

REGISTERED NUMBER

03757607

England & Wales

UNIQUE BUILD PROPERTY COMPANY LIMITED

AMENDED ACCOUNTS

30TH APRIL 2001



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ALZOM75G

0513

COMPANIES HOUSE

03/01/02

COMPANIES HOUSE

24/12/01

ABBREVIATED BALANCE SHEET AS AT 30TH APRIL 2001

	Notes	2001	2000
FIXED ASSETS			
Tangible assets	6	18,467	886
CURRENT ASSETS			
Stocks	7	408,604	396,413
Debtors	8	1,156	1,050
Cash at bank and in hand		165,812	6,651
		575,572	404,114
CREDITORS			
Amounts falling due within one year	9	526,309	419,522
NET CURRENT ASSETS		49,263	(15,408)
		67,730	(14,522)
CREDITORS			
Amounts falling due after one year	10	8,750	-
TOTAL ASSETS LESS CURRENT LIABILITIES		£58,980	£(14,522)
CAPITAL & RESERVES			
Called up share capital	2	100	100
Profit and loss account		58,880	(14,622)
SHAREHOLDERS' FUNDS		£58,980	£(14,522)

The directors are satisfied that the company was entitled to exemption under subsection (1) of section 249A of the Companies Act 1985 and that members have not required an audit in accordance with subsection (2) of section 249B.

The directors acknowledge their responsibilities for:

- i. ensuring that the company keeps accounting records which comply with section 221; and
- ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of section 226, and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

These financial statements were approved by the Board on 12th December 2001

On Behalf of the Board

..... DIRECTOR
F. Farah Esq.
12th December 2001

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30TH APRIL 2001

1. ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous period and have been consistently applied within the same accounts.

(a) Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention.

The effect of events relating to the year ended 30th April 2001 before the date of approval of the financial statements by the Board of Directors, have been included in the statements to the extent required to show a true and fair view of the state of affairs at and of the results for the year ended on that date.

The financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

(b) Depreciation

Depreciation has been computed to write off the cost of tangible fixed assets over their expected useful lives using the following rates:

Motor vehicles	- 25% reducing balance
Office equipment	- 33% on a straight line basis

(c) Stocks and work in progress

Construction work in progress is valued at the lower of cost and net realisable value.

(d) Income recognition

Profit is recognised as houses when contracts are completed and cash received.

(e) Leasing

Tangible fixed assets acquired under finance leases or hire purchase contracts are capitalised and depreciated in the same manner as other tangible fixed assets. The related obligations, net of future finance charges, are included in creditors.

Rental payable under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

(f) Deferred taxation

Deferred taxation is provided on the liability method to take account of timing differences between the treatment of certain items for accounts purposes and their treatment for tax purposes. Tax deferred or accelerated is accounted for in respect of all material timing differences to the extent that it is considered that a net liability may crystallise.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30TH APRIL 2001

2. SHARE CAPITAL

Authorised,
Allotted,
Called up
and fully paid

100 Ordinary shares of £1 each	£100
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3. TANGIBLE FIXED ASSETS

	Motor Vehicles	Office Equipment	Total
COST :			
as at 1st May 2000	-	1,329	1,329
Additions	23,820	237	24,057
as at 30th April 2001	£23,820	£1,566	£25,386
DEPRECIATION:			
as at 1st May 2000	-	443	443
Charge for year	5,955	521	6,476
as at 30th April 2001	£5,955	£964	£6,919
NET BOOK VALUE:			
as at 30th April 2001	£17,865	£602	£18,467
as at 30th April 2000	£ -	£886	£886

Included in the total net book value of tangible assets held at 30th April 2001 was £15,615 (2000 - £Nil) in respect of assets held under finance lease and hire purchase contracts.

4. CREDITORS

2001 2000

Included under this heading are the following amounts in respect of the
Bank loans and overdrafts which are secured:-

Amounts falling due within one year	£342,681	£244,970
	=====	=====

5. RELATED PARTY TRANSACTIONS

During the year, the directors made loans totalling £351,790 (2000 - £162,164) to the company. £112,356 (2000 - £146,669) was due to the directors at the year end. The company purchased land from the directors for £200,000.

Mr. F. Farahi and Mrs. F. Hoshvar have given a personal guarantee of £415,000 in favour of AIB Group (UK) plc.