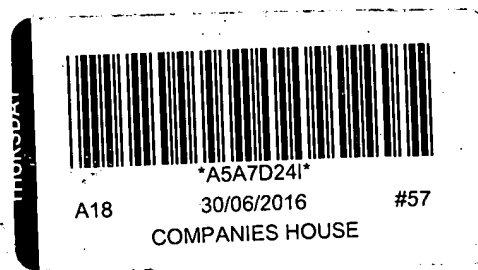


ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2015
FOR
CONDOR PROPERTIES (UK) LIMITED



**CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2015**

	Page
Company Information	1
Chartered Accountants' Report	2
Abbreviated Balance Sheet	3
Notes to the Abbreviated Accounts	4

CONDOR PROPERTIES (UK) LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2015

DIRECTOR: N Bhoja

REGISTERED OFFICE: Condor House
700 Great Cambridge Road
Enfield
Middlesex
EN1 3EA

REGISTERED NUMBER: 03698310

ACCOUNTANTS: Moore Stephens Northern Home Counties Limited
Nicholas House
River Front
Enfield
Middlesex
EN1 3FG

**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 two to three) 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 year ended 30 September 2015 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 year.

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 Northern Home Counties Limited
Nicholas House
River Front
Enfield
Middlesex
EN1 3FG

Date: **15 JUN 2016**

ABBREVIATED BALANCE SHEET
30 SEPTEMBER 2015

	Notes	30.9.15 £	30.9.14 £
Fixed assets			
Investment property	2	7,400,000	7,400,000
Current assets			
Debtors		1,906,014	677,790
Cash at bank		3,898	67,744
		<u>1,909,912</u>	<u>745,534</u>
Creditors			
Amounts falling due within one year	3	(1,197,224)	(540,931)
Net current assets		<u>712,688</u>	<u>204,603</u>
Total assets less current liabilities		<u>8,112,688</u>	<u>7,604,603</u>
Creditors			
Amounts falling due after more than one year	3	(1,934,959)	(752,709)
Provisions for liabilities		<u>(85,182)</u>	<u>(449,267)</u>
Net assets		<u><u>6,092,547</u></u>	<u><u>6,402,627</u></u>
Capital and reserves			
Called up share capital	4	700,000	700,000
Revaluation reserve		4,216,630	4,216,630
Profit and loss account		<u>1,175,917</u>	<u>1,485,997</u>
Shareholders' funds		<u><u>6,092,547</u></u>	<u><u>6,402,627</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2015.

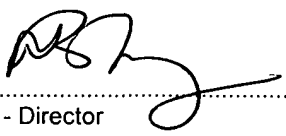
The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2015 in accordance with Section 476 of the Companies Act 2006.

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 **15 JUN 2016** and were signed by:



 N Bhoja - Director

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2015

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.

2. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 October 2014	
and 30 September 2015	<u>7,400,000</u>
NET BOOK VALUE	
At 30 September 2015	<u>7,400,000</u>
At 30 September 2014	<u>7,400,000</u>

3. CREDITORS

Creditors include an amount of £2,240,385 (30.9.14 - £969,455) for which security has been given.

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

	30.9.15 £	30.9.14 £
Repayable by instalments	<u>713,246</u>	<u>-</u>

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.9.15 £	30.9.14 £
700,000	Ordinary	£1	<u>700,000</u>	<u>700,000</u>