

Unaudited Financial Statements for the Year Ended 30 November 2025

for

India Properties Limited

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for the Year Ended 30 November 2025**

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India Properties Limited

**Company Information
for the Year Ended 30 November 2025**

DIRECTORS:

G W Rule
Mrs A J Rule

SECRETARY:

Mrs A J Rule

REGISTERED OFFICE:

7 Palmerston Place
Edinburgh
EH12 5AH

REGISTERED NUMBER:

SC080985 (Scotland)

ACCOUNTANTS:

Gibson McKerrell Burrows Limited
28 Rutland Square
Edinburgh
EH1 2BW

Statement of Financial Position
30 November 2025

	Notes	30.11.25 £	£	30.11.24 £	£
FIXED ASSETS					
Tangible assets	4		900		1,059
Investment property	5		<u>515,000</u>		<u>765,000</u>
			515,900		766,059
CURRENT ASSETS					
Cash at bank		305,159		30,854	
CREDITORS					
Amounts falling due within one year	6	<u>9,381</u>		<u>4,393</u>	
NET CURRENT ASSETS			<u>295,778</u>		<u>26,461</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			811,678		792,520
PROVISIONS FOR LIABILITIES			<u>87,679</u>		<u>86,785</u>
NET ASSETS			<u><u>723,999</u></u>		<u><u>705,735</u></u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Revaluation reserve	7		395,746		479,514
Retained earnings	7		<u>328,153</u>		<u>226,121</u>
			<u><u>723,999</u></u>		<u><u>705,735</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2025 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 19 March 2026 and were signed on its behalf by:

G W Rule - Director

**Notes to the Financial Statements
for the Year Ended 30 November 2025**

1. STATUTORY INFORMATION

India Properties Limited is a private company, limited by shares, registered in Scotland. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings - 15% reducing balance

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

**Notes to the Financial Statements - continued
for the Year Ended 30 November 2025**

2. ACCOUNTING POLICIES - continued

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2024 - NIL) .

4. TANGIBLE FIXED ASSETS

Plant and
machinery
etc
£

COST

At 1 December 2024
and 30 November 2025

36,324

DEPRECIATION

At 1 December 2024

35,265

Charge for year

159

At 30 November 2025

35,424

NET BOOK VALUE

At 30 November 2025

900

At 30 November 2024

1,059

5. INVESTMENT PROPERTY

Total
£

COST OR VALUATION

At 1 December 2024

765,000

Disposals

(250,000)

At 30 November 2025

515,000

NET BOOK VALUE

At 30 November 2025

515,000

At 30 November 2024

765,000

Cost or valuation at 30 November 2025 is represented by:

£

Valuation in 2020

566,299

Valuation in 2025

(250,000)

Cost

198,701

515,000

**Notes to the Financial Statements - continued
for the Year Ended 30 November 2025**

5. INVESTMENT PROPERTY - continued

If the investment properties had not been revalued they would have been included at the following historical cost:

	30.11.25	30.11.24
	£	£
Cost	<u>198,701</u>	<u>198,701</u>

The investment properties were valued on an open market basis on 1 November 2020 by Cappelquin Property Consultancy Ltd .

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.11.25	30.11.24
	£	£
Taxation and social security	7,341	2,473
Other creditors	<u>2,040</u>	<u>1,920</u>
	<u>9,381</u>	<u>4,393</u>

7. RESERVES

	Retained earnings £	Revaluation reserve £	Totals £
At 1 December 2024	226,121	479,514	705,635
Profit for the year	112,138		112,138
Dividends	(11,000)		(11,000)
Movement on disposal	-	(82,874)	(82,874)
Reclassification	894	(894)	-
At 30 November 2025	<u>328,153</u>	<u>395,746</u>	<u>723,899</u>

8. RELATED PARTY DISCLOSURES

The company was under the control of Mr G W Rule throughout the current and previous year. Mr Rule is the managing director and major shareholder.

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.