

**Abbreviated Unaudited Accounts**  
**for the Year Ended 30th November 2016**  
**for**  
**Arme Properties Investment Ltd**



**Arme Properties Investment Ltd (Registered number: 04964277)**

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for the Year Ended 30th November 2016**

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**Arme Properties Investment Ltd**  
**Company**  
**Information**  
**for the Year Ended 30th November 2016**

**DIRECTOR:** M Malekyazdi

**SECRETARY:** A Fayaz

**REGISTERED OFFICE:** 272 Regents Park Road  
Finchley Central  
London  
N3 3HN

**REGISTERED NUMBER:** 04964277 (England and Wales)

**ACCOUNTANTS:** Spencer Hyde Limited  
272 Regent Park Road  
London  
N3 3HN



**Arme Properties Investment Ltd (Registered number: 04964277)****Abbreviated Balance Sheet****30th November****2016**

	Notes	2016		2015	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	2		16,416		17,734
Investment property	3		<u>303,208</u>		<u>306,578</u>
			<b>319,624</b>		<b>324,312</b>
<b>CURRENT ASSETS</b>					
Debtors		692		5,663	
Cash at bank		<u>7,333</u>		<u>6,305</u>	
		<b>8,025</b>		<b>11,968</b>	
<b>CREDITORS</b>					
Amounts falling due within one year		<u>70,544</u>		<u>57,437</u>	
<b>NET CURRENT LIABILITIES</b>			<b>(62,519)</b>		<b>(45,469)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>257,105</b>		<b>278,843</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	4		<u>268,884</u>		<u>268,884</u>
<b>NET (LIABILITIES)/ASSETS</b>			<b><u>(11,779)</u></b>		<b><u>9,959</u></b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	5		2		2
Profit and loss account			<u>(11,781)</u>		<u>9,957</u>
<b>SHAREHOLDERS' FUNDS</b>			<b><u>(11,779)</u></b>		<b><u>9,959</u></b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th November 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th November 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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



**Arme Properties Investment Ltd (Registered number: 04964277)**

**Abbreviated Balance Sheet - continued**  
**30th November**  
**2016**

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 30th August 2017 and were signed by:

M Malekyazdi - Director

The notes form part of these abbreviated accounts

**Arme Properties Investment Ltd (Registered number: 04964277)****Notes to the Abbreviated Accounts  
for the Year Ended 30th November 2016****1. ACCOUNTING POLICIES****Basis of preparing the financial statements**

The financial statements have been prepared on a going concern basis, the validity of which depends upon the continuing financial support being made available by the company's Director and the lender.

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life.

Plant and machinery etc - 25% on cost and 1% on cost

**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.

**Rental income**

Rental income received from the properties leased out is recognised as income on a straight-line basis over the term of the lease.

**2. TANGIBLE FIXED ASSETS**

	<b>Total £</b>
<b>COST</b>	
At 1st December 2015 and 30th November 2016	<b><u>22,894</u></b>
<b>DEPRECIATION</b>	
At 1st December 2015	<b>5,160</b>
Charge for year	<b><u>1,318</u></b>
At 30th November 2016	<b><u>6,478</u></b>
<b>NET BOOK VALUE</b>	
At 30th November 2016	<b><u>16,416</u></b>
At 30th November 2015	<b><u>17,734</u></b>



**Arme Properties Investment Ltd (Registered number: 04964277)****Notes to the Abbreviated Accounts - continued  
for the Year Ended 30th November 2016****3. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>COST</b>	
At 1st December 2015 and 30th November 2016	<b><u>337,268</u></b>
<b>DEPRECIATION</b>	
At 1st December 2015	<b>30,690</b>
Charge for year	<b><u>3,370</u></b>
At 30th November 2016	<b><u>34,060</u></b>
<b>NET BOOK VALUE</b>	
At 30th November 2016	<b><u>303,208</u></b>
At 30th November 2015	<b><u>306,578</u></b>

**4. CREDITORS**

Creditors include an amount of £ 268,884 (2015 - £ 268,884 ) for which security has been given.

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

	<b>2016 £</b>	<b>2015 £</b>
Repayable otherwise than by instalments	<b><u>268,884</u></b>	<b><u>268,884</u></b>

**5. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	<b>2016 £</b>	<b>2015 £</b>
2	Ordinary	£1	<b><u>2</u></b>	<b><u>2</u></b>



