

**IGC PROPERTY LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD 20 AUGUST 2019 TO 31 AUGUST 2020**

IGC Property Limited
Unaudited Financial Statements
For the Period 20 August 2019 to 31 August 2020

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IGC Property Limited
Balance Sheet
As at 31 August 2020

Registered number: 12166316

		31 August 2020	
	Notes	£	£
FIXED ASSETS			
Tangible Assets	3		124,120
			<u>124,120</u>
CURRENT ASSETS			
Debtors	4	10	
Cash at bank and in hand		527	
		<u>537</u>	
Creditors: Amounts Falling Due Within One Year	5	(39,240)	
NET CURRENT ASSETS (LIABILITIES)			<u>(38,703)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>85,417</u>
Creditors: Amounts Falling Due After More Than One Year	6		(90,473)
NET LIABILITIES			<u>(5,056)</u>
CAPITAL AND RESERVES			
Called up share capital	8		10
Profit and Loss Account			(5,066)
SHAREHOLDERS' FUNDS			<u>(5,056)</u>

IGC Property Limited
Balance Sheet (continued)
As at 31 August 2020

For the period ending 31 August 2020 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 Iain Wallace

Director

13/05/2021

The notes on pages 3 to 4 form part of these financial statements.

IGC Property Limited
Notes to the Financial Statements
For the Period 20 August 2019 to 31 August 2020

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. Investment Properties

Investment properties are measured at fair value determined annually and adjusted if necessary for any difference in the nature, location or condition of the specific asset. The fair value of property was obtained from an online property resource company and has not been based on a valuation by an independent valuer with a professional qualification.

Changes in fair value are recognised in the profit and loss account.

1.3. 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.

2. Average Number of Employees

Average number of employees, including directors, during the period was as follows:

	31 August 2020
Office and administration	2
	<u>2</u>

3. Tangible Assets

	Investment Properties £
Cost or Valuation	
As at 20 August 2019	-
Additions	122,969
Revaluation	1,151
As at 31 August 2020	<u>124,120</u>
Net Book Value	
As at 31 August 2020	<u>124,120</u>
As at 20 August 2019	<u>-</u>

4. Debtors

	31 August 2020 £
Due within one year	
Other debtors	10
	<u>10</u>

IGC Property Limited
Notes to the Financial Statements (continued)
For the Period 20 August 2019 to 31 August 2020

5. Creditors: Amounts Falling Due Within One Year

	31 August 2020
	£
Bank loans and overdrafts	2,537
Other creditors	1,200
Directors' loan accounts	35,503
	39,240

6. Creditors: Amounts Falling Due After More Than One Year

	31 August 2020
	£
Bank loans	90,473
	90,473

7. Secured Creditors

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

	31 August 2020
	£
Bank loans and overdrafts	93,010

8. Share Capital

	31 August 2020
Allotted, Called up and fully paid	10

9. General Information

IGC Property Limited is a private company, limited by shares, incorporated in England & Wales, registered number 12166316 . The registered office is 27 Old Gloucester Street, London, WC1N 3AX.

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.