

**Financial Statements for the Year Ended 31st October 2022**

**for**

**Eastwillow Properties Limited**

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for the Year Ended 31st October 2022**

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**Eastwillow Properties Limited**

**Company Information**  
**for the Year Ended 31st October 2022**

**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 2022**

	Notes	31.10.22 £	31.10.21 £
<b>FIXED ASSETS</b>			
Tangible assets	4	4,378	3,575
<b>CURRENT ASSETS</b>			
Stocks		2,000,661	1,834,818
Debtors	5	658,260	570,186
Cash at bank		453,055	587,876
		<u>3,111,976</u>	<u>2,992,880</u>
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>(2,224,544)</u>	<u>(2,137,136)</u>
<b>NET CURRENT ASSETS</b>		<u>887,432</u>	<u>855,744</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		891,810	859,319
<b>CREDITORS</b>			
Amounts falling due after more than one year	7	<u>(154,553)</u>	<u>(213,900)</u>
<b>NET ASSETS</b>		<u>737,257</u>	<u>645,419</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		1	1
Revaluation reserve	9	97,819	97,819
Retained earnings		639,437	547,599
<b>SHAREHOLDERS' FUNDS</b>		<u>737,257</u>	<u>645,419</u>

The notes form part of these financial statements

**Balance Sheet - continued**  
**31st October 2022**

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st October 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st October 2022 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
- (b) 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.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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 and authorised for issue on 31st July 2023 and were signed on its behalf by:

A K Tohani - Director

**Notes to the Financial Statements**  
**for the Year Ended 31st October 2022**

**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 (2021 - NIL).

**Notes to the Financial Statements - continued  
for the Year Ended 31st October 2022**

**4. TANGIBLE FIXED ASSETS**

	<b>Fixtures and fittings £</b>	<b>Computer equipment £</b>	<b>Totals £</b>
<b>COST</b>			
At 1st November 2021	9,141	7,915	17,056
Additions	1,541	1,330	2,871
At 31st October 2022	10,682	9,245	19,927
<b>DEPRECIATION</b>			
At 1st November 2021	6,691	6,790	13,481
Charge for year	1,360	708	2,068
At 31st October 2022	8,051	7,498	15,549
<b>NET BOOK VALUE</b>			
At 31st October 2022	2,631	1,747	4,378
At 31st October 2021	2,450	1,125	3,575

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

	<b>31.10.22</b>	<b>31.10.21</b>
	£	£
Amounts owed by associates	658,260	570,186

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

	<b>31.10.22</b>	<b>31.10.21</b>
	£	£
Bank loans and overdrafts	63,718	63,718
Trade creditors	427	129
Amounts owed to associates	56,795	55,446
Taxation and social security	27,398	21,282
Other creditors	2,076,206	1,996,561
	2,224,544	2,137,136

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

	<b>31.10.22</b>	<b>31.10.21</b>
	£	£
Bank loans	154,553	213,900

**Notes to the Financial Statements - continued**  
**for the Year Ended 31st October 2022**

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued**

	<b>31.10.22</b>	31.10.21
	<b>£</b>	£
Amounts falling due in more than five years:		
Repayable by instalments		
Bank Loans	<b><u>18,382</u></b>	<u>33,390</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>31.10.22</b>	31.10.21
	<b>£</b>	£
Bank loans	<b><u>218,271</u></b>	<u>277,618</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.

**9. RESERVES**

	<b>Revaluation reserve £</b>
At 1st November 2021 and 31st October 2022	<b><u>97,819</u></b>



**Notes to the Financial Statements - continued**  
**for the Year Ended 31st October 2022**

**10. RELATED PARTY DISCLOSURES**

The Company is a member of Frognal Partners LLP. The Company lent £174,832 to the LLP. At the year end the balance was £120,727 (2021: £117,317).

On behalf of the Company, A K Tohani was a partner in Basingstoke Skylight LLP. The Company lent £174,375 to the LLP. At the year end the balance was £382,509 (2021: £249,735).

On behalf of the Company, A K Tohani was a partner in Slough Skylight LLP. The Company lent £532,575 to the LLP. At the year end the Company owed £56,795 (2021: £55,446).

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 balance was £142,105 (2021: £203,134).

At the year end, the Company owed the directors £2,029,694 (2021: £1,950,233).

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.