

Company Registration No. 04765611 (England and Wales)

A & A SHAH PROPERTIES LTD
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2012

McCormack & Associates
REGISTERED AUDITORS
CHARTERED CERTIFIED ACCOUNTANTS
4TH FLOOR, EURO HOUSE
1394-1400 HIGH ROAD
WHETSTONE, LONDON N20 9BH

FRIDAY



A08

A1NRWRNV

14/12/2012

COMPANIES HOUSE

#338

A & A SHAH PROPERTIES LTD

CONTENTS

	Page
Independent auditors' report	1
Abbreviated balance sheet	2
Notes to the abbreviated accounts	3 - 4

A & A SHAH PROPERTIES LTD

INDEPENDENT AUDITORS' REPORT TO A & A SHAH PROPERTIES LTD UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of A & A Shah Properties Ltd for the year ended 31 March 2012 prepared under section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Chapter 10 of Part 15 of the Companies Act 2006. 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 work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 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 section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.

McCormack + Associates

Nitin Patani (Senior Statutory Auditor)
for and on behalf of McCormack & Associates

6 December 2012

Statutory Auditor
Chartered Certified Accountants
4th Floor, Euro House
1394 -1400 High Road
Whetstone, London N20 9BH

A & A SHAH PROPERTIES LTD

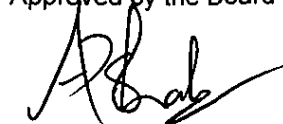
ABBREVIATED BALANCE SHEET

AS AT 31 MARCH 2012

	Notes	2012 £	£	2011 £	£
Fixed assets					
Tangible assets	2	8,990,624		9,592,939	
Current assets					
Debtors		10,785		20,455	
Cash at bank and in hand		43,443		630	
		<u>54,228</u>		<u>21,085</u>	
Creditors amounts falling due within one year		<u>(1,731,801)</u>		<u>(1,287,530)</u>	
Net current liabilities		<u>(1,677,573)</u>		<u>(1,266,445)</u>	
Total assets less current liabilities		7,313,051		8,326,494	
Creditors: amounts falling due after more than one year	3	<u>(6,804,013)</u>		<u>(7,550,721)</u>	
		<u>509,038</u>		<u>775,773</u>	
Capital and reserves					
Called up share capital	4	100		100	
Revaluation reserve		(602,939)		-	
Profit and loss account		<u>1,111,877</u>		<u>775,673</u>	
Shareholders' funds		<u>509,038</u>		<u>775,773</u>	

These abbreviated accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006

Approved by the Board for issue on 6 December 2012



Mr A Shah
Director

Company Registration No. 04765611

A & A SHAH PROPERTIES LTD

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2012

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated)

1.3 Turnover

Turnover represents amounts receivable for sale of properties acquired for development and resale and rental income from investment properties, net of VAT

1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows

Computer equipment	25% on cost straight line basis
--------------------	---------------------------------

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified

A & A SHAH PROPERTIES LTD

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2012

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 1 April 2011	9,593,531
Additions	749
Revaluation	(602,939)
Disposals	(592)
	<hr/>
At 31 March 2012	8,990,749
	<hr/>
Depreciation	
At 1 April 2011	592
On disposals	(592)
Charge for the year	125
	<hr/>
At 31 March 2012	125
	<hr/>
Net book value	
At 31 March 2012	8,990,624
	<hr/> <hr/>
At 31 March 2011	9,592,939
	<hr/> <hr/>

3 Creditors: amounts falling due after more than one year	2012	2011
	£	£

Analysis of loans repayable in more than five years

Total amounts repayable by instalments which are due in more than five years

4,632,806	5,234,514
<hr/> <hr/>	<hr/> <hr/>

The aggregate amount of creditors for which security has been given amounted to £5,928,946 (2011 - £6,158,524)

4 Share capital	2012	2011
	£	£
Allotted, called up and fully paid		
100 Ordinary Shares of £1 each	100	100
	<hr/> <hr/>	<hr/> <hr/>