Association relating to members undertaking the compilation of Financial Statements

You have acknowledged on the Balance Sheet for the period ended 31st December 2009 your duty to ensure that the Company has kept accounting records and to prepare Financial Statements that give a true and fair view under the Companies Act 2006. You consider that the Company is exempt from the statutory requirement for an Audit for the year

We have not been instructed to carry out an Audit of the Financial Statements. For this reason we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the Financial Statements

... 24/7/12
Date


.....
Terence Gordon & Associates
34 Evelyn Road
Cockfosters
Barnet
HERTS
EN4 9JT

LONDON PROPERTY CONSTRUCTION LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31ST DECEMBER 2009

	<u>Note</u>	<u>2009</u> <u>£</u>	<u>2008</u> <u>£</u>
TURNOVER	2	39,096	66,539
Cost of Sales		(5,349)	(7,308)
<u>GROSS PROFIT</u>		<u>33,747</u>	<u>59,231</u>
Administrative Expenses		(8,622)	(10,841)
<u>OPERATING PROFIT</u>	3	<u>25,125</u>	<u>48,390</u>
Interest Payable and Similar Charges	4	(8,829)	(24,570)
<u>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</u>		<u>16,296</u>	<u>23,820</u>
Taxation		(2,791)	-
<u>PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION</u>		<u>13,505</u>	<u>23,820</u>
<u>RETAINED PROFITS CARRIED FORWARD 1ST JANUARY 2009</u>		<u>530,796</u>	<u>506,976</u>
<u>RETAINED PROFITS CARRIED FORWARD 31ST DECEMBER 2009</u>		<u>544,301</u>	<u>530,796</u>

The Notes on Pages 8 to 12 form an integral part of these Financial Statements.

LONDON PROPERTY CONSTRUCTION LIMITED

BALANCE SHEET

AS AT 31ST DECEMBER 2009

	<u>Note</u>	<u>2009</u>	<u>2008</u>
		£	£
<u>FIXED ASSETS</u>			
Tangible Assets	5	687,845	687,745
Investments	6	230,265	230,265
		<u>918,110</u>	<u>918,010</u>
<u>CURRENT ASSETS</u>			
Debtors	7	55,104	54,463
Cash at Bank & In Hand		19	1,002
		<u>55,123</u>	<u>55,465</u>
<u>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</u>	8	(141,832)	(155,579)
<u>NET CURRENT (LIABILITIES)</u>		<u>(86,709)</u>	<u>(100,114)</u>
<u>CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR</u>	9	(287,000)	(287,000)
		<u>(373,709)</u>	<u>(387,114)</u>
<u>NET ASSETS</u>		<u>544,401</u>	<u>530,896</u>
<u>CAPITAL & RESERVES</u>			
Called Up Share Capital	10	100	100
Profit & Loss Account	11	544,301	530,796
<u>SHAREHOLDERS FUNDS (EQUITY INTEREST)</u>	12	<u>544,401</u>	<u>530,896</u>

LONDON PROPERTY CONSTRUCTION LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31ST DECEMBER 2009

The Directors are of the opinion that the Company is entitled to exemption from Audit conferred by Sub Section 1 of Section 477(2) of the Companies Act 2006 for the period ended 31st December 2009

The Directors confirm that no members have requested an Audit Pursuant to Section 476(1) of the Companies Act 2006

The Directors confirm that they are responsible for

- (i) Ensuring that the Company keeps accounting records which comply with Section 386 of the Companies Act 2006 and
- (ii) Preparing Accounts which give a true view of the state of affairs of the Company at the end of the financial period and of its Profit for the financial period in accordance with the requirements of Section 393 of the Companies Act 2006, and which otherwise comply with the requirements of this Act relating to Accounts, so far as applicable to the Company

The Financial Statements have been prepared in accordance with the Special Provisions of Part 15 of the Companies Act 2006 relating to Small Companies

Approved by the Board on 24th July 2010


D Tahernia


Dr M.I. Janossa-Tahernia

The Notes on Pages 8 to 12 form an integral part of these Financial Statements.

LONDON PROPERTY CONSTRUCTION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2009

1 ACCOUNTING POLICIES

1 1 Accounting Convention

The Financial Statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002)

1 2 Turnover

Turnover represents the total invoice value, excluding value added tax, of sales made during the year

1 3 Tangible Fixed Assets and Depreciation

Depreciation is provided at rates calculated to write off the cost less residual value of each Asset over its expected useful life, as follows

Plant & Machinery	-	25% reducing balance
Motor Vehicles	-	25% reducing balance

No Depreciation is provided in respect of Freehold Property

1 4 Investments

Fixed Asset Investments are stated at cost less provision of diminution in value

1 5 Stock & Work in Progress

Stocks are valued at the lower of cost and net realisable value

1 6 Deferred Taxation

Provision is made for deferred taxation using the liability method to take account of timing differences between the incidence of income and expenditure for taxation and accounting purposes except to the extent that the Directors consider that a liability to taxation is unlikely to materialise

2. TURNOVER

The total turnover of the Company for the year has been derived from its principal activity wholly undertaken in the UK

	<u>2009</u>	<u>2008</u>
3 <u>OPERATING PROFIT</u>		
Operating Profit is stated after charging		
Depreciation and other amounts written off Tangible		
Assets	£207	£174
	<u> </u>	<u> </u>

LONDON PROPERTY CONSTRUCTION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31ST DECEMBER 2009

	<u>2009</u>	<u>2008</u>
	<u>£</u>	<u>£</u>
4. <u>INTEREST PAYABLE AND SIMILAR CHARGES</u>		
On Loans and Overdrafts	8,829	24,570
	<u> </u>	<u> </u>

5. TANGIBLE FIXED ASSETS

	<u>Freehold Properties</u>	<u>Plant & Machinery</u>	<u>Motor Vehicles</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
<u>Cost</u>				
At 1st January 2009	687,223	7,778	4,760	699,761
Additions	-	307	-	307
As at 31st December 2009	<u>687,223</u>	<u>8,085</u>	<u>4,760</u>	<u>700,068</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Depreciation</u>				
At 1st January 2009	-	7,490	4,526	12,016
Charge for the year	-	149	58	207
As at 31st December 2009	<u>-</u>	<u>7,639</u>	<u>4,584</u>	<u>12,223</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Net Book Value</u>				
At 31st December 2009	<u>687,223</u>	<u>446</u>	<u>176</u>	<u>687,845</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31st December 2008	<u>687,223</u>	<u>288</u>	<u>234</u>	<u>687,745</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

The Company's Freehold Properties are charged to the Bank as security for loan advances

LONDON PROPERTY CONSTRUCTION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31ST DECEMBER 2009

6 FIXED ASSET INVESTMENTS

	<u>Other Unlisted Investments</u> £	<u>Total</u> £
<u>Cost</u>		
At 1st January 2009	230,265	230,265
Increase in funds allocated to JV and Lysekil Properties Limited	-	-
Loan Repayments made by Lysekil Properties Limited	-	-
At 31st December 2009	<u>230,265</u>	<u>230,265</u>
<u>Net Book Values</u>		
At 31st December 2009	<u>230,265</u>	<u>230,265</u>
At 31st December 2008	<u>230,265</u>	<u>230,265</u>

	£	<u>Joint Venture With Lysekil Properties Ltd</u> £
Opening Balances	230,265	230,265
Repayment	-	-
Funding of Joint Venture	-	-
Closing Balances	<u>230,265</u>	<u>230,265</u>

	<u>2009</u> £	<u>2008</u> £
7 <u>DEBTORS</u>		
Trade Debtors	2,598	2,047
Associated Company	52,506	52,416
	<u>55,104</u>	<u>54,463</u>

LONDON PROPERTY CONSTRUCTION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31ST DECEMBER 2009

	<u>2009</u> <u>£</u>	<u>2008</u> <u>£</u>
8	<u>CREDITORS. AMOUNTS FALLING DUE</u> <u>WITHIN ONE YEAR</u>	
Bank Overdraft and Loans	525	-
Corporation Tax	2,791	-
Directors' Accounts	136,026	153,227
Accruals and Deferred Income	2,490	2,352
	<u>141,832</u>	<u>155,579</u>
9.	<u>CREDITORS AMOUNTS FALLING DUE</u> <u>AFTER ONE YEAR</u>	
Bank Loan (Secured)	287,000	287,000
	<u>287,000</u>	<u>287,000</u>
10	<u>SHARE CAPITAL</u>	
Authorised:		
100 Ordinary Shares of £1 each	100	100
	<u>100</u>	<u>100</u>
Allotted, Called Up and Fully Paid		
100 Ordinary Shares of £1 each	100	100
	<u>100</u>	<u>100</u>
11.	<u>RESERVES</u>	
	<u>Profit & Loss</u>	
	<u>Account</u>	<u>Total</u>
	<u>£</u>	<u>£</u>
At 1st January 2009	530,796	506,976
Profit for the Year	13,505	23,820
	<u>544,301</u>	<u>530,796</u>
At 31st December 2009	<u>544,301</u>	<u>530,796</u>
12	<u>RECONCILIATION OF MOVEMENTS IN</u> <u>SHAREHOLDERS' FUNDS</u>	
Profit for the Year	13,505	23,820
Opening Shareholders' Funds	530,896	507,076
	<u>544,401</u>	<u>530,896</u>
Closing Shareholders	<u>544,401</u>	<u>530,896</u>

LONDON PROPERTY CONSTRUCTION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31ST DECEMBER 2009

13. RELATED PARTY TRANSACTIONS

Mr D Tahernia and Dr M J Tahernia are both Directors of the Company and the only Shareholders

14. CONTROLLING INTEREST

The controlling interest in the Company is Mr D Tahernia, who owns 99 out of the 100 shares

15. JOINT VENTURES

These Accounts do not include the results of the company's participation in Joint Ventures in the year. The omission results from the Board's inability to obtain Financial Statements in satisfactory form from those ventures. The responsibility of the financial affairs of the ventures was that the company's Joint Ventures Partners and action has been ongoing to secure proper compliance by those Partners.