

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

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

# S95/99

To the Registrar of Companies

**For Official Use**

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**Company Number**

05480312

**Name of Company**

ICS Real Estates (UK) Limited

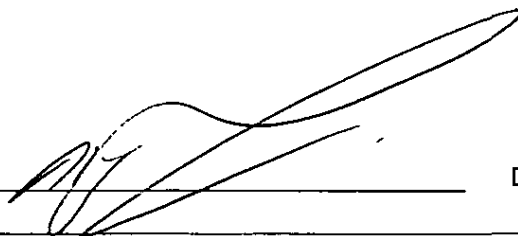
**I / We**

David Robert Thurgood, Menzies Business Recovery LLP, Lynton House, 7-12 Tavistock Square, London, WC1H 9LT

Simon James Underwood, Menzies Business Recovery LLP, Lynton House, 7-12 Tavistock Square, London, WC1H 9LT

the liquidator(s) of the above named company attach a statement of the company affairs  
as at 02 May 2014

Signed



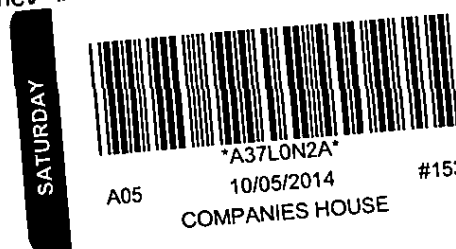
Date 06 May 2014

Menzies Business Recovery  
Lynton House  
7-12 Tavistock Square  
London  
WC1H 9LT

Ref I045/DRT/DRT/SL/LAF/KS

**For Official Use**

Insolvency Section



**Statement of Affairs**

Statement as to affairs of

ICS Real Estates (UK) Limited

on the 2 May 2014 the date of the resolution for winding up

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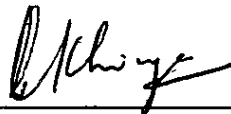
**Statement of truth**

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

Full Name

RAJ KHROYA

Signed



Dated

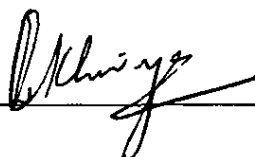
2/5/14

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ICS Real Estates (UK) Limited  
Statement Of Affairs as at 2 May 2014

A - Summary of Assets

Assets	Book Value £	Estimated to Realise £
<b>Assets subject to fixed charge:</b>		
<b>Assets subject to floating charge:</b>		
<b>Uncharged assets:</b>		
Furniture & Equipment	1,303 00	Uncertain
Investments in subsidiary companies	2,345,891 00	Uncertain
Cash at Bank	2,811 00	2,811 00
Amounts owed by group undertaking	167,275 00	NIL
<b>Estimated total assets available for preferential creditors</b>		<b>2,811 00</b>

Signature  Date 2/5/14

ICS Real Estates (UK) Limited  
Statement Of Affairs as at 2 May 2014

A1 - Summary of Liabilities

	Estimated to Realise £
<b>Estimated total assets available for preferential creditors (Carried from Page A)</b>	2,811 00
<b>Liabilities</b>	
Preferential Creditors -	
<b>Estimated deficiency/surplus as regards preferential creditors</b>	<u>NIL</u> 2,811 00
Debts secured by floating charge pre 15 September 2003	
Other Pre 15 September 2003 Floating Charge Creditors	<u>NIL</u> 2,811 00
Estimated prescribed part of net property where applicable (to carry forward)	<u>NIL</u>
<b>Estimated total assets available for floating charge holders</b>	2,811 00
Debts secured by floating charges post 15 September 2003	
<b>Estimated deficiency/surplus of assets after floating charges</b>	<u>NIL</u> 2,811 00
Estimated prescribed part of net property where applicable (brought down)	<u>NIL</u>
<b>Total assets available to unsecured creditors</b>	2,811 00
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	
LPA Receivers of Sovereign House	77,831 53
HMRC - VAT	5,717 00
Sovereign Real Estates Ltd	514,813 00
Knighton Investments Ltd	1,011,080 00
Heritage Real Estates Ltd	209,432 00
	<u>1,818,873 53</u>
<b>Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall in respect of F.C's post 14 September 2003)</b>	(1,816,062 53)
<b>Estimated deficiency/surplus as regards creditors</b>	<u>(1,816,062 53)</u>
Issued and called up capital	
Ordinary Shareholders	300.00
	<u>300 00</u>
<b>Estimated total deficiency/surplus as regards members</b>	<u>(1,816,362 53)</u>

Signature

Date

~~31~~ 2/5/14.

**Menzies Business Recovery**  
**ICS Real Estates (UK) Limited**  
**B - Company Creditors**

Key	Name	Address	£
CB00	LPA Receivers of Sovereign House	c/o Burges Salmon LLP, One Glass Wharf, Bristol, BS2 0ZX	77,831 53
CH02	HM Revenue & Customs - VAT	National Insolvency Unit, 5th Floor, Regian House, James Street, Liverpool, L75 1AD	5,717 00
CH03	Heritage Real Estates Limited	Neel Khiroya, c/o Sovereign House, 3rd Floor, 1 Albert Place, Ballards Lane, Finchley Central, London, N3 1QB	209,432 00
CK00	Knighton Investments Limited	28 Irish Town, Gibraltar, GX11 1AA	1,011,080 00
CS00	Sovereign Real Estate Limited	Neel Khiroya, c/o Sovereign House, 3rd Floor, 1 Albert Place, Ballards Lane, Finchley Central, London, N3 1QB	514,813 00
<b>5 Entries Totalling</b>			<b>1,818,873 53</b>

Signature

**Menzies Business Recovery**  
**ICS Real Estates (UK) Limited**  
**C - Shareholders**

Key	Name	Address	Pref	Ord	Other	Total
HC00	Mr John Cooper	21 Partridge Close, Arkley Gate, Barnet, Hertfordshire, EN5 2DT	0	50	0	50
HK00	Mr Rainikant Khuroya	1 Upper Hill Rise, Chorleywood, Rickmansworth, Hertfordshire, WD3 7NU	0	50	0	50
HS00	Niall Sanghani		0	100	0	100
HS01	Tarah Sanghani		0	100	0	100
<b>4 Entries Totalling</b>						<b>300</b>

Signature