Registered number
07901439

TROIKA PROPERTY INVESTMENTS LIMITED

Filleted Accounts

31 January 2017

TROIKA PROPERTY INVESTMENTS LIMITED

Registered number: 07901439

Balance Sheet

as at 31 January 2017

	Notes		2017		2016
			£		£
Fixed assets					
Tangible assets	2		1,008,457		-
Current assets					
Cash at bank and in hand		42,205		2,997	
Creditors: amounts falling due within one year	3	(1,007,167)		(4,866)	
Net current liabilities			(964,962)		(1,869)
Net assets/(liabilities)			43,495		(1,869)
Capital and reserves					
Called up share capital			27		27
Profit and loss account			43,468		(1,896)
Shareholders' funds			43,495		(1,869)

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

Mr H S Khanbhai

Director

Approved by the board on 27 October 2017

TROIKA PROPERTY INVESTMENTS LIMITED

Notes to the Accounts

for the year ended 31 January 2017

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

Turnover

Turnover represents rents receivable in the period.

Tangible fixed assets

Investment property is included in the balance sheet at fair value. Net gains or losses from the fair value adjustments are recognised in the profit and loss account. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Debtors

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

Taxation

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

2 Tangible fixed assets

	Investment Property
	£
Fair value at 1 February 2016	-
Additions	1,008,457

Fair value at 31 January 2017	1,008,457

Fair value adjustments has not been undertaken as the purchase price plus other directly attributable costs of investment property is the same as fair value at 31 January 2017.

3 **Creditors: amounts falling due within one year**	**2017**	**2016**
	£	**£**
Trade creditors	-	1,866
Corporation tax	10,867	-
Other creditors	996,300	3,000
	1,007,167	4,866

Other creditors includes directors loans of £993,198 that are repayable on demand.

4 Other information

TROIKA PROPERTY INVESTMENTS LIMITED is a private company limited by shares and incorporated in England. Its registered office is:

74 The Chase

Uxbridge

UB10 8ST

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.