

**REGISTERED NUMBER: 04918404 (England and Wales)**

**Financial Statements for the Year Ended 31st October 2018**

**for**

**Eastwillow Properties Limited**

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for the Year Ended 31st October 2018**

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**Eastwillow Properties Limited**

**Company Information**  
**for the Year Ended 31st October 2018**

**DIRECTORS:**

A K Tohani  
V K Tohani

**SECRETARY:**

A K Tohani

**REGISTERED OFFICE:**

C/O City Chartered Accountants  
540 5th Floor Linen Hall  
162-168 Regent Street  
London  
W1B 5TF

**REGISTERED NUMBER:**

04918404 (England and Wales)

**ACCOUNTANTS:**

City, Chartered Accountants  
Suite 540, 5th Floor,  
Linen Hall  
162- 168 Regent Street  
London  
W1B 5TF

**Eastwillow Properties Limited (Registered number: 04918404)**

**Balance Sheet**  
**31st October 2018**

	Notes	31.10.18 £	£	31.10.17 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		<b>1,346</b>		2,352
Investments	5		<b>21</b>		21
			<b>1,367</b>		2,373
<b>CURRENT ASSETS</b>					
Stocks		<b>1,485,807</b>		1,485,807	
Debtors	6	<b>1,020,298</b>		133,643	
Cash at bank		<b>139,271</b>		195,415	
		<b>2,645,376</b>		1,814,865	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<b>1,827,512</b>		1,006,118	
<b>NET CURRENT ASSETS</b>			<b>817,864</b>		808,747
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>819,231</b>		811,120
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		<b>353,660</b>		410,298
<b>NET ASSETS</b>			<b>465,571</b>		400,822
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<b>1</b>		1
Revaluation reserve	10		<b>97,819</b>		97,819
Retained earnings			<b>367,751</b>		303,002
<b>SHAREHOLDERS' FUNDS</b>			<b>465,571</b>		400,822

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st October 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st October 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

The notes form part of these financial statements

**Balance Sheet - continued**  
**31st October 2018**

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 26th July 2019 and were signed on its behalf by:

A K Tohani - Director

**Notes to the Financial Statements**  
**for the Year Ended 31st October 2018**

**1. STATUTORY INFORMATION**

Eastwillow Properties Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 25% on cost

Computer equipment - 25% on cost

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2017 - 2 ).

**Notes to the Financial Statements - continued  
for the Year Ended 31st October 2018**

**4. TANGIBLE FIXED ASSETS**

	<b>Fixtures and fittings £</b>	<b>Computer equipment £</b>	<b>Totals £</b>
<b>COST</b>			
At 1st November 2017 and 31st October 2018	<u>5,241</u>	<u>6,415</u>	<u>11,656</u>
<b>DEPRECIATION</b>			
At 1st November 2017	5,120	4,184	9,304
Charge for year	<u>121</u>	<u>885</u>	<u>1,006</u>
At 31st October 2018	<u>5,241</u>	<u>5,069</u>	<u>10,310</u>
<b>NET BOOK VALUE</b>			
At 31st October 2018	-	<u>1,346</u>	<u>1,346</u>
At 31st October 2017	<u>121</u>	<u>2,231</u>	<u>2,352</u>

**5. FIXED ASSET INVESTMENTS**

	<b>Shares in group undertakings £</b>
<b>COST</b>	
At 1st November 2017 and 31st October 2018	<u>21</u>
<b>NET BOOK VALUE</b>	
At 31st October 2018	<u>21</u>
At 31st October 2017	<u>21</u>

The investment represents a 21% holding in Aldergale Estates Ltd.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>31.10.18 £</b>	<b>31.10.17 £</b>
Trade debtors	-	3,874
Amounts owed by group undertakings	124,372	119,892
Amounts owed by associates	894,453	-
Other debtors	<u>1,473</u>	<u>9,877</u>
	<u>1,020,298</u>	<u>133,643</u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 31st October 2018**

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>31.10.18</b>	31.10.17
	£	£
Bank loans and overdrafts	<b>66,624</b>	66,624
Trade creditors	<b>111</b>	109
Taxation and social security	<b>27,329</b>	29,433
Other creditors	<b>1,733,448</b>	909,952
	<b><u>1,827,512</u></b>	<u>1,006,118</u>

**8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>31.10.18</b>	31.10.17
	£	£
Bank loans	<b><u>353,660</u></b>	<u>410,298</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank Loans	<b><u>110,862</u></b>	<u>159,211</u>

**9. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>31.10.18</b>	31.10.17
	£	£
Bank loans	<b><u>420,284</u></b>	<u>476,922</u>

On 2 February 2004, a debenture in favour of the Bank of Scotland was created over the Company's properties and assets.

On 1 April 2004, a legal charge in favour of the Bank of Scotland was created over 71 Digby Road.

On 14 April 2005, a legal charge in favour of the Bank of Scotland was created over Flat 6, 157 Commercial Street and the Company's other properties and assets.

On 25 January 2006, a mortgage in favour of Lloyds TSB was created over Unit 8, Glenmore Business and the Company's other properties and assets.

On 6 June 2007, a mortgage in favour of Lloyds TSB was created over 91 Whitton Road and the Company's other properties and assets.

On 20 November 2009, debenture in favour of Lloyds TSB was created over the Company's properties and assets.

On 24 November 2009, a mortgage in favour of Lloyds TSB was created over 55 Tower Hamlets Road and the Company's other properties and assets.



**Notes to the Financial Statements - continued**  
**for the Year Ended 31st October 2018**

**10. RESERVES**

**Revaluation  
reserve  
£**

At 1st November 2017  
and 31st October 2018

**97,819**

**11. RELATED PARTY DISCLOSURES**

In 2007 the Company purchased a quarter share in Aldergale Estates Ltd for £1. Later that year a further 20 £1 shares were allotted to the Company. The director A K Tohani is also a director of Aldergale Estates Ltd. The company lent £115,159 to Aldergale Estates Limited.

On behalf of the Company, A K Tohani was a partner in Basingstoke Skylight LLP. The company lent £174,375 to the LLP.

On behalf of the Company, A K Tohani was a partner in Slough Skylight LLP. The company lent £532,575 to the LLP.

On behalf of the Company, A K Tohani was a partner in Spondon Investments LLP. The company lent £178,666 to the LLP.

At the year end, the company owed the directors £1,679,795 (2017: £872,164).

**12. ULTIMATE CONTROLLING PARTY**

The ultimate controlling party is A K Tohani.

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.