REGISTERED NUMBER 03698310

REGISTRAR'S COPY

ABBREVIATED ACCOUNTS

FOR THE PERIOD

2 OCTOBER 2012 TO 30 SEPTEMBER 2013

FOR

CONDOR PROPERTIES (UK) LIMITED

MONDAY



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COMPANIES HOUSE

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FOR THE PERIOD 2 OCTOBER 2012 TO 30 SEPTEMBER 2013

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CONDOR PROPERTIES (UK) LIMITED

COMPANY INFORMATION
FOR THE PERIOD 2 OCTOBER 2012 TO 30 SEPTEMBER 2013

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

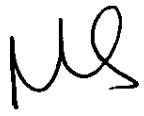
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Condor Properties (UK) Limited for the period ended 30 September 2013 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses 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

27 JUN 2014

Date

CONDOR PROPERTIES (UK) LIMITED (REGISTERED NUMBER 03698310)

ABBREVIATED BALANCE SHEET
30 SEPTEMBER 2013

	Notes	30 9 13 £	1 10 12 £
Fixed assets			
Investment property	2	7,400,000	5,123,752
Current assets			
Debtors		656,067	819,199
Cash at bank		175,231	22,555
		831,298	841,754
Creditors			
Amounts falling due within one year	3	(796,943)	(930,609)
Net current assets/(liabilities)		34,355	(88,855)
Total assets less current liabilities		7,434,355	5,034,897
Creditors			
Amounts falling due after more than one year	3	(950,444)	(1,144,777)
Provisions for liabilities		(471,159)	(582,478)
Net assets		6,012,752	3,307,642
Capital and reserves			
Called up share capital	4	700,000	700,000
Revaluation reserve		4,216,630	1,940,382
Profit and loss account		1,096,122	667,260
Shareholders' funds		6,012,752	3,307,642

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 September 2013

The members have not required the company to obtain an audit of its financial statements for the period ended 30 September 2013 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

The financial statements were approved by the director on 26 JUN 2014 and were signed by

N Bhoja - Director

The notes form part of these abbreviated accounts

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE PERIOD 2 OCTOBER 2012 TO 30 SEPTEMBER 2013

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 OR VALUATION	
At 2 October 2012	5,123,752
Revaluations	2,276,248
At 30 September 2013	7,400,000
NET BOOK VALUE	
At 30 September 2013	7,400,000
At 1 October 2012	5,123,752

3 CREDITORS

Creditors include an amount of £1,167,190 (1 10 12 - £1,361,523) for which security has been given

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

	30 9 13 £	1 10 12 £
Repayable by instalments	83,455	277,784

4 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid

Number	Class	Nominal value	30 9 13 £	1 10 12 £
700,000	Ordinary	£1	700,000	700,000