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REGISTERED NUMBER. 4355521 (England and Wales)

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 JANUARY 2007

FOR

BECONTREE LTD



BECONTREE LTD

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for the Year Ended 31 January 2007

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COMPANY INFORMATION
for the Year Ended 31 January 2007

DIRECTORS:	I Steinberg Mrs R Steinberg
SECRETARY.	Mrs R Steinberg
REGISTERED OFFICE:	Treasure House 19-21 Hatton Garden London EC1N 8LF
REGISTERED NUMBER	4355521 (England and Wales)
AUDITORS:	Levy Blair Chartered Accountants Registered Auditor London EC1N 8LF

REPORT OF THE INDEPENDENT AUDITORS TO BECONTREE LTD UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages three to five, together with the financial statements of Becontree Ltd for the year ended 31 January 2007 prepared under Section 226 of the Companies Act 1985

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985 Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985 It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you

Basis of opinion

We conducted our work in accordance with Bulletin 2006/3 "The Special Auditor's Report on Abbreviated Accounts in the United Kingdom" issued by the Auditing Practices Board In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions

Levy Blair
Chartered Accountants
Registered Auditor
London
EC1N 8LF

25 April 2007

BECONTREE LTD

ABBREVIATED BALANCE SHEET
31 January 2007

	Notes	2007 £	2007 £	2006 £	2006 £
FIXED ASSETS					
Tangible assets	2		6,416,299		3,154,237
CURRENT ASSETS					
Debtors		44,297		14,209	
Cash at bank		110,275		112,618	
		154,572		126,827	
CREDITORS					
Amounts falling due within one year	3	1,298,284		647,713	
NET CURRENT LIABILITIES			(1,143,712)		(520,886)
TOTAL ASSETS LESS CURRENT LIABILITIES			5,272,587		2,633,351
CREDITORS					
Amounts falling due after more than one year	3		4,604,096		1,988,114
NET ASSETS			668,491		645,237
CAPITAL AND RESERVES					
Called up share capital	4		2		2
Revaluation reserve			552,000		552,000
Profit and loss account			116,489		93,235
SHAREHOLDERS' FUNDS			668,491		645,237

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies

The financial statements were approved by the Board of Directors on 25 April 2007 and were signed on its behalf by

I Steinberg - Director

The notes form part of these abbreviated accounts

NOTES TO THE ABBREVIATED ACCOUNTS
for the Year Ended 31 January 2007

1 ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

Investment freehold property - not provided

Investment properties are revalued annually and included in the balance sheet at their open market value Surpluses and deficits arising on revaluation are transferred to the revaluation reserve Any permanent diminution in the values are charged directly to the profit and loss account

In accordance with FRSSE no depreciation or amortisation is provided in respect of freehold and leasehold investment properties This departure from the Companies Act 1985, which requires all properties to be depreciated is, in the opinion of the directors, necessary for the financial statements to show a true and fair view Depreciation is one of the factors reflected in the annual valuation and therefore cannot be separately quantified

Operating leases as lessors
Investment property leased to third parties under operating leases are included in tangible fixed assets and are not depreciated Rental income is included in the Profit and Loss Account on a straight-line basis over the period of the lease

2 TANGIBLE FIXED ASSETS

	Total £
COST OR VALUATION	
At 1 February 2006	3,154,828
Additions	3,288 678
Disposals	(26,507)
At 31 January 2007	6,416,999
DEPRECIATION	
At 1 February 2006	592
Charge for year	108
At 31 January 2007	700
NET BOOK VALUE	
At 31 January 2007	6,416,299
At 31 January 2006	3,154,236

3 CREDITORS

The following secured debts are included within creditors

	2007 £	2006 £
Bank loans	4,747,288	2,111,663

continued

3 CREDITORS - continued

Creditors include the following debts falling due in more than five years

	2007	2006
	£	£
Repayable by instalments		
Bank loans due after 5 years	3,999,922	1,371,532

4 CALLED UP SHARE CAPITAL

Authorised

Number	Class	Nominal value	2007	2006
			£	£
1,000	Ordinary shares	£1	1,000	1,000

Allotted, issued and fully paid

Number	Class	Nominal value	2007	2006
			£	£
2	Ordinary shares	£1	2	2

5 ULTIMATE PARENT COMPANY

The ultimate parent company is Kafchak Holdings Limited registered in British Virgin Islands The directors are unaware of the identity of the controlling party