REGISTERED NUMBER: SC262339 (Scotland)

Abbreviated Unaudited Accounts for the Year Ended 31 January 2014

for

Landa Properties Edinburgh Limited

Contents of the Abbreviated Accounts for the Year Ended 31 January 2014

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	4

Company Information
for the Year Ended 31 January 2014

DIRECTOR:	B Singh
SECRETARY:	Mrs S K Singh
REGISTERED OFFICE:	174 High Street Edinburgh EH1 1QS
REGISTERED NUMBER:	SC262339 (Scotland)
ACCOUNTANTS:	Douglas Home & Co Ltd Chartered Accountants 47-49 The Square Kelso Roxburghshire TD5 7HW

Abbreviated Balance Sheet
31 January 2014

	Notes	31/1/14 £	£	31/1/13 £	£
FIXED ASSETS					
Investment property	2		2,100,000		2,100,000
CURRENT ASSETS					
Debtors		(1,950)		-	
Cash at bank		2,420		985	
		470		985	
CREDITORS					
Amounts falling due within one year	3	734,975		733,326	
NET CURRENT LIABILITIES			(734,505)		(732,341)
TOTAL ASSETS LESS CURRENT LIABILITIES			1,365,495		1,367,659
CREDITORS					
Amounts falling due after more than one year	3		674,606		731,813
NET ASSETS			690,889		635,846
CAPITAL AND RESERVES					
Called up share capital	4		100		100
Revaluation reserve			534,107		534,107
Profit and loss account			156,682		101,639
SHAREHOLDERS' FUNDS			690,889		635,846

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2014.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2014 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 notes form part of these abbreviated accounts

continued...

Abbreviated Balance Sheet - continued
31 January 2014

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 19 September 2014 and were signed by:

B Singh - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts for the Year Ended 31 January 2014

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 April 2008).

Exemption from preparing a cash flow statement
Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

Turnover
Turnover represents net invoiced sales of services, excluding value added tax.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

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

2. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 February 2013 and 31 January 2014	2,100,000
NET BOOK VALUE	
At 31 January 2014	2,100,000
At 31 January 2013	2,100,000

3. CREDITORS

Creditors include an amount of £ 727,538 (31/1/13 - £ 798,071) for which security has been given.

They also include the following debts falling due in more than five years:

	31/1/14 £	31/1/13 £
Repayable by instalments	435,408	503,731

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/1/14 £	31/1/13 £
100	Ordinary	£1	100	100

continued...

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 January 2014

5. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the years ended 31 January 2014 and 31 January 2013:

	31/1/14	31/1/13
	£	£
B Singh		
Balance outstanding at start of year	72,306	59,593
Amounts advanced	12,812	12,713
Amounts repaid	(4,750)	-
Balance outstanding at end of year	80,368	72,306

During the year, rent of £12,812 (2013 - £12,713) was received by the company from the director.

The directors' current account is unsecured, interest free and has no fixed term of repayment.

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.