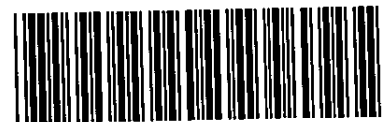


REGISTRAR'S COPY

**ABBREVIATED ACCOUNTS
FOR THE PERIOD 1 OCTOBER 2011 TO 1 OCTOBER 2012
FOR
CONDOR PROPERTIES (UK) LIMITED**

FRIDAY



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COMPANIES HOUSE

**CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE PERIOD 1 OCTOBER 2011 TO 1 OCTOBER 2012**

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CONDOR PROPERTIES (UK) LIMITED
COMPANY INFORMATION
FOR THE PERIOD 1 OCTOBER 2011 TO 1 OCTOBER 2012

DIRECTOR	N Bhoja
REGISTERED OFFICE	Condor House 700 Great Cambridge Road Enfield Middlesex EN1 3EA
REGISTERED NUMBER	03698310
ACCOUNTANTS:	Moore Stephens Enfield Limited 57 London Road Enfield Middlesex EN2 6SW

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
CONDOR PROPERTIES (UK) LIMITED**

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages three to four) have been prepared

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Condor Properties (UK) Limited for the period ended 1 October 2012 which comprise the Profit and Loss Account, the Balance Sheet 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 at icaew.com/membershandbook

This report is made solely to the director of Condor Properties (UK) Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Condor Properties (UK) Limited and state those matters that we have agreed to state to the director of Condor Properties (UK) Limited in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. 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 Condor Properties (UK) 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 Condor Properties (UK) Limited. You consider that Condor Properties (UK) Limited 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 Condor Properties (UK) 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.



Moore Stephens Enfield Limited
57 London Road
Enfield
Middlesex
EN2 6SW **17 JUN 2013**

Date

This page does not form part of the abbreviated accounts

CONDOR PROPERTIES (UK) LIMITED (REGISTERED NUMBER 03698310)

**ABBREVIATED BALANCE SHEET
1 OCTOBER 2012**

	Notes	1 10 12 £	30 9 11 £
FIXED ASSETS			
Investment property	2	5,123,752	5,123,752
CURRENT ASSETS			
Debtors		819,199	618,380
Cash at bank and in hand		22,555	143,693
		<u>841,754</u>	<u>762,073</u>
CREDITORS			
Amounts falling due within one year	3	(930,609)	(933,037)
NET CURRENT LIABILITIES		<u>(88,855)</u>	<u>(170,964)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		5,034,897	4,952,788
CREDITORS			
Amounts falling due after more than one year	3	(1,144,777)	(1,412,547)
PROVISIONS FOR LIABILITIES		<u>(582,478)</u>	<u>(581,351)</u>
NET ASSETS		<u>3,307,642</u>	<u>2,958,890</u>
CAPITAL AND RESERVES			
Called up share capital	4	700,000	700,000
Revaluation reserve		1,940,382	1,940,382
Profit and loss account		667,260	318,508
SHAREHOLDERS' FUNDS		<u>3,307,642</u>	<u>2,958,890</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 1 October 2012

The members have not required the company to obtain an audit of its financial statements for the period ended 1 October 2012 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

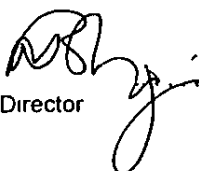
The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

17 JUN 2013

The financial statements were approved by the director on

and were signed by

N Bhoja - Director



The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD 1 OCTOBER 2011 TO 1 OCTOBER 2012**

1 ACCOUNTING POLICIES**Accounting convention**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of Investment properties and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Turnover

Turnover represents rentals invoiced during the period, net of Value Added Tax

Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the director, necessary in order to give a true and fair view of the financial position of the company

Deferred tax

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

2 INVESTMENT PROPERTY

	Total £
COST	
At 1 October 2011 and 1 October 2012	5,123,752
NET BOOK VALUE	
At 1 October 2012	5,123,752
At 30 September 2011	5,123,752

3 CREDITORS

Creditors include an amount of £1,361,523 (30 9 11 - £1,552,547) for which security has been given

They also include the following debts falling due in more than five years

	1 10 12 £	30 9 11 £
Repayable by instalments	277,784	852,547

4 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid Number	Class	Nominal value £1	1 10 12 £	30 9 11 £
700,000	Ordinary		700,000	700,000

CONDOR PROPERTIES (UK) LIMITED (REGISTERED NUMBER 03698310)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 OCTOBER 2011 TO 1 OCTOBER 2012**

12 RESERVES

	Profit and loss account £	Revaluation reserve £	Totals £
At 1 October 2011	318,507	1,940,382	2,258,889
Profit for the period	348,753	-	348,753
At 1 October 2012	<u>667,260</u>	<u>1,940,382</u>	<u>2,607,642</u>

13 RELATED PARTY DISCLOSURES

Included in other creditors, is an amount of £247,749 (2011 £288,000) owed to S Patel, a director of the parent company, Ferncrest Limited

Included in other debtors, is an amount of £238,800 (2011 £11,588) owed by Condor Homes Limited, a company in which N Bhoja is a director

At the balance sheet date, an amount of £82,509 (2011 £27,491 Debtor) was owed to Condor Group Limited, this amount is included within other creditors

Included in other debtors, is an amount of £562,230 (2011 £562,230) due from Linkwave Limited a company in which N Bhoja is also a director

At the balance sheet date, an amount of £20,629 (2011 £3,348) was due to E J Herok Limited, a company in which N Bhoja is a director During the period the company charged rent of £60,000 (2011 £60,000) to E J Herok Limited

14 ULTIMATE CONTROLLING PARTY

The company's parent undertaking is Ferncrest Limited and its ultimate controlling party is S Patel

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 OCTOBER 2011 TO 1 OCTOBER 2012

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