Registered number: 08331521

SANDHU PROPERTY INVESTMENT LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

Sandhu Property Investment Ltd
Unaudited Financial Statements
For The Year Ended 31 December 2018

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Sandhu Property Investment Ltd
Balance Sheet
As at 31 December 2018

Registered number: 08331521

	Notes	2018 £	2018 £	2017 £	2017 £
FIXED ASSETS					
Tangible Assets	**4**		15,939,504		15,862,439
			15,939,504		15,862,439
CURRENT ASSETS					
Debtors	**5**	42,934		104,578	
Cash at bank and in hand		779,316		537,970	
		822,250		642,548	
Creditors: Amounts Falling Due Within One Year	**6**	(375,440)		(351,922)	
NET CURRENT ASSETS (LIABILITIES)			446,810		290,626
TOTAL ASSETS LESS CURRENT LIABILITIES			16,386,314		16,153,065
Creditors: Amounts Falling Due After More Than One Year	**7**		(9,521,630)		(9,649,913)
PROVISIONS FOR LIABILITIES					
Deferred Taxation	**9**		(1,029,900)		(1,029,900)
NET ASSETS			5,834,784		5,473,252
CAPITAL AND RESERVES					
Called up share capital	**10**		2		2
Revaluation reserve			4,390,627		4,390,627
Other reserves - non distributable			126,591		77,513
Profit and Loss Account			1,317,564		1,005,110
SHAREHOLDERS' FUNDS			5,834,784		5,473,252

For the year ending 31 December 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Sukhdev Sandhu

25/09/2019

The notes on pages 3 to 7 form part of these financial statements.

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

1.2. Turnover

Turnover comprises the rents receivable during the period.

1.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor Vehicles	33.33% on cost
Fixtures & Fittings	33.33% on cost

1.4. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

1.5. Financial Instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are sub sequentially measured at amortised cost.

The company is in receipt of loans from a related party. The loans are initially recorded at the present value with the difference between this and the transaction price being included as an equity contribution. Present value is calculated using a market rate of interest for a similar debt instrument. Interest paid includes both interest payable and the effect of the use of present values in accordance with the above.

At the end of each period a transfer is made from the equity contribution to profit and loss representing the effect of the changes in present values charged in the profit and loss account as interest paid.

The amount included in creditors for these loans is the present value.

1.6. **Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

1.7. **Registrar Filing Requirements**

The company has taken advantage of Companies Act 2006 section 444(1) and opted not to file the profit and loss account, directors report, and notes to the financial statements relating to the profit and loss account. The notes which are not included have been hidden but original note numbering has remained the same for those that are present.

3. **Average Number of Employees**

Average number of employees, including directors, during the year was as follows: 3 (2017: 2)

4. **Tangible Assets**

	Investment Properties	Motor Vehicles	Fixtures & Fittings	Total
	£	£	£	£
Cost				
As at 1 January 2018	15,860,000	6,838	67,532	15,934,370
Additions	78,872	-	-	78,872
Disposals	-	-	(60,894)	(60,894)
As at 31 December 2018	15,938,872	6,838	6,638	15,952,348
Depreciation				
As at 1 January 2018	-	6,838	65,093	71,931
Disposals	-	-	(59,087)	(59,087)
As at 31 December 2018	-	6,838	6,006	12,844
Net Book Value				
As at 31 December 2018	15,938,872	-	632	15,939,504
As at 1 January 2018	15,860,000	-	2,439	15,862,439

A valuation of the investment properties was performed by the director's which the directors believe stands as a reflection of fair value on the balance sheet date.

The analysis of the cost or valuation of the above assets is as follows:

	Investment Properties	Motor Vehicles	Fixtures & Fittings	Total
	£	£	£	£
As at 31 December 2018				
At cost	-	6,838	6,638	13,476
At valuation	15,938,872	-	-	15,938,872
	15,938,872	6,838	6,638	15,952,348
As at 1 January 2018				
At cost	15,860,000	6,838	67,532	15,934,370
	15,860,000	6,838	67,532	15,934,370

5. **Debtors**

	2018	2017
	£	£
Due within one year		
Trade debtors	24,719	21,241
Other debtors	18,215	83,337
	42,934	104,578

6. **Creditors: Amounts Falling Due Within One Year**

	2018	2017
	£	£
Trade creditors	1,906	4,223
Bank loans and overdrafts	80,201	81,197
Corporation tax	81,140	67,227
Other creditors	212,193	199,275
	375,440	351,922

7. **Creditors: Amounts Falling Due After More Than One Year**

	2018	2017
	£	£
Bank loans	4,005,199	4,084,404
Other loans	5,516,431	5,565,509
	9,521,630	9,649,913

8. **Secured Creditors**

Of the creditors falling due within and after more than one year the following amounts are secured.

	2018	2017
	£	£
Bank loans and overdrafts	4,085,400	4,165,601

9. **Deferred Taxation**

	2018	2017
	£	£
Deferred tax	1,029,900	1,029,900
	1,029,900	1,029,900

10. **Share Capital**

	2018	2017
Allotted, Called up and fully paid	2	2

11. **Directors Advances, Credits and Guarantees**

Included within Debtors are the following loans to directors: Mr SS Sandhu loan outstanding of £885 (2017: £3,528) and Mrs KK Sandhu loan outstanding of £885 (2017: £3,528). The loans are unsecured, interest free and repayable on demand.

12. **Related Party Transactions**

The company is in receipt of loans from SK Finance Limited which has common directors (Mr SS & Mrs KK Sandhu). These are included within creditors and the value of these on the balance sheet date is £5,529,500 (2017: £5,578,732).

At the balance sheet date the company is owed £4,700 (2017: £4,700) by it's parent company, Harnam Holdings Limited.

13. **Ultimate Controlling Party**

The company is controlled by Mr SS & Mrs KK Sandhu. They control the company by virtue of their 100% shareholding in the immediate and ultimate parent company, Harnam Holdings Limited. The ultimate controlling party is the same as the controlling party.

The ultimate parent company is Harnam Holdings Limited. The ultimate parent is incorporated in Isle of Man.

14. **General Information**

Sandhu Property Investment Ltd Registered number 08331521 is a limited by shares company incorporated in England & Wales. The Registered Office is 13B The Vale, London, W3 7SH.

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.