

**KALLARVIEW HOMES LIMITED**  
**ABRIDGED UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Abridged Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>
<b>Chartered Certified Accountants' Report</b>	<b>9</b>

**KALLARVIEW HOMES LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2021**

**DIRECTOR:** L Kallar

**SECRETARY:** Mrs S Kallar

**REGISTERED OFFICE:** 148 The Office  
Station Road  
Sidcup  
Kent  
DA15 7AB

**REGISTERED NUMBER:** 05798211 (England and Wales)

**ACCOUNTANTS:** Jones Hunt & Keelings  
Chartered Certified Accountants and  
Chartered Tax Advisers  
71 Knowl Piece  
Wilbury Way  
Hitchin  
SG4 0TY

**KALLARVIEW HOMES LIMITED (REGISTERED NUMBER: 05798211)****ABRIDGED BALANCE SHEET  
31 MARCH 2021**

	Notes	2021 £	£	2020 £	£
<b>FIXED ASSETS</b>					
Investments	4		175		150
Investment property	5		<u>3,070,411</u>		<u>4,528,658</u>
			<b>3,070,586</b>		<b>4,528,808</b>
<b>CURRENT ASSETS</b>					
Debtors		2,842,039		485,732	
Cash at bank		<u>2,062,701</u>		<u>213,722</u>	
		<b>4,904,740</b>		<b>699,454</b>	
<b>CREDITORS</b>					
Amounts falling due within one year		<u>732,588</u>		<u>51,069</u>	
<b>NET CURRENT ASSETS</b>			<u><b>4,172,152</b></u>		<u><b>648,385</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>7,242,738</b>		<b>5,177,193</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year			<b>(3,157,932)</b>		<b>(2,025,736)</b>
<b>PROVISIONS FOR LIABILITIES</b>			<u><b>(53,076)</b></u>		<u><b>(121,177)</b></u>
<b>NET ASSETS</b>			<u><b>4,031,730</b></u>		<u><b>3,030,280</b></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			50		50
Fair value reserve	7		313,068		603,591
Retained earnings			<u>3,718,612</u>		<u>2,426,639</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><b>4,031,730</b></u>		<u><b>3,030,280</b></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

**ABRIDGED BALANCE SHEET - continued**

**31 MARCH 2021**

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

All the members have consented to the preparation of an abridged Profit and loss account and an abridged Balance Sheet for the year ended 31 March 2021 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Profit and loss account has not been delivered.

The financial statements were approved by the director and authorised for issue on 20 September 2021 and were signed by:

L Kallar - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

**1. STATUTORY INFORMATION**

Kallarview Homes 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**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.

**Significant judgements and estimates**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. In the Director's opinion, there are no significant judgements or key sources of estimation uncertainty.

**Turnover**

Turnover also represents rent receivable, excluding value added tax.

**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.

**Financial instruments**

The company only enters into basic financial instruments that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and Loss Account.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and loss account, 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.

**Deferred tax**

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

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2020 - 1) .

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021

## 4. FIXED ASSET INVESTMENTS

Information on investments other than loans is as follows:

	Totals £
<b>COST</b>	
At 1 April 2020	150
Additions	25
At 31 March 2021	<u>175</u>
<b>NET BOOK VALUE</b>	
At 31 March 2021	<u>175</u>
At 31 March 2020	<u>150</u>

## 5. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 April 2020	4,528,658
Additions	872,400
Disposals	(2,130,647)
Revaluations	(197,575)
Impairments	(2,425)
At 31 March 2021	<u>3,070,411</u>
<b>NET BOOK VALUE</b>	
At 31 March 2021	<u>3,070,411</u>
At 31 March 2020	<u>4,528,658</u>

Fair value at 31 March 2021 is represented by:

	£
Valuation in 2013	280,237
Valuation in 2014	733,294
Valuation in 2015	(304,880)
Valuation in 2016	(448,801)
Valuation in 2018	356,048
Valuation in 2019	108,869
Valuation in 2021	(358,623)
Cost	<u>2,704,267</u>
	<u>3,070,411</u>

If the investment properties had not been revalued they would have been included at the following historical cost:

	2021 £	2020 £
Cost	<u>2,704,267</u>	<u>3,803,890</u>

The investment properties were valued on an open market basis on 31 March 2021 by the directors'.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**6. SECURED DEBTS**

The following secured debts are included within creditors:

	2021 £	2020 £
Bank loans	<u>1,518,659</u>	<u>1,906,761</u>

**7. RESERVES**

	Fair value reserve £
At 1 April 2020	603,591
Deferred tax adjustment	68,100
Transfer from revaluation reserve	<u>(358,623)</u>
At 31 March 2021	<u>313,068</u>



**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021**

**8. RELATED PARTY DISCLOSURES**

**Kallars Limited**

A company in which Mr L S Kallar was a director during the year

Letting agent management fees	£5,300
Disbursements	£29,394

Amount due to related party at the balance sheet date is nil (2020 - £nil).

**Greenman Limited**

A company in which L S Kallar is a director

Amount due from related party at the balance sheet date £260,000 (2020 - £260,000).

No interest is payable on the loan and there are no agreed repayment terms.

**Kallar Investments Limited**

A company in which L S Kallar is a director

Amount due from related party at the balance sheet date £1,825,000 (2020 - £1).

No interest is payable on the loan this year (2020 - £100,000).

**Kallar View Construction Limited**

A company in which S Kallar is a director

Sales amounting to £25,000 were invoiced to Kallarview Construction Limited during the year (2020 - £10,000).

Purchases amounting to £715,200 were invoiced from Kallarview Construction Limited during the year (2020 - £415,000).

Amount due from related party at the balance sheet date £115,200 (2020 - £85,200).

No interest is payable on the loan and there are no agreed repayment terms.

**Albermore Properties Limited**

A company in which S Kallar is a director

Amount due from related party at the balance sheet date £30,000 (2020 - £86,420).

No interest is payable on the loan and there are no agreed repayment terms.

**ILSK Properties**

A partnership in which S Kallar and L S Kallar are partners.

Amount due from related party at the balance sheet date £53,306 (2020 - £53,476).

**Golden Star Capital Limited**

A company in which L Kallar is a director

Amount due from related party at the balance sheet date £5,000 (2020 - £nil).

No interest is payable on the loan and there are no agreed repayment terms.

**Student City Inn Limited**

A company in which Kallarview Homes is a shareholder.

Amount due to related party at the balance sheet date £525,000 (2020 - £nil).

No interest is payable on the loan and there are no agreed repayment terms.

**Stonewater Properties Group Limited**

A company in which Kallarview Homes is a shareholder.

Amount due from related party at the balance sheet date £529,750 (2020 - £nil).

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2021**

No interest is payable on the loan and there are no agreed repayment terms.

**9. ULTIMATE CONTROLLING PARTY**

The ultimate controlling party is L Kallar.

**CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
KALLARVIEW HOMES LIMITED (REGISTERED NUMBER: 05798211)**

**The following reproduces the text of the report prepared for the director 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 Abridged Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Kallarview Homes Limited for the year ended 31 March 2021 which comprise the Abridged Profit and loss account, Abridged Balance Sheet, Statement of Changes in Equity and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/rulebook>.

This report is made solely to the director of Kallarview Homes Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Kallarview Homes Limited and state those matters that we have agreed to state to the director of Kallarview Homes Limited in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/factsheet163>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that Kallarview Homes Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Kallarview Homes Limited. You consider that Kallarview Homes Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Kallarview Homes Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Jones Hunt & Keelings  
Chartered Certified Accountants and  
Chartered Tax Advisers  
71 Knowl Piece  
Wilbury Way  
Hitchin  
SG4 0TY

20 September 2021

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.