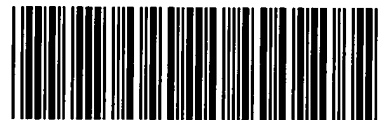


NKR FREEHOLDS LIMITED

**Directors' Report
and
Financial Statements**

31st December 2022

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NKR Freeholds Limited

COMPANY INFORMATION

Directors: N S Ramcharran

Registered Office: Flat 8 Strata Court
Bridge Street
Walton-On-Thames
Surrey
KT12 1AS

Accountants: Coplestons
Chartered Accountants
Suite 2
9 West End
Kemsing
Sevenoaks
Kent
TN15 6PX

Company Number: 05003652

NKR Freeholds Limited
REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31ST DECEMBER 2022

The director presents his annual report together with the financial statements of the company for the year ended 31st December 2022

Activities, Business Review and Future Developments

The principal activity of the company is that of holding and managing owned real estate.

Directors

The director of the company is shown on page 3. He served throughout the year under review. In addition K N Patel-Ramcharran served until her resignation on 22nd June 2022.

Directors' responsibilities

The directors are responsible for preparing the Annual report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (UK GAAP).

United Kingdom company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the company and of the profit and loss for that period. In preparing those accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. It is important to bear in mind that legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Small Company Provisions

This report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime under Part 15 of the Companies Act 2006.

By Order of the Board



N S RAMCHARRAN
Director

31st March 2023

NKR Freeholds Limited

CHARTERED ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS ON THE
UNAUDITED FINANCIAL STATEMENTS OF NKR FREEHOLDS LIMITED

In accordance with the terms of our engagement and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company for the year ended 31st December 2022 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity and the related notes from the accounting records and information and explanations you have given to us.

This report is made solely to the company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the company's Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England and Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the year ended 31st December 2022 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the accounts.



COPLESTONS

CHARTERED ACCOUNTANTS

31st March 2023

NKR Freeholds Limited

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST DECEMBER 2022

	Notes	2022 £	2021 £
TURNOVER	4	143,027	139,750
Direct costs and expenses		(61,672)	(42,331)
GROSS PROFIT		81,355	97,419
Administration expenses		(89,894)	(35,114)
		(8,539)	62,305
Other operating income		70,000	24,600
OPERATING PROFIT		61,461	86,905
Interest payable and similar charges		(16,827)	(34,298)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	5	44,634	52,607
Taxation	6	(8,480)	(9,995)
PROFIT FOR THE YEAR		£36,154	£42,612
OTHER COMPREHENSIVE INCOME			
Revaluation of freehold property	7	-	(20,000)
Deferred taxation	6	-	3,800
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		£36,154	£26,412

The notes on pages 9 to 14 form an integral part of these financial statements

NKR Freeholds Limited

STATEMENT OF CHANGES IN EQUITY
AT 31ST DECEMBER 2022

	Share Capital	Share Premium	Revaluation Reserve	Retained Earnings	Total
	£	£	£	£	£
Balance at 1st January 2022	10,000	765,464	£96,174	£117,110	£988,748
Profit for the year	-	-	-	36,154	36,154
Dividends	-	-	-	-	-
Revaluation of Properties	-	-	-	-	-
Deferred Tax on revaluation	-	-	-	-	-
Balance at 31st December 2022	<u>£10,000</u>	<u>£765,464</u>	<u>£96,174</u>	<u>£153,264</u>	<u>£1,024,902</u>
Balance at 1st January 2021	10,000	765,464	112,374	107,498	995,336
Profit for the year	-	-	-	42,612	42,612
Dividends	-	-	-	(33,000)	(33,000)
Revaluation of Properties			(20,000)	-	(20,000)
Deferred Tax on Revaluation			3,800	-	3,800
Balance at 31st December 2021	<u>£10,000</u>	<u>£765,464</u>	<u>£96,174</u>	<u>£117,110</u>	<u>£988,748</u>

The notes on pages 9 to 14 form an integral part of these financial statements

NKR Freeholds Limited

BALANCE SHEET

AT 31ST DECEMBER 2022

	Notes	£	2022 £	£	2021 £
FIXED ASSETS					
Tangible assets	7		2,905,950		2,905,950
CURRENT ASSETS					
Cash at bank and in hand		3,745		3,307	
		<u>3,745</u>		<u>3,307</u>	
CREDITORS					
Amounts falling due within one year	8	(23,974)		(11,195)	
NET CURRENT ASSETS/(LIABILITIES)			(20,229)		(7,888)
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>2,885,721</u>		<u>2,898,062</u>
CREDITORS					
Falling due after more than one year	8	(1,838,260)		(1,886,755)	
PROVISIONS FOR LIABILITIES	9	(22,559)		(22,559)	
NET ASSETS			<u>£1,024,902</u>		<u>£988,748</u>
Financed by:					
CAPITAL AND RESERVES					
Called up share capital	10		10,000		10,000
Share Premium account			765,464		765,464
Revaluation Reserve			96,174		96,174
Profit and loss account			153,264		117,110
			<u>1,024,902</u>		<u>£988,748</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS102 section 1A – small companies.

1. The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.
2. The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of the accounts.

Approved by the Board of Directors and authorised for issue on 31st March 2023 and signed on their behalf by:

N S RAMCHARRAN
Director



NKR FREEHOLDS LIMITED
Company registration number 05003652 (England and Wales)

The notes on pages 9 to 14 form an integral part of these financial statements

1. **General Information**

NKR Freeholds Limited is a private company limited by shares and incorporated in England and Wales. The registered office is at Flat 8 Strata Court, Bridge Street, Walton-On-Thames, Surrey, KT12 1AS

2. **Accounting policies**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied unless otherwise stated:

a) **Statement of Compliance**

The financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A small entities and the Companies Act 2006, as applicable to companies subject to the small companies' regime.

b) **Basis of Preparation**

The financial statements have been prepared under the historical cost convention as amended by the revaluation of investment properties.

c) **Presentation Currency**

The financial statements have been prepared and are presented in £ sterling.

d) **Revenue Recognition**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for the value of rents, fees and commissions, stated net of discounts and of Value Added Tax.

When the consideration receivable in cash or cash equivalents is deferred, and the arrangement constitutes in effect a financing transaction, the fair value of the consideration is measured as the present value of all future receipts determined using an imputed rate of interest, normally the rate that discounts the nominal value of consideration to the cash sales price.

The company recognises revenue when the amount of revenue can be measured reliably, when it is probable that future economic benefits will flow to the entity and when specific criteria have been met as applicable to the relevant activity.

e) **Tangible Fixed Assets**

Purchased tangible fixed assets are included at cost or subsequent revaluation. Assets acquired as part of the acquisition of a business are revalued to their fair value at the date of acquisition.

They are depreciated at rates calculated to write off the cost of assets or their revalued fair values over their estimated useful lives as follows:

Furniture, fittings and equipment - Over 3 years

On disposal any difference between the net disposal proceeds and the carrying amount of the item sold is recognised in the profit and loss account, and included in other operating income.

Land and buildings were revalued for the first time during the current financial year. They were carried at cost in previous periods. The use of a policy of revaluation provides a more relevant and reliable information about the value of the property owned by the company. Any revaluation increase in the carrying value is recognised in other comprehensive income and included in a revaluation reserve in equity.

No depreciation is charged on freehold land and buildings due to the policy of revaluing these assets.

2. Accounting Policies - continued**f) Financial Instruments**

The company only enters into basic financial instruments transactions like trade and other accounts receivable and payable, and loans to and from related entities. Debt instruments payable or receivable within one year, typically trade payables or receivables, are measured at the undiscounted value of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade receivable deferred beyond normal business terms or financed at a rate of interest that is not a market rate, the financial asset or liability is measured, initially and subsequently, at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If any such impairment is found, an impairment loss is recognised in the profit or loss. For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract. For financial assets measured at cost less impairment, the impairment loss is measured as the difference between the asset's carrying amount and the best estimate of the amount that the company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously

g) Impairment of Non-Financial Assets

At each reporting date non-financial assets not carried at fair value, such as plant, property and equipment, are reviewed to determine whether there is an indication that an asset may be impaired. If there is an indication of possible impairment, the recoverable amount of any asset or group of related assets, which is the higher of value in use and the fair value less cost to sell, is estimated and compared with its carrying value. If the recoverable amount is lower, the carrying value of the asset is reduced to its recoverable amount and an impairment loss is recognised immediately in profit or loss.

If an impairment loss is subsequently reversed, the carrying value of the asset or group of related assets is increased to the revised estimate of its recoverable amount, but not to exceed the amount that would have been determined had no impairment loss been recognised for the asset or group of related assets in prior periods. A reversal of an impairment loss is recognised immediately in profit or loss.

h) Operating Lease Rentals

Leases that do not transfer substantially all the risks and rewards of ownership of the leased assets to the company are classified as operating leases.

Payments made under operating leases are recognised as an expense over the lease term and taken to profit or loss on a straight line basis.

i) Borrowing Costs

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

j) Taxation

Taxation expense represents the aggregate amount of current tax and deferred tax recognised in the reporting period.

Current tax is the amount of corporation tax payable in respect of the taxable profit for the year or prior years.

Deferred tax arises from timing differences that are differences between taxable profits and total profits or losses as stated in the financial statements. Timing differences result from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is recognised on all timing differences at the reporting date apart from certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and which are expected to apply to the reversal of the timing differences.

k) Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, deposits available on demand and other short-term highly liquid investment that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

3. Significant Judgements and Estimates

Preparation of the financial statements may require management to make significant judgements and estimates. No significant judgements or estimates have had to be made by management in preparing these financial statements.

4. Turnover

Turnover is attributable to the principal activity of the company and arose wholly in the UK.

5. Profit on Ordinary Activities before Taxation

	2022 £	2021 £
This is stated after charging:		
Directors' remuneration	65,518	17,503
Depreciation-owned assets	-	-
	<u> </u>	<u> </u>

6. **Taxation**

The charge/(credit) to taxation arises as follows:

	2022 £	2021 £
Current Tax:		
UK Corporation Tax	8,480	9,995
Deferred Tax:		
Origination or reversal of timing differences	-	(3,800)
Tax on profit on ordinary activities	<u>£8,480</u>	<u>£6,195</u>

7. **Tangible Fixed Assets**

	Investment Properties £	Office Equipment £	Total £
COST OR VALUATION			
Balance as at 1st January 2022	2,905,950	-	2,905,950
Revaluation of investment properties			
Eliminated on disposal	-	-	-
Balance at 31st December 2022	<u>2,905,950</u>	<u>-</u>	<u>2,905,950</u>
DEPRECIATION			
Opening balance	-	-	-
Charge for the period	-	-	-
Eliminated on disposal	-	-	-
Balance at 31st December 2022	<u>-</u>	<u>-</u>	<u>-</u>
NET BOOK VALUE			
At 31st December 2022	<u>2,905,950</u>	<u>-</u>	<u>£2,905,950</u>
At 31st December 2021	<u>2,905,950</u>	<u>-</u>	<u>£2,905,950</u>

The investment properties were revalued during 2021 by the directors. They are not professionally qualified valuers but took professional advice in arriving at the valuation. The valuation was arrived at taking into account evidence of transaction prices for similar properties in the relevant locations and takes into account current market and economic conditions. The director does not consider a further valuation is required for 2022.

The historic cost of the properties was £2,787,217 (2021: £2,787,217).

8. **Creditors**

	2022 £	2021 £
Amounts falling due within one year		
Corporation Tax	8,480	9,995
Related company loans	9,417	-
Sundry creditors and accruals	6,077	1,200
	<u>£23,974</u>	<u>£11,195</u>
Amounts falling due after more than one year		
Mortgage loans	1,782,260	1,540,755
Related company loans	-	240,000
Directors' loans	56,000	106,000
	<u>£1,838,260</u>	<u>£1,886,755</u>

9. **Deferred Taxation**

The movement on the provision for deferred taxation during the year was:

Provision brought forward	22,559	26,359
Provision arising on revaluation of investment properties	-	(3,800)
Provision carried forward	<u>£22,559</u>	<u>£22,559</u>

10. **Called up share Capital**

Authorised, allotted, called-up and fully paid:

10,000 Ordinary Shares of £1 each	<u>£10,000</u>	<u>£10,000</u>
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11. **Capital Commitments**

At the balance sheet date the company had no capital commitments either committed or authorised but not committed.

12. **Controlling Party**

The company is controlled by the director who is interested in the whole of the issued share capital.