

Company Registration No. 5194927 (England and Wales)

CAVENDISH HOUSE (UK) LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2008



mercero&hole

CAVENDISH HOUSE (UK) LIMITED

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CAVENDISH HOUSE (UK) LIMITED

INDEPENDENT AUDITORS' REPORT TO CAVENDISH HOUSE (UK) LIMITED

UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 3 to 6, together with the financial statements of Cavendish House (UK) Limited for the year ended 31 December 2008 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 them in an auditors' report on abbreviated accounts 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 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.

Other information

On 1 October 2009 we reported, as auditors of Cavendish House (UK) Limited, to the members on the financial statements prepared under section 226 of the Companies Act 1985 for the year ended 31 December 2008, and our report included the following paragraph:

CAVENDISH HOUSE (UK) LIMITED

INDEPENDENT AUDITORS' REPORT TO CAVENDISH HOUSE (UK) LIMITED (CONTINUED)

UNDER SECTION 247B OF THE COMPANIES ACT 1985

Fundamental Uncertainty

In forming our opinion on the financial statements, which is not qualified, we have considered the adequacy of the disclosures concerning the going concern of the company as discussed in note 1.1. The fundamental uncertainty concerns future valuations of the investment property and the willingness of the company's bankers to continue to provide support, should future variations be at lower levels than that shown in these financial statements. Our opinion is not qualified in this respect. The ultimate outcome of the matter cannot presently be determined, and no provision for any liability that may result has been made in the financial statements.


Mercer & Hole

1 October 2009

**Chartered Accountants
Registered Auditor**

300 Pavilion Drive
Northampton Business Park
Northampton
NN4 7YE

CAVENDISH HOUSE (UK) LIMITED

ABBREVIATED BALANCE SHEET


AS AT 31 DECEMBER 2008

	Notes	2008 £	£	2007 £	£
Fixed assets					
Tangible assets	2		4,300,000		4,500,000
Current assets					
Debtors		93,794		4,490	
Cash at bank and in hand		16,089		64,194	
		<u>109,883</u>		<u>68,684</u>	
Creditors: amounts falling due within one year	3	<u>(534,428)</u>		<u>(598,508)</u>	
Net current liabilities			<u>(424,545)</u>		<u>(529,824)</u>
Total assets less current liabilities			3,875,455		3,970,176
Creditors: amounts falling due after more than one year	4		<u>(4,710,610)</u>		<u>(4,561,857)</u>
			<u>(835,155)</u>		<u>(591,681)</u>
Capital and reserves					
Called up share capital	5		100		100
Other reserves			(801,332)		(601,332)
Profit and loss account			<u>(33,923)</u>		<u>9,551</u>
Shareholders' funds			<u>(835,155)</u>		<u>(591,681)</u>

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

Approved by the Board for issue on 1/10/2009


 P Kapoor
 Director


 S Kapoor
 Director

COMPANY REGISTRATION NO. 5194927

CAVENDISH HOUSE (UK) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2008

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 January 2007).

These financial statements have been prepared on a going concern basis, notwithstanding the net liabilities reported on the balance sheet, in view of the support provided by the company creditors. The appropriateness of this basis depends upon the continuation of this support, which the directors believe will not be withdrawn for at least 12 months from the date the accounts are signed.

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 rent during the year excluding VAT.

1.4 Tangible fixed assets and depreciation

Investment properties are included in the balance sheet either at professional valuation carried out at regular intervals, or at directors' valuation in intervening years. Any surplus or temporary deficit is transferred to investment property revaluation reserve, and on realisation is transferred to the profit and loss reserve. Permanent deficits on individual properties are charged to profit and loss account which is also credited with any subsequent reversals.

As these properties are held for investment purposes, not consumption, depreciation is not considered to be relevant. In accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007) no depreciation or amortisation is provided in respect of freehold investment properties and leasehold properties with over 20 years to run. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount which might otherwise be shown cannot separately identified or quantified.

CAVENDISH HOUSE (UK) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2008

1 Accounting policies

(continued)

1.5 Deferred taxation

Deferred tax is recognised in respect of any material tax effect of all timing differences that have originated but not reversed at the balance sheet date.

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.

Provision is made for deferred tax that would arise on remittance of the retained earnings of overseas subsidiaries, associates and joint ventures only to the extent that, at the balance sheet date, dividends have been accrued as receivable.

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.

1.6 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertaking comprise a small-sized group. The company has therefore taken advantage of the exemptions provided by section 248 of the Companies Act 1985 not to prepare group accounts.

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 1 January 2008	4,500,000
Revaluation	(200,000)
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At 1 January 2008 & at 31 December 2008	4,300,000
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At 31 December 2007	4,500,000
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3 Creditors: amounts falling due within one year

The investment properties owned by the company as at 31 December 2008 are held as security by the bankers of Mayrose Properties Limited in order to secure their loans.

CAVENDISH HOUSE (UK) LIMITED**NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)****FOR THE YEAR ENDED 31 DECEMBER 2008**

4	Creditors: amounts falling due after more than one year	2008	2007
		£	£

Analysis of loans repayable in more than five years

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

<u>2,710,610</u>	<u>2,561,857</u>
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The investment properties owned by the company as at 31 December 2008 are held as security by the bankers of Mayrose Properties Limited in order to secure their loans.

5	Share capital	2008	2007
		£	£
	Authorised		
	100,000 Ordinary shares of £1 each	<u>100,000</u>	<u>100,000</u>
	Allotted, called up and fully paid		
	100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

6 Transactions with directors

Included in creditors is an amount owed to the director, S Kapoor of £558 (2007: £58).

7 Ultimate parent company

The ultimate parent company of Cavendish House (UK) Limited is Mayrose Properties Limited, a company registered in England and Wales. The ultimate controlling parties are the directors P Kapoor, J Kapoor and S Kapoor, by virtue of their 100% holding of the issued ordinary share capital of the parent company.