

**REGISTERED NUMBER: 11019191 (England and Wales)**

**FINANCIAL STATEMENTS**  
**FOR THE PERIOD 18 OCTOBER 2017 TO 31 MARCH 2019**  
**FOR**  
**MM4 INVESTMENTS LTD**

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FOR THE PERIOD 18 OCTOBER 2017 TO 31 MARCH 2019**

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**MM4 INVESTMENTS LTD**

**COMPANY INFORMATION  
FOR THE PERIOD 18 OCTOBER 2017 TO 31 MARCH 2019**

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**DIRECTOR:** M Mehta

**REGISTERED OFFICE:** 505 Pinner Road  
Harrow  
Middlesex  
HA2 6EH

**REGISTERED NUMBER:** 11019191 (England and Wales)

**ACCOUNTANTS:** Sterling  
Chartered Accountants  
505 Pinner Road  
Harrow  
Middlesex  
HA2 6EH

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
MM4 INVESTMENTS LTD**

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**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 Statement of Financial Position. Readers are cautioned that the 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 MM4 Investments Ltd for the period ended 31 March 2019 which comprise the Income Statement, Statement of Financial Position 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 Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of MM4 Investments Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of MM4 Investments Ltd and state those matters that we have agreed to state to the director of MM4 Investments Ltd in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than MM4 Investments Ltd and its director for our work or for this report.

It is your duty to ensure that MM4 Investments Ltd 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 MM4 Investments Ltd. You consider that MM4 Investments Ltd is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of MM4 Investments Ltd. 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.

Sterling  
Chartered Accountants  
505 Pinner Road  
Harrow  
Middlesex  
HA2 6EH

18 July 2019

**STATEMENT OF FINANCIAL POSITION**  
**31 MARCH 2019**

	Notes	£	£
<b>FIXED ASSETS</b>			
Investment property	3		2,635,631
<b>CURRENT ASSETS</b>			
Debtors	4	359,505	
Cash at bank		<u>404</u>	
		359,909	
<b>CREDITORS</b>			
Amounts falling due within one year	5	<u>2,850,376</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(2,490,467)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>145,164</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital			1
Retained earnings			<u>145,163</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>145,164</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 March 2019.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 March 2019 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 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 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 director on 18 July 2019 and were signed by:

M Mehta - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD 18 OCTOBER 2017 TO 31 MARCH 2019**

**1. STATUTORY INFORMATION**

MM4 Investments Ltd 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.

**Related party exemption**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

**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.

**Taxation**

Taxation for the period 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 statement of financial position date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 period 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. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
Additions	3,413,702
Disposals	(778,071)
At 31 March 2019	<u>2,635,631</u>
<b>NET BOOK VALUE</b>	
At 31 March 2019	<u>2,635,631</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 18 OCTOBER 2017 TO 31 MARCH 2019**

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**3. INVESTMENT PROPERTY - continued**

In the opinion of the director the fair value of the investment properties as at 31 March 2019 s not significantly different to that stated above.

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

Amounts owed by participating interests	£
	<u>359,505</u>

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

	£
Bank loans and overdrafts	1,407,000
Amounts owed to participating interests	1,317,046
Tax	34,051
Accrued expenses	<u>92,279</u>
	<u>2,850,376</u>

**6. SECURED DEBTS**

The following secured debts are included within creditors:

	£
Bank loans	<u>1,407,000</u>

The bank loans are secured by a fixed charge and a debenture over the investment properties of the company.  
The rate of interest is 0.95% per month and the loans are repayable within a year..

**7. ULTIMATE CONTROLLING PARTY**

The director is the ultimate controller

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.