

Registered number
02645978

Selecta Properties Investment Limited

Filleted Accounts

for the period ended 30 September 2018

Selecta Properties Investment Limited**Registered number:** 02645978**Balance Sheet****as at 30 September 2018**

| | Notes | 2018 £ | 2017 £ |
|--|-------|-----------------|-----------------|
| Fixed assets | | | |
| Tangible assets | 2 | 1,073,174 | 1,073,224 |
| Current assets | | | |
| Debtors | 3 | - | 92,775 |
| Cash at bank and in hand | | 171,729 | 26,199 |
| | | <u>171,729</u> | <u>118,974</u> |
| Creditors: amounts falling due within one year | 4 | (247,090) | (197,342) |
| Net current liabilities | | <u>(75,361)</u> | <u>(78,368)</u> |
| Total assets less current liabilities | | <u>997,813</u> | <u>994,856</u> |
| Creditors: amounts falling due after more than one year | 5 | (226,000) | (254,847) |
| Net assets | | <u>771,813</u> | <u>740,009</u> |
| Capital and reserves | | | |
| Called up share capital | | 1,000 | 1,000 |
| Profit and loss account | | 770,813 | 739,009 |
| Shareholders' funds | | <u>771,813</u> | <u>740,009</u> |

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

Approved by the board on 12 June 2019

Selecta Properties Investment Limited
Notes to the Accounts
for the year ended 30 September 2018

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

| | Land and buildings | Motor vehicles | Total |
|----------------------|-------------------------------|---------------------------|------------------|
| | £ | £ | £ |
| Cost | | | |
| At 1 October 2017 | 1,072,971 | 15,961 | 1,088,932 |
| At 30 September 2018 | <u>1,072,971</u> | <u>15,961</u> | <u>1,088,932</u> |

Depreciation

| | | | |
|----------------------|---|--------|--------|
| At 1 October 2017 | - | 15,708 | 15,708 |
| Charge for the year | - | 50 | 50 |
| At 30 September 2018 | - | 15,758 | 15,758 |

Net book value

| | | | |
|----------------------|-----------|-----|-----------|
| At 30 September 2018 | 1,072,971 | 203 | 1,073,174 |
| At 30 September 2017 | 1,072,971 | 253 | 1,073,224 |

3 Debtors**2018****£****2017****£**

| | | |
|---------------|---|--------|
| Trade debtors | - | 833 |
| Other debtors | - | 91,942 |
| | - | 92,775 |

4 Creditors: amounts falling due within one year**2018****£****2017****£**

| | | |
|------------------------------------|---------|---------|
| Taxation and social security costs | 7,463 | 2,450 |
| Other creditors | 239,627 | 194,892 |
| | 247,090 | 197,342 |

5 Creditors: amounts falling due after one year**2018****£****2017****£**

| | | |
|--------------|---------|---------|
| RBS Loan 809 | 226,000 | 226,528 |
| Bank loans | - | 28,319 |
| | 226,000 | 254,847 |

6 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.