

ANKAV PROPERTIES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2023

Four Oaks Taxation & Accounting Services Limited
Suite D, Astor House
282 Lichfield Road
Four Oaks
Sutton Coldfield
West Midlands
B74 2UG

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FOR THE YEAR ENDED 30 APRIL 2023**

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ANKAV PROPERTIES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 APRIL 2023**

DIRECTORS:

N. Sodha
A. R. N. Sodha

SECRETARY:

M. Sodha

REGISTERED OFFICE:

9 Palmers Road
Redditch
Worcestershire
B98 0RF

REGISTERED NUMBER:

05180852 (England and Wales)

ACCOUNTANTS:

Four Oaks Taxation & Accounting Services Limited
Suite D, Astor House
282 Lichfield Road
Four Oaks
Sutton Coldfield
West Midlands
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ANKAV PROPERTIES LIMITED

**REPORT OF THE ACCOUNTANTS TO THE DIRECTORS OF
ANKAV PROPERTIES LIMITED**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

As described on the Balance Sheet you are responsible for the preparation of the financial statements for the year ended 30 April 2023 set out on pages two to four and you consider that the company is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Four Oaks Taxation & Accounting Services Limited
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Sutton Coldfield
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12 January 2024

BALANCE SHEET
30 APRIL 2023

	Notes	2023 £	£	2022 £	£
FIXED ASSETS					
Tangible assets	4		3,375		4,429
Investment property	5		<u>6,395,284</u>		<u>5,184,406</u>
			6,398,659		5,188,835
CURRENT ASSETS					
Debtors	6	6,997		218,942	
Cash at bank		<u>26,216</u>		<u>466,399</u>	
		33,213		685,341	
CREDITORS					
Amounts falling due within one year	7	<u>840,835</u>		<u>607,839</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(807,622)</u>		<u>77,502</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			5,591,037		5,266,337
CREDITORS					
Amounts falling due after more than one year	8		<u>2,789,747</u>		<u>2,654,410</u>
NET ASSETS			<u><u>2,801,290</u></u>		<u><u>2,611,927</u></u>
CAPITAL AND RESERVES					
Called up share capital			4		4
Share premium			559,999		559,999
Revaluation reserve	10		534,485		534,485
Retained earnings			<u>1,706,802</u>		<u>1,517,439</u>
SHAREHOLDERS' FUNDS			<u><u>2,801,290</u></u>		<u><u>2,611,927</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2023 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.

BALANCE SHEET - continued
30 APRIL 2023

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 12 January 2024 and were signed on its behalf by:

A. R. N. Sodha - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2023**
1. STATUTORY INFORMATION

Ankav 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 as modified by the revaluation of certain assets.

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.

Plant and machinery	- 25% on reducing balance
Fixtures and fittings	- 20% on reducing balance

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2022 - NIL).

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 May 2022	
and 30 April 2023	43,116
DEPRECIATION	
At 1 May 2022	38,687
Charge for year	1,054
At 30 April 2023	39,741
NET BOOK VALUE	
At 30 April 2023	3,375
At 30 April 2022	4,429

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 APRIL 2023

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 May 2022	5,184,406
Additions	1,210,878
At 30 April 2023	<u>6,395,284</u>
NET BOOK VALUE	
At 30 April 2023	<u>6,395,284</u>
At 30 April 2022	<u>5,184,406</u>

Fair value at 30 April 2023 is represented by:

	£
Valuation in 2022	5,184,406
Cost	1,210,878
	<u>6,395,284</u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade debtors	5,974	9,670
Amounts owed by participating interests	-	203,570
Other debtors	1,023	5,702
	<u>6,997</u>	<u>218,942</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Bank loans and overdrafts	237,557	237,473
Trade creditors	36,002	4,609
Amounts owed to participating interests	275,299	-
Taxation and social security	54,954	39,202
Other creditors	237,023	326,555
	<u>840,835</u>	<u>607,839</u>

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

	2023 £	2022 £
Bank loans	<u>2,789,747</u>	<u>2,654,410</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 APRIL 2023

9. SECURED DEBTS

The following secured debts are included within creditors:

	2023	2022
	£	£
Bank loans	<u>3,027,304</u>	<u>2,891,883</u>

The bank loan is secured against certain properties contained within the Balance Sheet.

10. RESERVES

	Revaluation reserve £
At 1 May 2022 and 30 April 2023	<u>534,485</u>

11. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

Included in other creditors is an amount due back to the directors of £207,577 (2022: £306,824)

12. RELATED PARTY DISCLOSURES

There was rental income to the value of £35,570. These were invoiced to Norchem Healthcare Limited, a related company.

13. ULTIMATE CONTROLLING PARTY

The directors of the company are the ultimate controlling party.

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.