

Rule 4 34 - CVL

**The Insolvency Act 1986  
Statement of Company's Affairs**

**Pursuant to section 95/99 of  
the Insolvency Act 1986**

**S95/99**

**For Official Use**

To the Registrar of Companies

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**Company Number**

02220494

Name of Company

Ghaba Developments Limited

I / We

Ninos Koumettou, 1 Kings Avenue, Winchmore Hill, London N21 3NA

the liquidator(s) of the above named company attach a statement of the company affairs  
as at 21 April 2015

Signed



Date 21 April 2015

AlexanderLawsonJacobs  
1 Kings Avenue  
Winchmore Hill  
London N21 3NA

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COMPANIES HOUSE

**Statement of Affairs**

Statement as to affairs of

Ghaba Developments Limited

on the 21 April 2015 the date of the resolution for winding up

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**Statement of truth**

I believe that the facts stated in this Statement of Affairs are true

Full Name MAZHAR HUSSAIN

Signed 

Dated 21/4/15

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Ghaba Developments Limited  
 Statement Of Affairs as at 21 April 2015

A - Summary of Assets

Assets	Book Value £	Estimated to Realise £
<b>Assets subject to fixed charge:</b>		
Properties National Westminster Bank Plc	NIL Uncertain	NIL
<b>Assets subject to floating charge:</b>		
<b>Uncharged assets:</b>		
Sajjid Amin - Loan	173,616 45	Uncertain
Mr Choudhury Amin (Deceased) - Loan	113,311 00	Uncertain
Amhurst Properties Ltd - In Liquidation	817,590 00	Uncertain
RNSA UK Ltd	177,474 75	177,474 75
<b>Estimated total assets available for preferential creditors</b>		<b>177,474 75</b>

Signature



Date 21/4/15

Ghaba Developments Limited  
Statement Of Affairs as at 21 April 2015

A1 - Summary of Liabilities

	Estimated to Realise £
<b>Estimated total assets available for preferential creditors (Carried from Page A)</b>	177,474 75
<b>Liabilities</b>	
Preferential Creditors -	NIL
<b>Estimated deficiency/surplus as regards preferential creditors</b>	177,474 75
Debts secured by floating charge pre 15 September 2003	
Other Pre 15 September 2003 Floating Charge Creditors	NIL
<b>Estimated total assets available for floating charge holders</b>	177,474 75
Debts secured by floating charges post 15 September 2003	NIL
<b>Estimated deficiency/surplus of assets after floating charges</b>	177,474 75
Estimated prescribed part of net property where applicable (brought down)	NIL
<b>Total assets available to unsecured creditors</b>	177,474 75
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	
Trade & Expense Creditors	1,800 00
Business Rates	3,178 47
HMRC - CT	222,241 72
<b>Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall in respect of F.C's post 14 September 2003)</b>	227,220 19
<b>Estimated deficiency/surplus as regards creditors</b>	(49,745 44)
Issued and called up capital	
Ordinary Shareholders	100 00
<b>Estimated total deficiency/surplus as regards members</b>	100 00
<b>Estimated total deficiency/surplus as regards members</b>	(49,845 44)

Signature

Date 21/4/15

**Statement Of Affairs Notes**

**Note 1**

Natwest Bank Plc have a debenture incorporating a fixed and floating charge created on 01/03/2007

In addition to the debenture the bank also have 13 outstanding legal charges registered against properties for which LPA Receivers were appointed. One of the appointments was on 09/02/2012 and all the rest were on 15/02/2012. It is believed that all properties relating to those Receiverships have been sold, apart from 1 which is set to complete by the end of the month. All liabilities, including the Receivers' expenses will then be cleared.

The director believes that there should be a surplus payable to the company after clearing all liabilities to the bank. The appointed Liquidator will need to liaise with the bank to ensure this is accounted for in due course.

**Note 2**

The director believes that this loan was repaid to the company, however the appointed Liquidator will need to verify this in due course.

**Note 3**

Mr Choudhury Amin died many years ago and his estate is believed to have been finalised. The appointed Liquidator will need to satisfy himself to whether this debt is recoverable in due course.

**Note 4**

Amhurst Properties Ltd, a company with a common director was placed into Liquidation on 26 January 2015. A copy of the report received from the Official Receiver indicates that there may be a prospect of dividend to creditors in due course.

**Note 5**

RNSA UK Ltd purchased 29 Edward Avenue from the company in 2011. Payment was agreed by way of deferred consideration over 98 years, however a lump sum payment of £60,000 was made recently by RNSA UK Ltd on behalf of the company and the balance outstanding was thus reduced accordingly. The appointed Liquidator will need to review this transaction to ensure it was at proper value and seek earlier settlement of the remaining balance.

*GDH 21/4/15*

**AlexanderLawson Jacobs  
Ghaba Developments Limited  
B - Company Creditors**

Key	Name	Address	£
CH00	HSBC Bank Plc - Insolvency Dept	PO Box 6277, Coventry, CV3 9JS	0 00
CI00	HMRC - /ICHU) (CT)	Benton Park View, Longbenton, Newcastle Upon Tyne, NE98 1ZZ	222,241 72
CL00	London Borough of Waltham Forest	Waltham Forest Town Hall, Forest Road, Walthamstow, E17 4JF	3,178 47
CN00	Natwest Bank - London & South East Region	Business Support Legal Team, Brighton CRT, 149 Preston Road, Brighton, BN1 6AS	0 00
CR00	The National Insurance Fund	Security Given Fixed & Floating Charge over all Assets Date Given 01/03/2007	0 00
CW00	Wilkins Kennedy	PO Box 16685, BIRMINGHAM, B2 2LX	1,800 00
RH00	Mr Mazhar Hussain	1 Nelson Street, Southend-on-Sea, Essex, SS1 1EG	0 00
		52 Edward Avenue, London, E4 9DN	
<b>7 Entries Totalling</b>			<b>227,220 19</b>

Signature

ABR 21/4/15