

The Pinstripe Property Investment Co. Limited

Annual Report and Unaudited Financial Statements
for the Year Ended 31 March 2022

The Moffatts Partnership LLP
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The Pinstripe Property Investment Co. Limited

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The Pinstripe Property Investment Co. Limited

Company Information

Directors	Ms RA Kamani Mr AM Kamani Mr SM Kamani Mr M Patel
Company secretary	Ms RA Kamani
Registered office	15 Little Peter Street Manchester M15 4PS
Accountants	The Moffatts Partnership LLP Progress House 396 Wilmslow Road Withington Manchester M20 3BN

The Pinstripe Property Investment Co. Limited

(Registration number: 02305888)
Balance Sheet as at 31 March 2022

	Note	2022 £	2021 £
Fixed assets			
Investment property	<u>5</u>	839,854	839,854
Investments	<u>6</u>	282,352	282,352
		<u>1,122,206</u>	<u>1,122,206</u>
Current assets			
Debtors	<u>7</u>	3,387,377	3,540,131
Cash at bank and in hand		355,976	859,040
		3,743,353	4,399,171
Creditors: Amounts falling due within one year	<u>8</u>	(457,448)	(926,563)
Net current assets		<u>3,285,905</u>	<u>3,472,608</u>
Net assets		<u>4,408,111</u>	<u>4,594,814</u>
Capital and reserves			
Called up share capital	<u>9</u>	100,000	100,000
Other reserves		(355,993)	(355,993)
Retained earnings		4,664,104	4,850,807
Shareholders' funds		<u>4,408,111</u>	<u>4,594,814</u>

For the financial year ending 31 March 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. As permitted by section 444 (5A) of the Companies Act 2006, the directors have not delivered to the registrar a copy of the Profit and Loss Account.

Approved and authorised by the Board on 22 December 2022 and signed on its behalf by:

.....

Mr AM Kamani

Director

The Pinstripe Property Investment Co. Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

15 Little Peter Street
Manchester
M15 4PS
England

These financial statements were authorised for issue by the Board on 22 December 2022.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Going concern

The directors have a reasonable expectation that the company will have adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis on preparing its financial statements.

Revenue recognition

Turnover represents rental income receivable during the year, net of VAT. Rental income is recognised in the period to which it relates.

Government grants

Government grants are recognised under the accrual model. Income is recognised in the same period that the related expenditure the grant is intended to compensate is incurred.

Foreign currency transactions and balances

Transactions in foreign currencies are initially recorded at the functional currency rate prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated into the respective functional currency of the entity at the rates prevailing on the reporting period date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rate on the date when the fair value is re-measured. Non-monetary items measured in terms of historical cost in a foreign currency are not retranslated.

The Pinstripe Property Investment Co. Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

Tax

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Leasehold Property	7 years straight line basis
Plant and Machinery	25% Straight line basis
Fixtures and Fittings	33% Straight line basis
Motor Vehicles	25% Reducing balance basis

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Business combinations

Business combinations are accounted for using the purchase method. The consideration for each acquisition is measured at the aggregate of the fair values at acquisition date of assets given, liabilities incurred or assumed, and equity instruments issued by the group in exchange for control of the acquired, plus any costs directly attributable to the business combination. When a business combination agreement provides for an adjustment to the cost of the combination contingent on future events, the group includes the estimated amount of that adjustment in the cost of the combination at the acquisition date if the adjustment is probable and can be measured reliably.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

The Pinstripe Property Investment Co. Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 3 (2021 - 3).

The Pinstripe Property Investment Co. Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

4 Tangible assets

	Furniture, fittings and equipment £	Motor vehicles £	Total £
Cost or valuation			
At 1 April 2021	611,516	57,066	668,582
Additions	-	220,314	220,314
Disposals	-	(220,314)	(220,314)
At 31 March 2022	611,516	57,066	668,582
Depreciation			
At 1 April 2021	611,516	57,066	668,582
Charge for the year	-	36,719	36,719
Eliminated on disposal	-	(36,719)	(36,719)
At 31 March 2022	611,516	57,066	668,582
Carrying amount			
At 31 March 2022	-	-	-

5 Investment properties

	2022 £
At 1 April	839,854
At 31 March	839,854

The fair value of the properties at the balance sheet date is based on a valuation provided by the directors.

The directors do not believe there has been a movement in the value.

The historical cost of the investment properties are £1,195,847 (2021 - £1,195,847)

There has been no valuation of investment property by an independent valuer.

The Pinstripe Property Investment Co. Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

6 Investments

	2022 £	2021 £
Investments in subsidiaries	282,352	282,352
Subsidiaries		£
Cost or valuation		
At 1 April 2021		282,352
Provision		
Carrying amount		
At 31 March 2022		282,352
At 31 March 2021		282,352

Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Registered office	Holding	Proportion of voting rights and shares held	
			2022	2021
Subsidiary undertakings				
Banidev Limited	15 Little Peter Street Manchester M15 4PS England and Wales	Ordinary	100%	100%

Subsidiary undertakings

Banidev Limited

The principal activity of Banidev Limited is property development.

The Pinstripe Property Investment Co. Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

7 Debtors

	Note	2022 £	2021 £
Trade debtors		39,942	55,081
Amounts owed by related parties		1,297,384	381,666
Other debtors		2,045,113	3,098,049
Prepayments		4,938	5,335
		<u>3,387,377</u>	<u>3,540,131</u>

8 Creditors

	2022 £	2021 £
Due within one year		
Trade creditors	8,031	2,442
Taxation and social security	7,670	794
Accruals and deferred income	227,297	263,327
Other creditors	214,450	660,000
	<u>457,448</u>	<u>926,563</u>

9 Share capital

Allotted, called up and fully paid shares

	2022		2021	
	No.	£	No.	£
Ordinary shares of £1 each	100,000	100,000	100,000	100,000
	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</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.