

Registered number  
02645978

Selecta Properties Investment Limited

Filleted Accounts

30 September 2019

**Selecta Properties Investment Limited****Registered number:** 02645978**Balance Sheet****as at 30 September 2019**

	<b>Notes</b>	<b>2019</b>	<b>2018</b>
		<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Tangible assets	2	1,073,134	1,073,174
<b>Current assets</b>			
Cash at bank and in hand		180,688	171,729
<b>Creditors: amounts falling due within one year</b>	3	(245,515)	(247,090)
<b>Net current liabilities</b>		(64,827)	(75,361)
<b>Total assets less current liabilities</b>		1,008,307	997,813
<b>Creditors: amounts falling due after more than one year</b>	4	(218,000)	(226,000)
<b>Net assets</b>		790,307	771,813
<b>Capital and reserves</b>			
Called up share capital		1,000	1,000
Profit and loss account		789,307	770,813
<b>Shareholders' funds</b>		790,307	771,813

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 Dinesh Shah  
Director



**Selecta Properties Investment Limited**  
**Notes to the Accounts**  
**for the year ended 30 September 2019**

**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 the rent receivable, net of discounts from the properties.

***Tangible fixed assets***

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Freehold buildings	Nil
Fixtures, fittings, tools and equipment	20% reducing balance

***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.

**2 Tangible fixed assets**

	<b>Land and buildings</b>	<b>Motor vehicles</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 October 2018	1,072,971	15,961	1,088,932
At 30 September 2019	<u>1,072,971</u>	<u>15,961</u>	<u>1,088,932</u>

**Depreciation**

At 1 October 2018	-	15,758	15,758
Charge for the year	-	40	40
At 30 September 2019	-	15,798	15,798

**Net book value**

At 30 September 2019	1,072,971	163	1,073,134
At 30 September 2018	1,072,971	203	1,073,174

**3 Creditors: amounts falling due within one year****2019****2018****£****£**

Taxation and social security costs

5,748

7,463

Other creditors

239,767

239,627

245,515

247,090

**4 Creditors: amounts falling due after one year****2019****2018****£****£**

Bank loans

218,000

226,000

**5 Other information**

Selecta Properties Investment Limited is a private company limited by shares and incorporated in England. Its registered office is:

25 Balham High Road

Balham

London

SW12 9AL

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.