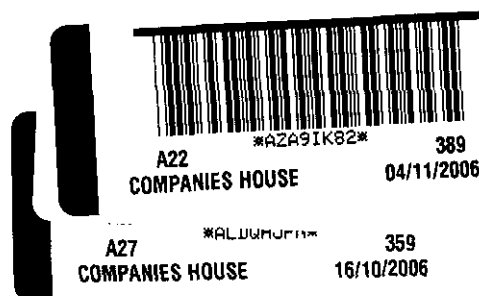


COMPANY REGISTRATION NUMBER 3838354

EVINGTON PROPERTIES LIMITED
ABBREVIATED ACCOUNTS
FOR
30 NOVEMBER 2005



HICKS & CO
Chartered Accountants & Registered Auditors
53 Lampton Road
Hounslow, TW3 1LY

EVINGTON PROPERTIES LIMITED

ABBREVIATED ACCOUNTS

YEAR ENDED 30 NOVEMBER 2005

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EVINGTON PROPERTIES LIMITED
INDEPENDENT AUDITORS' REPORT TO EVINGTON PROPERTIES
LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Evington Properties Limited for the year ended 30 November 2005 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' 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 for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND THE AUDITORS

The directors are responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

BASIS OF OPINION

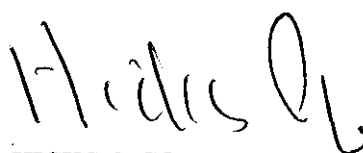
We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

OPINION

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.

53 Lampton Road
Hounslow, TW3 1LY

6 October 2006



HICKS & CO
Chartered Accountants
& Registered Auditors

EVINGTON PROPERTIES LIMITED

ABBREVIATED BALANCE SHEET

30 NOVEMBER 2005

	Note	2005 £	2004 £
FIXED ASSETS	2		
Tangible assets		17,509	17,099
Investments		<u>778,000</u>	<u>-</u>
		795,509	17,099
CURRENT ASSETS			
Stocks		1,801,461	3,087,817
Debtors		28,223	10,170
Cash at bank and in hand		<u>722,005</u>	<u>224,198</u>
		2,551,689	3,322,185
CREDITORS: Amounts falling due within one year	3	2,757,454	2,869,769
NET CURRENT (LIABILITIES)/ASSETS		(205,765)	452,416
TOTAL ASSETS LESS CURRENT LIABILITIES		589,744	469,515
PROVISIONS FOR LIABILITIES AND CHARGES		1,773	1,760
		<u>587,971</u>	<u>467,755</u>
CAPITAL AND RESERVES			
Called-up equity share capital	4	100	100
Revaluation reserve		859	-
Profit and loss account		<u>587,012</u>	<u>467,655</u>
SHAREHOLDERS' FUNDS		<u>587,971</u>	<u>467,755</u>

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

These abbreviated accounts were approved by the directors on 4 October 2006 and are signed on their behalf by:

Mr Ekam Singh Sandhu
Director



The notes on pages 3 to 5 form part of these abbreviated accounts.

EVINGTON PROPERTIES LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
YEAR ENDED 30 NOVEMBER 2005

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2002).

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Motor Vehicles	-	25% p.a reducing balance
Furniture & Equipment	-	15% p.a reducing balance

Investment properties

In accordance with SSAP 19, investment properties are revalued annually and the aggregate surplus or deficit is transferred to revaluation reserve. No depreciation is provided in respect of investment properties.

Stocks

Properties acquired for resale are taken into stock on completion of the purchase, and sales are accounted for on completion of the sale.

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

EVINGTON PROPERTIES LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
YEAR ENDED 30 NOVEMBER 2005

1. ACCOUNTING POLICIES *(continued)*

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions:

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold.

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Interest payable on loans

Interest is written off to profit and loss account as incurred.

2. FIXED ASSETS

	Tangible Assets £	Investments £	Total £
COST			
At 1 December 2004	36,052	—	36,052
Additions	3,832	777,141	780,973
Revaluation	—	859	859
At 30 November 2005	<u>39,884</u>	<u>778,000</u>	<u>817,884</u>
DEPRECIATION			
At 1 December 2004	18,953	—	18,953
Charge for year	3,422	—	3,422
At 30 November 2005	<u>22,375</u>	<u>—</u>	<u>22,375</u>
NET BOOK VALUE			
At 30 November 2005	<u>17,509</u>	<u>778,000</u>	<u>795,509</u>
At 30 November 2004	<u>17,099</u>	<u>—</u>	<u>17,099</u>

EVINGTON PROPERTIES LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
YEAR ENDED 30 NOVEMBER 2005

2. FIXED ASSETS *(continued)*

The property was revalued by the directors at 30 November 2005. There is no potential tax liability if the property were sold at the above value.

The historical cost of the property is £777,141.

3. CREDITORS: Amounts falling due within one year

The following liabilities disclosed under creditors falling due within one year are secured by the company:

	2005 £	2004 £
Bank loans and overdrafts	<u>2,051,500</u>	<u>2,195,130</u>

4. SHARE CAPITAL

Authorised share capital:

	2005 £	2004 £
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

Allotted, called up and fully paid:

	2005 No	£	2004 No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>