

34th
ANNUAL REPORT
2023-24

Hamara Sankalp
Viksit Bharat

CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION

"No Profit - No Loss"

Organisation under the aegis of Ministry of Housing and Urban Affairs, Govt of India



Chennai Phase-III Actual Image D3 Block

COMPLETED PROJECTS



Chennai, Ph-I : 524 DUs
Completion Year : October, 1995



Nerul : 384 DUs
Completion Year : June, 1996



Panchkula, Ph-I : 98 DUs
Completion Year : January, 1997



Noida, Ph-I : 692 DUs
Completion Year : September, 1997



Kolkata, Ph-I : 576 DUs
Completion Year : October, 1997



Kharghar : 1230 DUs
Completion Year : September, 1998



Noida, Ph-II : 508 DUs
Completion Year : September, 1998



Gurgaon, Ph-I : 1088 DUs
Completion Year : July, 1999



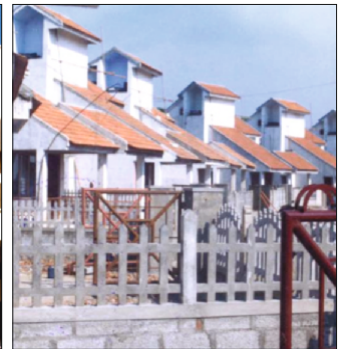
Chandigarh : 305 DUs
Completion Year : May, 2000



Bangalore : 603 DUs
Completion Year : March, 2001



Hyderabad, Ph-I : 344 DUs
Completion Year : July, 2001



Kochi : 43 DUs
Completion Year : June, 2011



Gurgaon, Ph-II : 852 DUs
Completion Year : September, 2002



Pune, Ph-I : 159 DUs
Completion Year : January, 2003



NOIDA PH - III : 980 DU
Completion Year: December 2003



Noida, Ph-IV : 720 DUs
Completion Year : February, 2005



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COMPOSITION OF GOVERNING BODIES

General Body / Governing Council / Executive Committee



Sh. Manoj Joshi
Secretary M/o H&UA
President GB / GC
(Upto 04/03/2024)



Sh. Anurag Jain
Secretary M/o H&UA
President GB / GC
(Since 05/03/2024)



Dr. T.V. Somanathan
FS & Secretary (Exp.)
M/o Fin, Member GB/GC



Dr. Reeta Vasistha
Secretary (Legislative),
M/o Law, Member GB/GC
(Upto 08/01/2024)



Dr. Rajiv Mani
Secretary (Legislative),
M/o Law, Member GB/GC
(Since 09/01/2024)



S. Radha Chauhan
Secretary M/o Personnel
Member GB



Sh. Satinder Pal Singh
Addl. Secretary
(Admin, H, V & PSP) M/o H&UA
Member GB/GC & Chairman EC



S. D. Sharma
Joint Secretary (AT & A) & Admn.
Member GB/GC



Sh. Sanjeet
Joint Secretary & FA,
M/o HUA, Member GB/GC/EC



Sh. Kuldip Narayan
Addl. CMD HUDCO
Member GB/GC
(Upto 15/10/2023)



Sh. Sanjay Kulshrestha
Addl. CMD HUDCO
Member GB/GC
(Since 16/10/2023)



Ms. Vanita Sood
Director & CWO
M/o Personnel, PG & Pension
Member GB/EC
(Upto 18/01/2024)



Sh. Prashant Shukla (IRS)
Director & CWO
M/o Personnel, PG & Pension
Member GB/EC/GC
(Since 19/01/2024)



Shiva Gopal Mishra
Secretary,
National Council (JCM)
Member GB/EC



Dr. Manika Negi
ED (C&C), HUDCO
Member EC
(Upto Oct' 2023)



Dr. Sukanya Ghosh
ED (C&C), HUDCO
Member GB/EC
(Since Nov' 2023)



Sh. Dinesh Kapila
CEO, (Addl Charge), CGEWHO
Member Secretary GB/GC/EC



Sh. R K Jaiswal
Director (Finance)
Member Treasurer GB/GC/EC

A Brief on CGEWHO

Central Government Employees Welfare Housing Organisation (CGEWHO) has been established for a welfare measure of Central Government Employees (serving as well as retired) with the purpose of promoting, controlling and coordinating the development of housing at various selected stations throughout India, on 'NO-PROFIT-NO-LOSS' basis. CGEWHO is an autonomous body of Govt. of India under the aegis of the then Ministry of Urban Development and presently Ministry of Housing & Urban Affairs Govt. of India. It is registered under Societies Registration Act 1860 as a Society on July 17, 1990.

The organisation functions as per Memorandum of Association and Rules and Regulation of the Central Government Employees Welfare Housing Organisation. The organisation is managed by a General Body, Governed by a Governing Council presided by Secretary, Ministry of Housing & Urban Affairs as its President. Executive Committee of CGEWHO is headed by the Additional Secretary (H&V) Ministry of Housing & Urban Affairs as its Chairman and Senior Officials drawn from the various Ministries, Housing & Urban Development Corporation and JCM as Ex- officio Members.

Till 31.03.2024 the organisation has completed 33 Projects comprising 16576 DUs at various stations all over the country. The organisation strives to provide affordable housing on No Profit No Loss basis with good quality of construction and value for money. Presently the organisation is engaged in execution of Project at Chennai (Ph-III), Kolkata (Ph-III) & Greater Noida (Ph-II), while two Projects at Visakhapatnam & SAS Nagar Mohali are under different stages of planning and execution.

The organisation is headed by a Chief Executive Officer, who is responsible for day to day management of the affairs of the Organisation and functions as per 'Memorandum of Association' of the organisation. There are three Directorates in the organisation, namely Technical, Finance and Administration.

Technical Directorate

- Technical Planning, Monitoring, Execution and Administration (from initiation to handing over) of projects.
- Scrutiny of Tender, Technical Scrutiny & Checking of Contractors Bills.
- Co-ordinating structural design, finalising specifications, Monitoring and Execution of all contracts.
- Execution of Projects, Settlement of Disputes, Arbitration and Court cases.
- Assessment and Supply of Stores.
- Defect rectifications during Defect Liability Period.

Finance Directorate

- Financial advice on matters related to financial planning and resource management.
- Preparation of Budget, Financial scrutiny of all accounts.
- Maintaining of accounts beneficiaries/ projects, cash flow management.
- Planning and Liaison of loans of projects in consultation with Technical Directorate.
- Finalisation of balance sheet & income and expenditure account.
- Release of payments to various contractors & other agencies, staff salaries etc.

Administration Directorate

- Registration of the applications for Dwelling Units in consonance with the object clause in the MOA of the Society.
- Commercial and Administrative Planning of scheme its marketing Allotment and Registration to beneficiaries.
- Formation, Amendment/ Review of Rules, Policy matters of Admin., HR and Establishment Matters.
- Demand Survey, Announcement of scheme, Allotment of Dwelling Units, Cancellation, Withdrawals, Ownership and Succession.
- Marketing Activities- Discussions with prospective buyers, Advertising Strategies Facilitation / Channelising various works of beneficiaries.



FROM THE DESK OF CHIEF EXECUTIVE OFFICER



Central Government Employees Welfare Housing Organization (CGEWHO) was formed in 1990 as an autonomous body under the aegis of Ministry of Housing and Urban Affairs to provide homes at an affordable cost, as a welfare measure, to Central Govt employees and others on a "No Profit- No Loss" basis. Beginning its innings with its first project at Chennai in 1994, CGEWHO is now 34 years old organization, richly experienced in the housing sector. During span of 34 years, CGEWHO has completed 33 housing projects with 16576 nos. of DUs, we are now gearing up to play a wider role in implementing the housing policies of the Ministry of Housing & Urban Affairs and is moving forward

towards **Sankalp of Viksit Bharat @ 2047**.

CGEWHO has been following the guidelines of Real Estate Regulation Act (RERA) in totality after the issuance of notification by the State governments. We have already registered our projects at Chennai Ph-III, Kolkata Ph-III, Greater Noida Ph-II and Visakhapatnam with the concerned RERA authorities. During the period 2023-24, CGEWHO has been able to execute in a record time around 767 DUs Sub-lease deed of Greater Noida Phase-I and handed over 750 DUs. That is an average of 2 DUs per day was registered and handed over to the beneficiaries. The construction work of housing project at Chennai Phase-III project is in full swing and is expected to be completed in this financial year.

The organization recently announced housing projects at Kolkata (Ph-III) and Greater Noida (Ph-II). An overwhelming response of Central Govt Employees was received while announcing the Greater Noida Phase-II scheme. CGEWHO received 871 applications against 336 DUs. In addition to it SAS Nagar Mohali project is in advanced planning stage and is expected to be announced soon. CGEWHO has achieved a turnover of Rs.132 Crs during the year 2023-24 and ambitiously aiming at increasing the turn over to Rs.300 Crs in the coming year 2024-25. It would be our endeavour to sustain the momentum to complete our unfulfilled tasks.

CGEWHO has a robust Public Grievances Redressal mechanism, which caters to the grievances emanating from various sources. All the appeals/grievances received from PG Portal are being timely attended. We in CGEWHO are trying our best to usher in a new dawn and rise to the changing times and strive hard to maintain our true identity and purpose. I would like to place on record, my appreciation towards commitment and hard work put in by the officers and staff of CGEWHO in achieving its objectives.

I would also like to profusely thank the Ministry of Housing & Urban Affairs (Govt. Of India), Members of General Body, Governing Council and Executive Committee of CGEWHO for their valuable guidance and support.

Jai Hind.

(Dinesh Kapila)
Chief Executive Officer

Aims and Objectives

To undertake Social Welfare Schemes on NO PROFIT NO LOSS BASIS for the Central Govt Employees serving and /or retired , spouses of the deceased Central Govt Employees and in service employees of this Society and to spouses in case of deceased employees by inter alia promoting the construction of houses and providing all possible help and required inputs for housing to achieve this object. To do all such things, as are incidental or conducive to the attainment of the above objects or any of them.

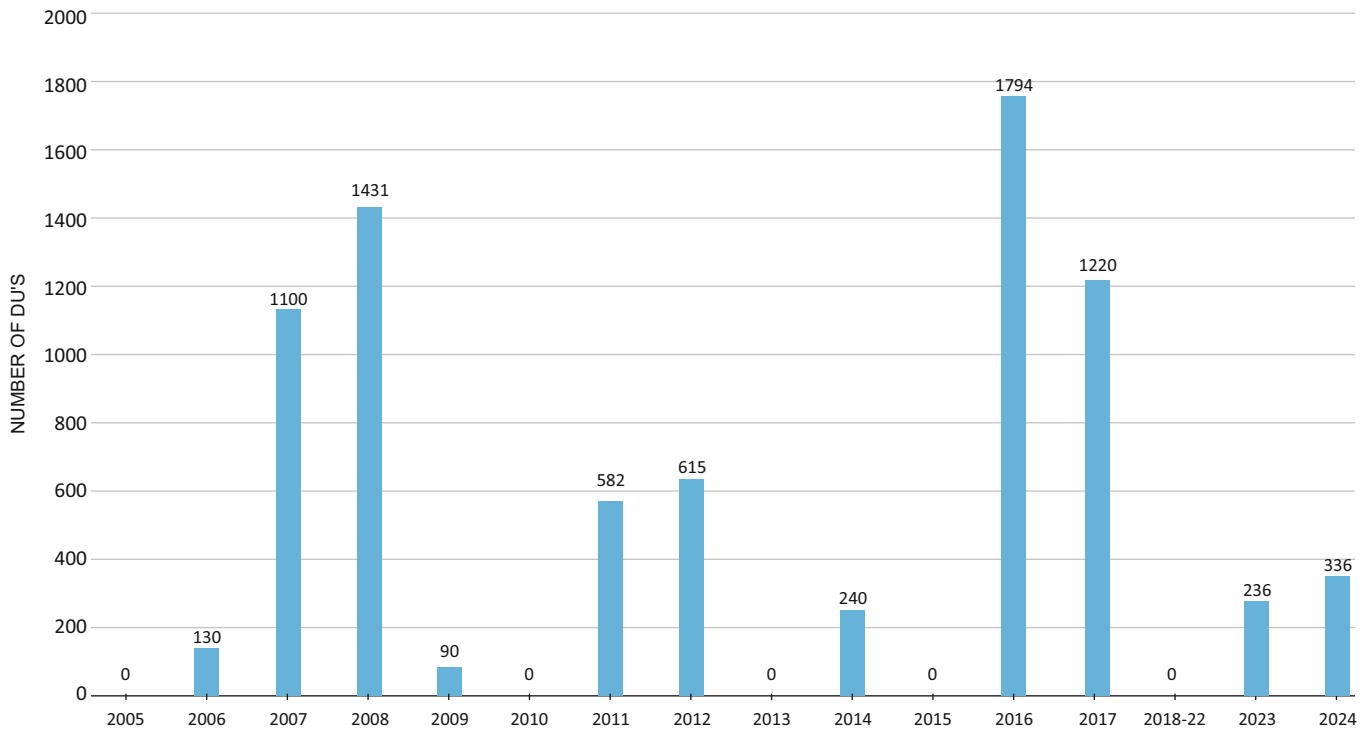
All incomes, earnings, movable, immovable properties of the society whensoever and howsoever derived shall be solely utilized and applied towards the promotion of its aims and objects only as set forth in the Memorandum of Association. Being a non-profit making organisation, no profits is made or transferred directly or indirectly by way of dividends, bonus, profits or in any manner whatsoever to the present or past beneficiaries of the society or to any person claiming through anyone or more of the present or the past beneficiaries provided that nothing herein contained prevents the payment made in good faith of remuneration to any member thereof or other person in return for any service rendered to the society. No member of the society shall have any personal claim on any moveable or immovable properties belonging to the society or make any profits whatsoever.

Salient Features

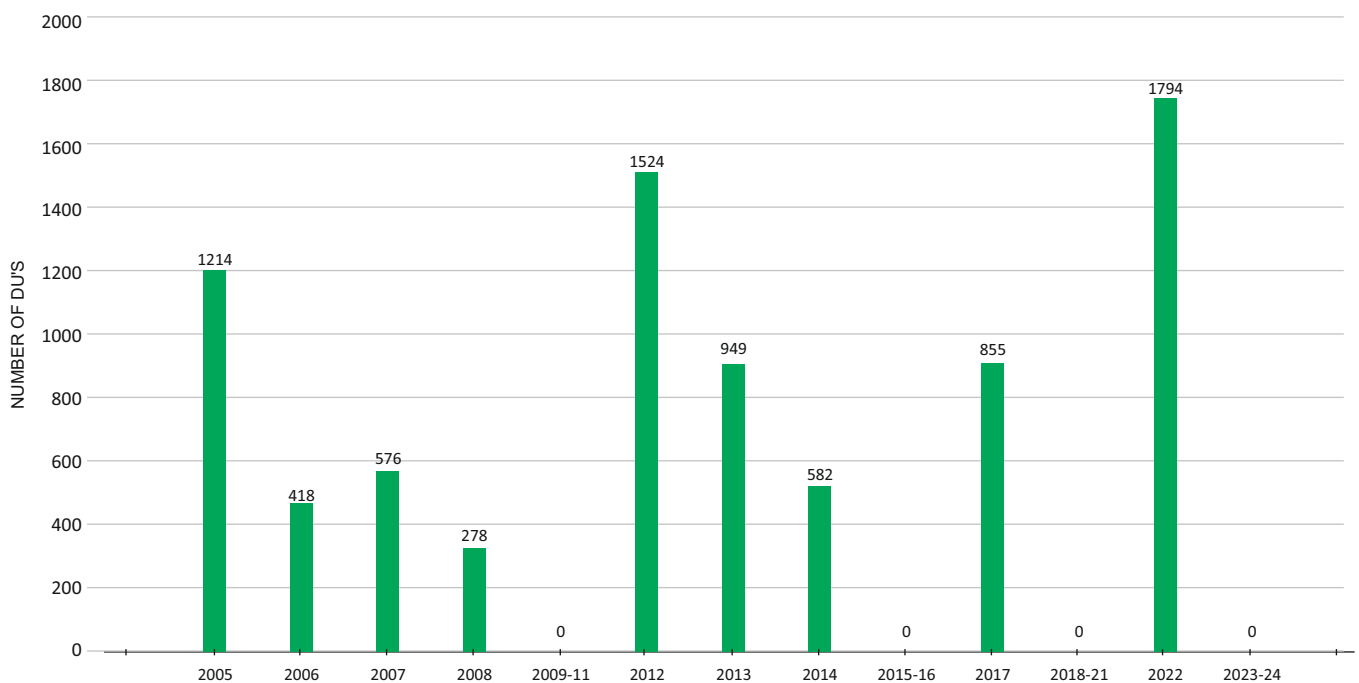
- Dwelling units sold at cost price - no profit element.
- Cost less than market price being charged by real estate developers.
- Beneficiaries include Dr. A. P. J. Abdul Kalam, Former president of India and very Senior Govt. Officers.
- No other organisation of similar nature for providing housing on ownership basis to Central Govt. Employees.
- Good quality of Construction.
- No liability to Govt - self- financing organisation.
- Transparent operations - no hidden charges.
- Specification of dwelling units are almost at par with private builders and better than development authorities.
- Being an Autonomous body of Govt. of India -is reliable and trustworthy.
Consumer friendly Rules - cancellation, refund etc.
- Planned utilization of space in dwelling unit.
- Guidelines of Real Estate Regulation Act (RERA) are being followed.
- Extensive usage of Solar Energy, Organic Waste Management, Rain Water Harvesting etc in projects.
- Proof Consultancy and Vetting of Structural Drawings by IIT/ Government Engg Colleges.



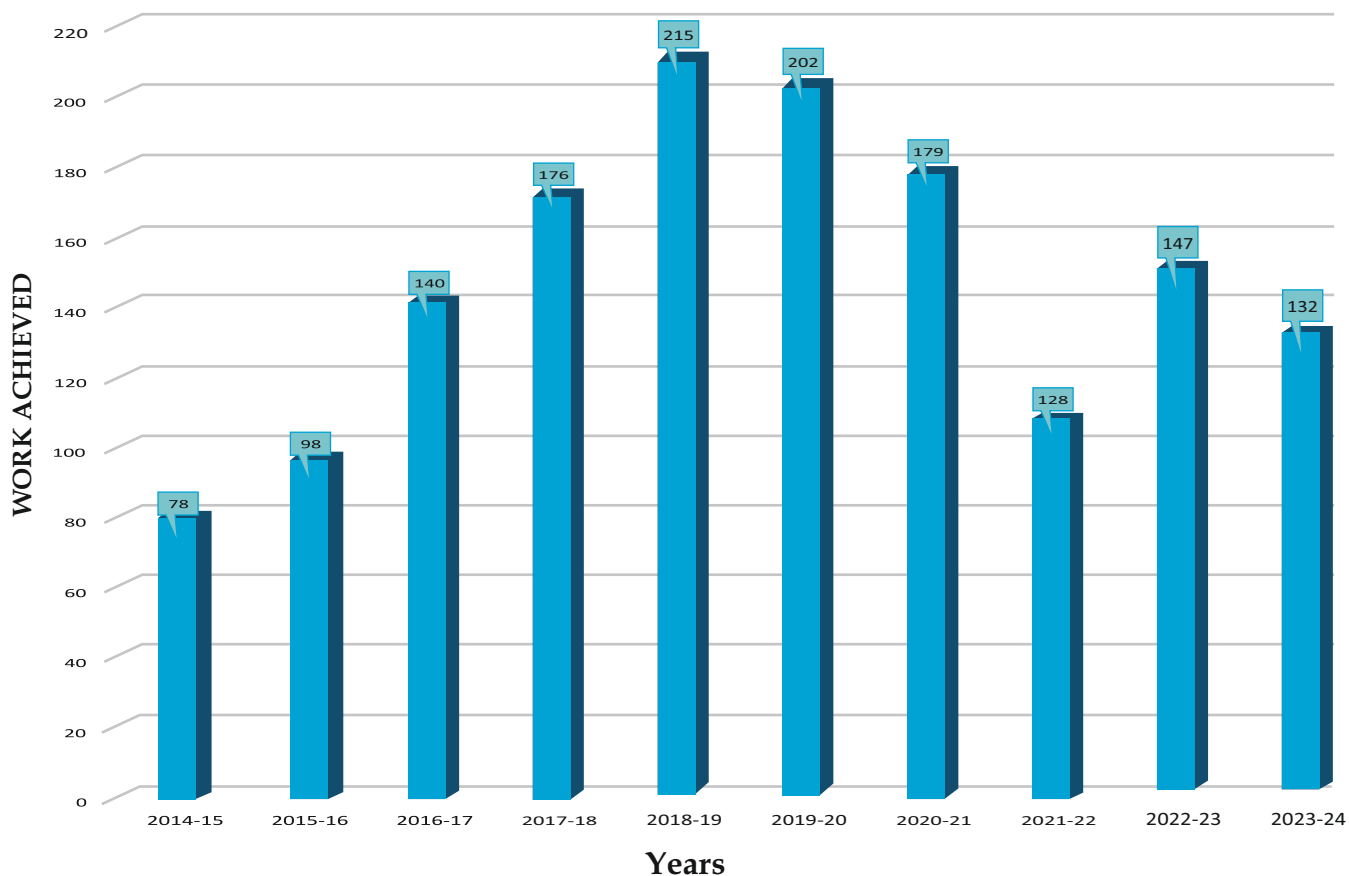
YEAR WISE DWELLING UNITS COMMENCED (Last 20 Years)



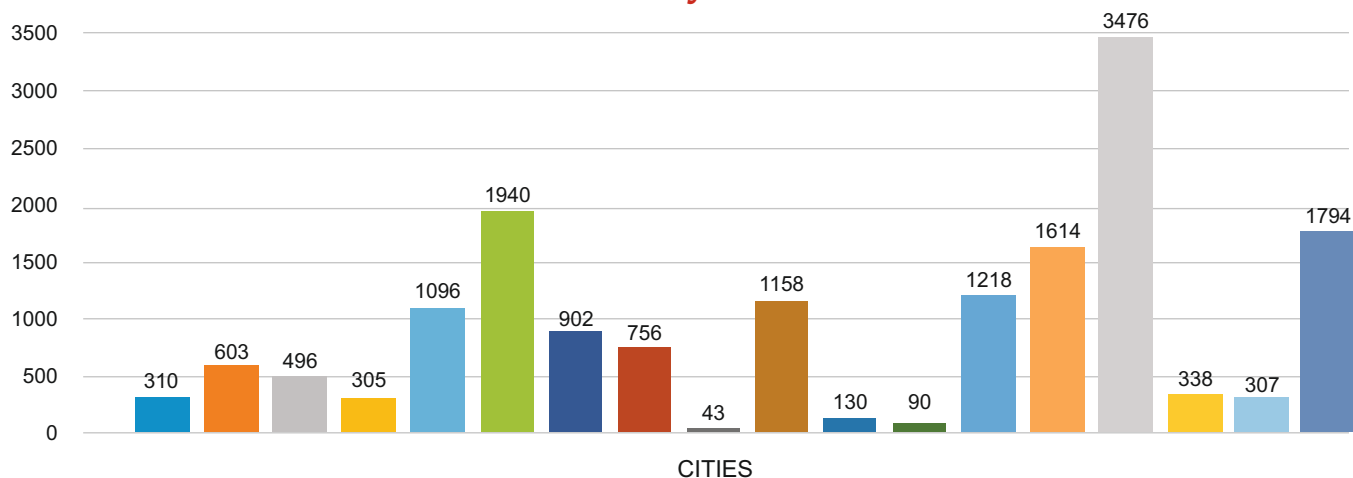
YEAR WISE DWELLING UNITS COMPLETED (Last 20 Years)



Payment to Contractor (Turnover) During Last Ten Years (₹ In Crores)



Cumulative Citywise Presence



- AHEMADABAD (310)
- BANGALORE (603)
- BHUBANESWAR PH-I (496)
- CHANDIGARH (305)
- CHENNAI (1096)
- GURGAON (1940)
- HYDERABAD (902)
- JAIPUR (756)
- KOCHI (43)
- KOLKATA (1158)
- LUCKNOW (130)
- MEERUT (90)
- MOHALI PH-I & PH-II (1218)
- NAVI MUMBAI (1614)
- NOIDA (3476)
- PANCHKULA (338)
- PIMPRI CHINCHWAD PUNE (307)
- Greater Noida Ph-I (1794)



Financial Highlights

Seed capital / Revenue Grant

YEAR	SEED CAPITAL (Rs.)	REVENUE GRANT (Rs.)
1990-91	2.00 Crore	05 Lakh
1991-92	5.00 Crore	10 Lakh
1992-93		
Till 1994-95	10 Crore	15 Lakh
1995-96	1.00 Crore	20 Lakh
1996-97	1.00 Crore	10 Lakh
1997-98	Nil	10 Lakh
1998-99		
Till 2004-05	Nil	10 Lakh each year
2006-07		
Till 2011-12	Nil	10 Lakh each year
2012-13	Nil	6.50 Lakh
2013-14		
Till 2014-15	Nil	10 Lakh each year
2015-16	Nil	6.50 Lakh
2016-17	Nil	6.50 Lakh
2017-18	Nil	10 Lakh
2018-19	Nil	10 Lakh
2019-20	Nil	7.50 Lakh
2020-21	Nil	7.50 Lakh
2021-22	Nil	10 Lakh
2022-23	Nil	8.30 Lakh
2023-24	Nil	10 Lakh
Total	19.00 Crore	

Loans

INSTITUTION	YEAR OF FACILITY AVAILED	AMOUNT (Rs. In Cr.)	NAME OF PROJECT	PRESENT OUTSTANDING AMOUNT (Rs. In Cr.) AS ON 31.03.2024
National Housing Bank	2005-06	27.08	Gurgaon Ph-I	NIL
HUDCO	2007-08	22.00	Mohali Ph-I	NIL
HUDCO	2007-08	20.00	Mohali-II	NIL
NHB Term Loan	2010-11	15.00	General Loan	NIL
NHB	2010-11	10.00	Greater Noida	NIL
NHB	2011-12	30.00	Jaipur	NIL
HUDCO	2013-14	58.00	Greater Noida	NIL
HUDCO	2016-17	14.00	Mohali-II	NIL
	TOTAL	196.08		NIL

ONGOING PROJECTS

1. CHENNAI PHASE- III



The Chennai Phase-III project consisting of 1220 DUs, being developed and executed on approximately 12 Acres of land located situated at Paruthipattu, Avadi, Chennai. The site is abutting to 80 Ft wide road which is State Highways SH-55 which connects Avadi Town to National Highways leading to Bengaluru. The plot is in close vicinity of sub-urban residential & commercial area of Avadi, Porur, Poonamallee & falls within 2-3 km radius from Avadi Bus-stop & Railway station.

The plans and designs of the project have been already approved by Chennai Metropolitan Development Authority (CMDA).

A single block Community Centre, with a configuration of stilt floor + 4 upper floors has been provided in the complex which shall cater for both Phase – II and Phase – III beneficiaries. This community centre will provides 4 nos Multi-purpose halls, Kitchen, utility, Reading room, Association's office room and toilets. The Community Centre opens into a 2.65 acres of green space which is maintained by Avadi



Municipal Corporation as a landscaped green area for recreational purposes.

Water supply shall be provided by C.M.W.S.& S.B. to underground tanks of sufficient storage capacity with arrangement of pumping to overhead tanks of all the blocks with individual valve operation arrangement. In case of non-availability of water supply from Local authorities, bore well water shall be provided to the underground sump. Sewerage network of the complex shall be connected to Sewerage treatment plant and treated effluent shall be connected to Storm water drain after recycling.

Power supply will be provided by TNEB (Tamil Nadu Electrical Board), to the entire residential complex. Lighting for the roads and green areas will be provided adequately. Standby power through DG sets will be provided for common lightings, lifts and pumps. On completion of the project, the substation shall be handed over to TNEB, which shall provide individual connections to beneficiaries directly, on their request.



2. GREATER NODIA PHASE- II



Out of approx. 38 Acres of land at Greater Noida, 2130 DUs in multi storied configuration along with ancillary buildings in about 32 Acres of land planned for construction, 1794 DUs have been constructed as Greater Noida (Phase-I) and handed over to the beneficiaries. Balance 336 DUs is being constructed as Greater Noida Phase-II Project. The site is ideally located in prominent Housing Sector and approximately 4 kms from Pari Chowk. The plans and designs of the project approved by GNIDA and Project work will tentatively be completed in October-2027, with grace period of one year.

Central Amenities: A Community Centre has been provided for the residents of the complex. This community centre with common amenities and consists of a Multi-Purpose Hall, Kitchen, Pantry, Library Room, TV Lounge, Gymnasium, Kids Play Areas, Swimming Pool, Changing Rooms & Toilets. Further commercial complex for daily needs, Nursing Home, Meditation/Spiritual Centre and Nursery School which were already constructed for Phase-I beneficiaries shall be shared by Phase-II beneficiaries also. Water Supply shall be provided by GNIDA and shall be connected to underground tanks for sufficient storage capacity with arrangement of pumping to overhead tanks of all the blocks. Sewerage network of the complex shall be connected to sewage treatment plant as per the guidelines of state level environment impact assessment authorities. Electricity Power supply to the complex will be provided by NPCL (Noida Power Corporation Ltd.).

3. KOLKATA PHASE-III



Artistic Impression

The Kolkata Phase-III project consisting of 236 Dwelling Units, being developed and executed on approximately 2.39 acres of land located at Diamond Harbour Road, opposite to Bharat Sevashram Sangha Hospital, Joka, South 24 Parganas, Kolkata. The site is in close proximity of IIM Kolkata and well connected with schools and hospitals.

The project registered under WBRERA vide Registration No. HIRA/P/SOU/2021/001183. The construction of the project was commenced on 26.12.2023 and the project is likely to be completed by June 2026 with further a grace period of one year. The project is executed by construction of 2 Nos (Stilt+12 Type C and Type N) storied block and 1 No (Ground+1) parking block, The total number of flat is 236 and total number of parking is 236. Further, project is designed with features like Rain Water Harvesting, Organic Waste Composter, Kids Zone, Community Hall, Intercom and CCTV surveillance, Solar Panels, etc.

The project is executed by M/s PS Group Realty Pvt Ltd., and IIT Roorkee is the Structural Consultant for the project. The shuttering for the project is being executed on Mivan Technology. Mivan Technology uses an aluminium formwork system for constructing the entire building, including walls, floors. Columns and slabs simultaneously, creating a monolithic RCC structure which provides smooth surfaces for walls and slabs. This reduces joints and increases the strength and durability of the building and resistance to earthquakes, which makes them suitable for regions prone to seismic activity. One of the biggest advantages of Mivan Technology is the speed of construction, since the form work is easy to assemble and disassemble, construction can be completed much faster than traditional method and it is highly economical for large scale housing projects.



Actual Image



Actual Image

PROJECTS UNDER PLANNING

1. SAS NAGAR MOHALI



The project at Sector 79, SAS Nagar, Mohali, Punjab consisting of 402 Dwelling Units, being developed and executed on approximately 5.64 acres of land allotted by GMADA. The site is in close proximity to Chandigarh International Airport (9.2km), ISBT Chandigarh(8.6km), Mohali Railway Station(5.6km), PCA Stadium Mohali (4.1km) and Post Graduate Institute of Medical Education and Research (PGIMR) (13.4 km).

Details of Dwelling Units to be Developed, are as under			
Type	No. of DU	SBA (in Sqft)	Carpet Area (in sqft)
Type - B	168	1411	833
Type - C	144	1679	1102
Type - D	72	2264	1429
Type - C1 (Penthouse Duplex)	12	3040	1937
Type - D1 (Penthouse Duplex)	6	4111	2400

2. VISAKHAPATNAM



The project at Pendurthi Road, Visakhapatnam consisting of 385 Dwelling Units, being developed and executed on approximately 8.67 acres of land on turnkey contract basis. The site is in close proximity to NAD X Road (10 km), Railway Station (22km) Airport (14 km) Bus Stand (22km) R.K. Beach (28 km).

Details of Dwelling Units to be Developed, are as under

Type	No. of DU	SBA (in Sqft)	Carpet Area (in sqft)
Type - B (2 BHK)	50	1285	902
Type - C (3 BHK)	115	1618	1142
Type - N (3 BHK)	200	1671	1225
Type - D (4 BHK)	20	2021	1548

PUBLIC GRIEVANCE REDRESSAL MECHANISM

A Public Grievance Cell has been established for delivering responsive and expeditious redressal of grievances received from the citizens. The Cell functions under the charge of Chief Executive Officer, with a designated Public Grievance Officer. A consolidated report is submitted on monthly basis to the Ministry of HUPA as well as to the President, Governing Council of CGEWHO. The name, designation, telephone number and email detail of the Public Grievance Officer is available at CGEWHO website www.cgewho.in. As on 31.03.2024, all Public Grievances Uploaded on pgportal.gov.in as well as directly submitted to CGEWHO, have been redressed and there is no pendency towards the same.

IMPLEMENTATION OF OFFICIAL LANGUAGE

During the year, the effort towards implementation of the Official Language Act has been increased and most of the printed matters were undertaken bilingually. The Annual Report of CGEWHO is also printed bilingually. Hindi Fortnight was celebrated in the organization in the month of September 2023. During the year, Four Official Language Implementation Committee Meetings and Four Hindi Workshops were organized. To promote the use of Hindi, and motivate the employees, following Competitions were organized during the year:-

- Progressive use of Hindi Competition.
- Hindi Dictation Completion.
- Hindi Composition Competition.

IMPLEMENTATION OF RTI ACT

An officer has been designed and appointed by the Chief Executive Officer, CGEWHO, as CPIO under RTI Act 2005 for handling of the RTI queries. A Senior Officer to the rank of, Assistant Director (Administration), of CGEWHO has been nominated as Appellate Authority for RTI Appeals. Mandatory disclosures pertaining to RTI are informed and uploaded at CGEWHO website www.cgewho.in.

CITIZEN'S CHARTER

The organisation has promulgated its Citizen's Charter as per the guidelines from its Administrative ministry. The details regarding vision, missions, clients and services provided to the beneficiaries and public at large have been detailed in the Citizen's Charter duly approved by the Administrative ministry. Citizen's Charter is available on the website of the organisation.

FUTURE OUTLOOK

During the next financial year 2024-25 CGEWHO aims to handover 1220 DUs of Chennai Ph-III and announce the following Housing Schemes:

- i. Visakhapatnam (A.P.)
- ii. SAS Nagar (Mohali) (Punjab).

NEWS AND PUBLIC INFORMATION

Detailed information about CGEWHO, its rules, housing projects, latest activities, Citizen's Charter, Mandatory disclosure under RTI and Public Grievance mechanism are available on website www.cgewho.in. This website is updated periodically.

FINANCIAL STATEMENTS

The financial statements include the Audit Report, Balance Sheet and Income and Expenditure Accounts of the organisation. The financial statements for the year 2023-24 are annexed.



INDEPENDENT AUDITOR'S REPORT

To The Members of
Central Government Employees Welfare Housing Organisation
(A society Registered under Societies Registration Act XXI of 1860)
6th Floor, 'A' Wing, Janpath Bhavan, Janpath, New Delhi – 110 001

1- Opinion

We have audited the accompanying standalone **Financial Statements** of “**Central Government Employees Welfare Housing Organization**” (“the Society”), which comprise the Balance Sheet as at 31 March, 2024, the Statement of Income & Expenditure and the Receipt & Payment Account for the year ended on that date and a summary of significant accounting policies and other explanatory information (hereinafter referred to as “the standalone financial statements”). In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Societies Act, 1860 (“the Act”) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed by the Institute of Chartered Accountants of India, as amended and other accounting principles generally accepted in India, of the state of affairs of the Society as at March 31, 2024 and its net income , total comprehensive income and its receipt and payment for the year ended on that date.

2- Basis of Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Financial Statements section of our report. We are independent of the society in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.



3- Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

4- Information Other than the Standalone Financial Statements and Auditor's Report Thereon

The Society's Management Committee is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Management Committee's Report including Annexures to Management Committee's Report, but does not include the standalone financial statements and our auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

5- Management's Responsibility for the standalone Financial Statements

The Society's Management Committee is responsible for the matters stated in the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, of the Society in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified by the Institute of Chartered Accountants of India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Society and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so. Those Management Committee's are also responsible for overseeing the Society's financial reporting process.



6- Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate they could reasonably be expected to influence the economic decisions of users taken on the basis of the standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- i) Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- iii) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Society's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Society to cease to continue as a going concern.
- iv) Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation. Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our



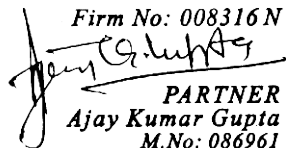
independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

7- Report on Other Legal and Regulatory Requirements

We further report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit .
- b) In our opinion, proper books of account as required by law have been kept by the Society so far as it appears from our examination of those books and proper returns adequate for the purposes of our audit have been received from the branches not visited by us.
- c) The Balance Sheet, the Statement of Income & Expenditure and the Receipt & Payment Account dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone financial statements comply with the relevant and applicable Accounting Standards .

PLACE: NEW DELHI
Date : 07.08.2024

For **GUPTA KUCHHAL & CO.**
Chartered Accountants
Firm No: 008316 N

PARTNER
Ajay Kumar Gupta
M.No: 086961

(AJAY KUMAR GUPTA)
Partner (MSN 086961)
UDIN : 24086961BKBKKQ6041



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
BALANCE SHEET AS AT 31ST MARCH 2024**

(Amount in ₹)

<u>CORPUS/CAPITAL FUND AND LIABILITIES</u>	NOTE NO.	As at 31st March 2024	As at 31st March 2023
<u>LIABILITIES</u>			
CORPUS/CAPITAL FUND	I	19,00,00,000.00	19,00,00,000.00
RESERVES & SURPLUS	II	55,19,74,772.06	54,05,74,772.06
EARMARKED / ENDOWMENT FUND	III	1,44,98,103.19	1,42,54,389.19
CURRENT LIABILITIES & PROVISIONS			
<u>CURRENT LIABILITIES</u>			
MEMBERS INSTALMENTS (SCHEMES)	IV	14,97,81,81,208.23	13,95,04,73,341.58
SUNDRY CREDITORS/EMD/ RETENTION MONEY	V	54,76,30,834.26	66,40,71,741.64
EXPENSES PAYABLE	VI	1,72,61,156.66	1,57,32,672.00
<u>PROVISIONS</u>	VII	13,21,04,144.00	14,56,89,420.00
TOTAL		16,43,16,50,218.40	15,52,07,96,336.47
<u>ASSETS</u>			
FIXED ASSETS		15,34,457.19	15,83,806.76
LESS : DEPRECIATION		3,03,787.12	3,82,514.07
NET ASSETS	VIII	12,30,670.07	12,01,292.69
<u>CURRENT ASSETS, LOANS, ADVANCES ETC.</u>			
<u>CURRENT ASSETS</u>			
LANDS	IX	26,96,15,555.52	52,23,57,537.52
PROJECT EXPENSES (WORK IN PROGRESS)	X	14,90,88,42,951.53	13,77,98,43,025.43
CASH & BANK BALANCES	XI	63,69,73,700.83	71,43,33,166.14
<u>LOANS, ADVANCES & OTHER ASSETS</u>			
MOBILISATION ADVANCE	XII	-	-
DUTIES & TAXES	XIII	56,58,28,402.93	48,62,16,313.39
Advances, Security Deposits & Accrued Interest	XIV	4,91,58,937.52	1,68,45,001.30
TOTAL		16,43,16,50,218.40	15,52,07,96,336.47
Significant Accounting Polices	XXII		
Notes to Accounts	XXIII		

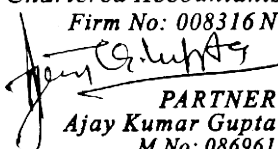

(Benny George)
Acct. Supervisor
CGEWHO


(Sanjeev Anand)
Asst. Accounts Officer
CGEWHO


(R.K. Jaiswal)
Director (Fin)
CGEWHO


(Dinesh Kapila)
Chief Executive Officer
CGEWHO

AUDITORS REPORT:
As per our Audit Report of even date.
For M/s Gupta Kuchhal & Co
Chartered Accountants
(FRN- 008316 N)

For GUPTA KUCHHAL & CO.
Chartered Accountants
Firm No: 008316 N

PARTNER
Ajay Kumar Gupta
M.No: 086961

AJAY KUMAR GUPTA
(Partner)
(M. No.- 086961)
Place: New Delhi
Date: 07.08.2024
UDIN: 24086961BKBKQ641

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED ON 31ST MARCH 2024**

(Amount in ₹)

INCOME	NOTE NO.	For the year ended on 31st March, 2024	For the year ended on 31st March, 2023
INCOME FROM SALES/ SERVICES	XV	24,99,744.00	25,24,147.00
GRANTS/SUBSIDIES	XVI	10,00,000.00	8,30,000.00
FEES/SUBSCRIPTIONS	XVII	8,92,795.00	21,610.00
INTEREST	XVIII	23,76,077.00	31,46,250.00
OTHER INCOMES	XIX	37,49,531.00	18,72,316.30
	Total (A)	1,05,18,147.00	83,94,323.30
EXPENDITURE			
ESTABLISHMENT EXPENSES	XX	1,59,81,824.66	1,74,89,796.92
OTHER ADMINISTRATIVE EXPENSES	XXI	50,96,140.20	50,76,548.02
DEPRECIATION (AS PER SCHEDULE VIII)	VIII	3,03,787.12	3,82,514.07
	Total (B)	2,13,81,751.98	2,29,48,859.01
EXCESS OF EXPENDITURE OVER INCOME (B-A)		1,08,63,604.98	1,45,54,535.71
ALLOCATED TO PROJECTS, AS UNDER:			
A. CHENNAI PHASE-III		23,75,677.39	24,89,060.78
B. GREATER NOIDA PHASE I		81,58,428.40	1,17,06,489.18
C. KOLKATA PHASE III		3,29,499.20	3,58,985.74
TOTAL		1,08,63,604.98	1,45,54,535.71
Significant Accounting Polices Notes to Accounts	XXII XXIII		


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AUDITORS REPORT:

As per our Audit Report of even date.

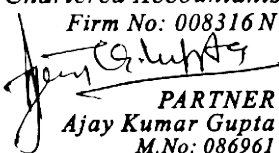
For M/s Gupta Kuchhal & Co

Chartered Accountants

(FRN- 008316 N)

For GUPTA KUCHHAL & CO.
Chartered Accountants
Firm No: 008316 N

AJAY KUMAR GUPTA
(Partner)
(M. No.- 086961)
Place: New Delhi
Date: 07.08.2024
UDIN: 24086961BKBKKQ6041


PARTNER
Ajay Kumar Gupta
M.No: 086961



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2024

NOTE I: CORPUS/CAPITAL FUND

(Amount in ₹)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Balance as at the beginning of the year	19,00,00,000.00	19,00,00,000.00
Add: Contribution towards Corpus / Capital Fund	-	-
Add/ (Deduct): Balance of net income/ (expenditure) transferred from the Income and Expenditure Account	-	-
BALANCE AS AT THE YEAR - END	19,00,00,000.00	19,00,00,000.00

NOTE II: RESERVES & SURPLUS

(Amount in ₹)

Particulars	As at 31st March, 2024		As at 31st March, 2023	
1. Capital Reserve				
As per last account	21,44,57,764.78		20,30,57,764.78	
Addition during the year	1,14,00,000.00		1,14,00,000.00	
Less: Deductions during the year	-	22,58,57,764.78	-	21,44,57,764.78
2. Contingencies Reserve Fund				
As per last account	27,63,02,964.20		26,74,58,285.72	
Addition during the year	-		1,37,43,477.00	
Less: Deductions during the year	-	27,63,02,964.20	48,98,798.52	27,63,02,964.20
3. Reserve Fund Interest				
As per last account	4,98,14,043.08		3,21,31,249.08	
Addition during the year	-		1,76,82,794.00	
Less: Deductions during the year	-	4,98,14,043.08	-	4,98,14,043.08
TOTAL		55,19,74,772.06		54,05,74,772.06


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NOTE III : EARMARKED / ENDOWMENT FUNDS

(Amount in ₹)

Particulars	As at 31st March, 2024	As at 31st March, 2023
a) <u>Opening balance of the funds</u>		
Reserve Fund Kochi 2 Project	8,40,633.41	8,40,633.41
Reserve Fund AWES Phase-I & II Project	36,74,695.05	36,74,695.05
Reserve Fund Jaipur Phase-I Project	72,47,603.28	72,47,603.28
Reserve Fund Lucknow Phase-I Project	19,89,299.45	19,89,299.45
Reserve Fund Panchkula Phase-II Project	5,02,158.00	3,39,682.00
TOTAL (A)	1,42,54,389.19	1,40,91,913.19
b) <u>Additions to the Funds</u>		
Reserve Fund Kochi 2 Project	-	-
Reserve Fund AWES Phase-I & II Project	-	-
Reserve Fund Jaipur Phase-I Project	-	-
Reserve Fund Lucknow Phase-I Project	-	-
Reserve Fund Panchkula Phase-II Project	2,43,714.00	1,62,476.00
TOTAL (B)	2,43,714.00	1,62,476.00
c) <u>Utilisation/Expenditure towards objectives of funds</u>		
Reserve Fund Kochi 2 Project	-	-
Reserve Fund AWES Phase-I & II Project	-	-
Reserve Fund Jaipur Phase-I Project	-	-
Reserve Fund Lucknow Phase-I Project	-	-
Reserve Fund Panchkula Phase-II Project	-	-
TOTAL (C)	-	-
d) <u>Closing balance of the funds</u>		
Reserve Fund Kochi 2 Project	8,40,633.41	8,40,633.41
Reserve Fund AWES Phase-I & II Project	36,74,695.05	36,74,695.05
Reserve Fund Jaipur Phase-I Project	72,47,603.28	72,47,603.28
Reserve Fund Lucknow Phase-I Project	19,89,299.45	19,89,299.45
Reserve Fund Panchkula Phase-II Project	7,45,872.00	5,02,158.00
NET BALANCE AS AT THE YEAR END (A+B-C)	1,44,98,103.19	1,42,54,389.19


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**SCHEDULE IV: MEMBERS INSTALMENTS (SCHEMES)****(Amount in ₹)**

PARTICULARS	As at 31st March, 2024		As at 31st March, 2023	
(A) INSTALMENTS (HANDEDOVER/COMPLETED SCHEMES)				
Bhubaneswar Phase-I	56,49,00,344.50		56,49,00,344.50	
Less: Project Expenses Bhubaneswar Phase-I	55,69,56,527.57	79,43,816.93	55,68,91,025.57	80,09,318.93
Bhubaneswar Phase-II	83,42,18,830.50		83,42,19,330.50	
Less: Project Expenses Bhubaneswar Phase-II	74,42,25,496.78	8,99,93,333.72	73,92,73,756.16	9,49,45,574.34
Chandigarh Scheme	27,12,47,015.99		27,12,47,015.99	
Less: Project Expenses Chandigarh	25,43,48,576.93	1,68,98,439.06	25,43,04,844.93	1,69,42,171.06
Chennai Phase-II Scheme	1,00,53,80,307.00		99,64,56,305.00	
Less: Project Expenses Chennai Phase-II	97,91,13,708.13	2,62,66,598.87	97,91,21,949.13	1,73,34,355.87
Gurgaon Phase -I Scheme	90,12,86,708.94		90,12,86,708.94	
Less: Project Expenses Gurgaon Phase-I	88,78,37,369.01	1,34,49,339.93	88,77,94,383.01	1,34,92,325.93
Gurgaon Phase-II Scheme	85,31,83,875.80		85,31,83,875.80	
Less: Project Expenses Gurgaon Phase-II	79,73,14,025.28	5,58,69,850.52	79,73,01,257.28	5,58,82,618.52
Hyderabad Phase-III Scheme	91,17,33,988.00		91,17,33,988.00	
Less: Project Expenses Hyderabad Phase-III	88,14,79,907.53	3,02,54,080.47	88,15,26,931.99	3,02,07,056.01
Kharghar Scheme	1,00,46,25,070.64		1,00,46,25,070.64	
Less: Project Expenses Kharghar	98,02,07,169.05	2,44,17,901.59	98,02,07,169.05	2,44,17,901.59
Kochi Phase-I Scheme	3,94,54,151.00		3,94,54,151.00	
Less: Project Expenses Kochi Phase-I	3,88,24,359.20	6,29,791.80	3,88,24,359.20	6,29,791.80
Kolkata Phase-II	2,38,83,61,128.00		2,38,73,07,379.00	
Less: Project Expenses Kolkata Phase-II	2,35,30,43,359.98	3,53,17,768.02	2,34,90,57,210.15	3,82,50,168.85
Instalment Meerut Phase-I	23,21,26,472.34		23,21,26,012.34	
Less: Project Expenses Meerut Phase-I	22,11,79,534.72	1,09,46,937.62	22,11,77,642.72	1,09,48,829.62
Pune Phase-II Scheme	30,55,49,419.00		30,51,84,019.00	
Less: Project Expenses Pune Phase-II	30,23,82,052.91	31,67,366.09	30,23,82,052.91	31,67,366.09
(B) INSTALMENTS (ONGOING SCHEMES)				
Chennai Phase-III Scheme		3,52,40,17,443.15		2,72,89,87,507.55
Greater Noida Phase I Scheme		10,99,77,11,531.72		10,85,47,74,803.14
Greater Noida Phase II Scheme		2,99,00,109.00		-
Mohali SAS Nagar Scheme		93,51,400.00		95,01,400.00
Visakhapatnam Scheme		2,44,63,059.32		11,14,000.00
Kolkatta Phase-III		7,52,18,826.52		3,95,23,743.00
Suspense Account HO Instalment		23,63,613.90		24,94,409.28
Total		14,97,81,81,208.23		13,95,04,73,341.58


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Chief Executive Officer
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NOTE V : SUNDRY CREDITORS/EMD/RETENTION MONEY (Amount in ₹)

Particulars	As 31st March, 2024	As 31st March, 2023
<u>H.O.(NEW DELHI)</u>		
Amount Refundable (Application Fees Punjab)	8,650.00	8,650.00
Amount Refundable (Noida Ph-I Scheme)	15,83,384.59	15,83,384.59
Amount Refundable (Noida Ph-II Scheme)	20,84,061.63	20,84,061.63
Amount Refundable (Noida Ph-III, IV & V Scheme)	36,440.00	36,440.00
Amount Refundable (Noida Ph-III Benf NEA2677)	3,48,250.00	3,48,250.00
Amount Refundable (Noida Ph-V Benf NCC0503)	50,200.00	50,200.00
Amount Refundable (Instalments)	16,02,042.00	16,02,042.00
Amount Refundable New Applicants	500.00	-
Arohatech IT Services P Ltd.	-	42,465.00
Clar Aqua Pvt Ltd.	66,690.00	-
Nitai Chandra Saha	8,199.00	-
Reso Technologies P Ltd.	20,790.00	-
UVS Corpolegal LLP	37,100.00	-
Application Fee Kolkata Ph III	9,000.00	2,93,000.00
Amount Refundable (Nerul, Mumbai)	72,088.00	72,088.00
Amount Refundable (Panchkula Phase I)	6,174.51	6,174.51
Sundries Payable (Completed Projects)	4,15,966.00	4,15,966.00
Sundries Payable (Schemes)	6,53,644.00	6,53,644.00
Stale Cheque A/c	1,24,43,352.00	45,79,896.00
Security Deposit (Simplex Concrete Piles India Ltd.)	17,00,000.00	17,00,000.00
Sh. Deepak Gupta	-	17,256.00
Sanatan Pani	-	26,910.00
EMD Kolkatta Phase-III	85,00,000.00	85,00,000.00
Security Deposit Performance Neo Tell India	3,550.00	3,550.00
<u>Demand Survey</u>		
Dehradun	21,72,000.00	22,32,000.00
Nagpur	29,23,000.00	29,90,000.00
Patna	30,47,500.00	31,48,000.00
Pune Phase-III	56,30,450.00	58,19,450.00
Thiruvananthapuram	13,48,500.00	13,54,500.00
EPFO Scheme	22,000.00	22,000.00
<u>AHMEDABAD PROJECT</u>		
Retention Money (Labh Construction & Ind. Ltd.)	35,16,938.00	35,16,938.00
Retention Money (J.K.Cement Works)	15,498.00	15,498.00
Retention Money (Shree Cement Ltd.)	88,543.00	88,543.00
<u>AWES, GR.NOIDA PHASE-I PROJECT</u>		
Retention Money (Era Construction (India) Ltd.)	3,03,106.00	3,03,106.00
Retention Money (Shree Cement Ltd)	1,09,231.00	1,09,231.00
Retention Money (Super Steel Engineering Works)	15,018.00	15,018.00
Sage Furniture & Doors	1,09,347.00	1,09,347.00
<u>AWES, GR.NOIDA PHASE-II PROJECT</u>		
Retention Money (Era Constructions (I) Ltd.)	16,182.00	16,182.00
Retention Money (Sikand Associates)	94,082.00	94,082.00
<u>BANGALORE PHASE-I PROJECT</u>		
Retention Money (Larson & Tubro Ltd)	78,810.00	78,810.00
CCCIL	15,36,700.00	15,36,700.00
Amount Refundable (Bangalore Scheme)	7,30,773.89	7,30,773.89
<u>GURGAON PHASE-II PROJECT</u>		
Retention Money (Vishva Shanti Builders (P) Ltd)	1,07,424.00	1,07,424.00
Retention Money (Arjan Singh & Sons)	32,356.00	32,356.00
Retention Money (JRC Grid Engg (P) Ltd)	1,12,381.00	1,12,381.00
Retention Money (R. S. Enterprises)	6,682.00	6,682.00
Carried forward	5,16,66,603.62	4,44,62,999.62

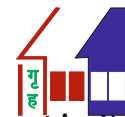

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(Amount in ₹)

Particulars	As 31st March, 2024	As 31st March, 2023
Brought forward	5,16,66,603.62	4,44,62,999.62
<u>GURGAON PHASE-I PROJECT</u>		
Retention Money (M/s. Vij Constructions)	49,126.00	49,126.00
Retention Money (M/s. Krishna Constructions)	1,70,699.00	1,70,699.00
<u>HYDERABAD PHASE-II PROJECT</u>		
Retention Money (VSR Constructions)	2,77,532.00	2,77,532.00
Amount Refundable (Hyderabad Ph-II Scheme)	7,37,264.82	7,37,264.82
Kendriya Vihar Hyderabad Ph-II Payable	2,09,854.00	2,09,854.00
<u>HYDERABAD PHASE-I PROJECT</u>		
Retention Money (Sindhu Escon Ltd)	78,568.00	78,568.00
Retention Money (Larsen & Tubro Ltd)	95,648.00	95,648.00
Retention Money (Sri Venkateshwara)	10,840.00	10,840.00
Amount Refundable (Hyderabad Ph-I Scheme)	7,11,631.50	7,11,631.50
<u>HYDERABAD PHASE-III PROJECT</u>		
Retention Money (Ambica Chennakesava Projects Ltd)	4,05,600.00	4,05,600.00
Retention Money (JNTU)	21,000.00	21,000.00
Retention Money (Designerz Workshop)	1,38,818.00	1,38,818.00
Retention Money (Sivanssh Infra devp.)	24,27,786.00	24,27,786.00
Ambica Chennakesava Projects Ltd	5,23,945.00	5,23,945.00
<u>JAIPUR PHASE-I PROJECT</u>		
Retention Money (Mitra Guha)	47,772.00	47,772.00
Retention Money (Kirsun Engineers Pvt. Ltd.)	58,120.00	58,120.00
Amount Refundable to Beneficiaries	2,097.00	2,097.00
Kendriya Vihar (KVAOA) Jaipur Phase-I Payable	7,148.00	7,148.00
<u>JAIPUR PHASE-II PROJECT</u>		
Retention Money (Renaissance Buildhome Pvt. Ltd.)	17,87,451.00	17,87,451.00
Retention Money (Wapcos Ltd.)	1,88,380.00	1,88,380.00
Kendriya Vihar (KVAOA) Jaipur Phase-II Payable	59,91,270.00	59,91,270.00
<u>KHARGHAR PROJECT</u>		
Retention Money (M/s Klassic Constructions)	3,90,279.00	3,90,279.00
Edifice Developers & Projects	94,010.00	94,010.00
Lanco Constructions Ltd	3,22,184.00	3,22,184.00
<u>KOCHI PHASE-I PROJECT</u>		
Retention Money (M/s. Anandashrami)	75,279.00	75,279.00
Retention Money (Alsa Construction & Hsg Ltd)	15,072.00	15,072.00
EMD (Alsa Construction & Hsg Ltd)	25,000.00	25,000.00
<u>NOIDA PHASE -III PROJECT</u>		
Retention Money (Arjan Singh & Sons)	17,439.00	17,439.00
Retention Money (JRC Grid Engg (P) Ltd)	1,27,675.00	1,27,675.00
Arjan Singh & Sons	1,48,000.00	1,48,000.00
<u>NOIDA PHASE-V PROJECT</u>		
Retention Money (Shree Cement Ltd.)	27,000.00	27,000.00
Retention Money (Gurcharan Singh)	81,912.00	81,912.00
Retention Money (Jrc Grid Engineers Pvt. Ltd.)	1,76,801.00	1,76,801.00
Kendriya Vihar (KVAOA) Noida Phase-V Payable	8,810.00	8,810.00
<u>NOIDA PHASE-IV PROJECT</u>		
Retention Money (J.R.C.Grid)	1,10,656.00	1,10,656.00
<u>PUNE PHASE-I PROJECT</u>		
Retention Money (Era Construction (I) Ltd.)	1,93,710.00	1,93,710.00
Kendriya Vihar (KVAOA) Pune Phase-I Payable	6,000.00	6,000.00
Carried forward	6,74,26,980.94	6,02,23,376.94

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(Amount in ₹)

Particulars	As 31st March, 2024	As 31st March, 2023
Brought forward	6,74,26,980.94	6,02,23,376.94
KANPUR PROJECT		
Retention Money (Gauri Architects)	25,289.00	25,289.00
PUNE PHASE- II PROJECT		
Retention Money (Patki & Dadarkar)	2,54,500.00	2,54,500.00
Retention Money (Suyash Electrical Co.)	25,000.00	25,000.00
Kendriya Vihar Pune Phase-II Payable	4,37,493.00	4,37,493.00
PANCHKULA PHASE- II PROJECT		
Retention Money (N.G. Constructions)	90,714.00	90,714.00
Retention Money (Ishan Engineers.)	8,589.00	8,589.00
Amount Refundable to Beneficiaries	14,237.52	14,237.52
Enhanced Land Cost Payable to Panchkula Authority	-	37,17,015.00
Kendriya Vihar (KVAOA) Panchkula Phase-II Payable	900.00	900.00
VISAKHAPATNAM PROJECT		
EMD (Turnkey Project)	10,00,000.00	10,00,000.00
Retention Money (M/s Srico Projects)	1,94,11,271.00	1,94,11,271.00
Srico Projects Pvt. Ltd.	60,00,000.00	60,00,000.00
MOHALI PHASE-I PROJECT		
Kanwarji Constructions	1,98,82,765.00	1,98,82,765.00
Retention Money (Kanwarji Constructions)	26,54,041.00	26,54,041.00
Retention Money (Ambuja Cement Ltd.)	1,24,855.00	1,24,855.00
NIT Jalandhar	9,356.00	9,356.00
Kendriya Vihar Mohali Phase-I Payable	35,68,141.00	35,68,141.00
KOLKATA PHASE-II PROJECT		
Retention Money (P S Group Reality Ltd.)	21,99,218.00	21,99,218.00
Retention Money (Astrowix India Project Solution Pvt. Ltd.)	5,52,519.00	5,52,519.00
Kendriya Vihar Kolkata Phase-II Payable	24,782.00	1,08,782.00
LUCKNOW PHASE-I PROJECT		
Retention Money (Smart Constructions)	2,94,283.00	2,94,283.00
Retention Money (Deora Electricals)	1,23,904.00	1,23,904.00
Retention Money (Sivanssh Infrastructure Dev.)	468.00	468.00
Kendriya Vihar (KVAOA) Lucknow Payable	27,396.00	27,396.00
Amount Refundable to Beneficiaries	1,98,500.00	1,98,500.00
Amount Refundable to Beneficiaries (Cancelled DU)	4,18,455.00	4,18,455.00
MEERUT PHASE-I PROJECT		
Retention Money (Ratan Builders)	43,035.00	43,035.00
Retention Money (Iqbal Constructions)	2,99,946.00	2,99,946.00
Kendriya Vihar Meerut Phase-I Payable	1,02,412.00	1,02,412.00
Modern (India) Architects Pvt. Ltd.	1,26,755.00	1,26,755.00
GREATER NOIDA PROJECT Phase I Project		
Retention Money (P2 Kanwarji Constructions)	3,26,38,499.00	8,21,52,407.00
Retention Money (P3 N G Constructions)	3,62,41,950.00	6,41,00,015.00
Retention Money (P4 JRc Grid Engineers)	5,64,82,296.00	6,89,19,263.00
Retention Money (P5 Bahl Builders)	2,46,16,540.00	4,15,72,865.00
Retention Money (P6 Purvanchal Projects)	1,17,27,721.00	1,14,11,792.00
Retention Money (RT & Associates Pvt. Ltd.)	35,53,770.00	31,78,035.00
Retention Money (L.S.Power Control)	7,62,098.00	12,05,137.00
Retention Money (Brilltech Engineers)	25,30,411.00	25,30,411.00
RT & Associates	30,75,679.00	6,44,970.00
Bahl Builders Pvt Ltd G Noida	71,72,744.00	1,01,98,698.00
Brilltech Engineers Pvt Ltd	18,25,304.00	10,12,164.00
N G Constructions G Noida	-	1,49,69,546.00
JRC Grid Engineers P Ltd G Noida P4	2,17,62,699.00	1,71,61,908.00
Kanwarji Construction Greater Noida	4,99,999.00	5,00,000.00
Carried forward	32,82,35,515.46	44,15,00,427.46

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Particulars	As 31st March, 2024	As 31st March, 2023
Brought forward	32,82,35,515.46	44,15,00,427.46
LS Power Control	27,37,242.00	21,82,141.00
Purvanchal Projects P Ltd.	3,74,88,502.00	60,82,393.00
Security Deposit Gr. Noida P2 Kanwarji Construction	37,99,050.00	36,98,843.00
Security Deposit Gr. Noida P3 N G Construction	41,29,493.00	40,18,817.00
Security Deposit Gr. Noida P4 Jrc Grid Engineers	45,81,642.00	43,91,355.00
Security Deposit Gr. Noida P5 Bahl Builders	29,00,354.00	26,21,959.00
Security Deposit Gr. Noida P6 Purvanchal Projects	9,64,481.00	8,49,071.00
EMD (Beeran)	30,000.00	30,000.00
EMD (Facility Management Services Greater Noida Phase I)	10,00,000.00	-
<u>CHENNAI PHASE-II PROJECT</u>		
Retention Money (M/s Srico Projects Pvt Ltd)	1,52,15,449.00	1,52,15,449.00
Retention Money (M/s Astowix India Projects)	1,59,522.00	1,59,522.00
Srico Projects Pvt. Ltd.	1,76,288.00	1,73,788.00
<u>CHENNAI PHASE-III PROJECT</u>		
Retention Money (M/s Srico Projects Pvt Ltd)	4,59,04,988.00	6,19,29,181.00
Retention Money Renu Khanna & Associates)	2,90,282.00	1,62,019.00
Chettinad Cement Corporation Pvt. Ltd.	10,37,631.00	32,12,387.06
Sree Jayajothi Cements Ltd.	14,72,665.78	4,93,928.10
India Cement Ltd.	5,648.02	5,648.02
Srico Projects Pvt. Ltd. Chennai Ph-III	4,29,00,812.00	50,00,000.00
<u>MOHALI PHASE-II PROJECT</u>		
Retention Money (Kanwarji Construction Co.)	2,94,53,224.00	2,94,53,224.00
Kanwarji Construction	64,61,378.00	6,39,61,378.00
KVAOA MOHALI PHASE-II Payable	75,66,846.00	75,66,846.00
Amount Refundable to Beneficiary MIA1113	8,23,443.00	8,23,443.00
<u>BHUBANESWAR PHASE-I PROJECT</u>		
Retention Money (Manjeera Constructions)	43,00,187.00	47,25,187.00
Retention Money (Credible Management)	71,961.00	71,961.00
College of Engineering & Technology	13,390.00	13,390.00
Kendriya Vihar Bhubaneswar Phase-I Payable	32,252.00	32,252.00
<u>BHUBANESWAR PHASE-II PROJECT</u>		
Retention Money-Manjeera Constructions	31,43,081.00	31,43,081.00
Retention Money-Credible Management	1,15,859.00	1,15,859.00
Manjeera Constructions	2,65,292.00	24,35,692.00
Kendriya Vihar Bhubaneswar Phase-II Payable	-	-
<u>RETENTION MONEY KOLKATA PH III PROJECT</u>		
Retention Money-P S Group	19,65,821.00	-
Security Deposit Antitermite - P S Group	78,635.00	-
RETENTION MONEY GREATER NOIDA PHASE II		
Retention Money-R T & Associates	71,407.00	-
Retention Money-L S Power Control	64,463.00	-
RETENTION MONEY SAS NAGAR MOHALI		
Retention Money-Garg & Associates	1,74,030.00	-
Total	54,76,30,834.26	66,40,71,741.64


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NOTE VI:EXPENSES PAYABLE

(Amount in ₹)

Particulars	As at 31st March, 2024	As at 31st March, 2024
Retainership fee (Shri A K Tewari)	79,467.00	79,467.00
Amount Payable(Delhi State Consumer Redressal Commission)	3,030.00	3,030.00
Amount Payable (Imprest & Tour)	12,514.00	674.00
Amount Payable TA (Various)	35,745.00	35,745.00
ANS9 Innovations	10,553.00	-
Hindustan Prefab Limited	2,68,860.00	-
IT Solutions	12,312.00	-
New Tell India	41,496.00	-
L V Enterprises	3,363.00	3,363.00
ATH Support Services Pvt. Ltd.	13,66,114.00	4,78,180.00
Ravinder Singh	12,720.00	-
M/s Gupta Kuchhal & Co. (Statutory Auditors)	1,18,260.00	1,18,260.00
Mehta Nanda & Co / Nanda Manoj & Co.	-	95,400.00
Shyam Spectra Pvt. Ltd.	49,932.00	-
Pay & Allowances Payable-Head Office	31,122.00	36,394.00
Licence Fees Payable	85,995.00	1,71,990.00
Expenses Payable-Variou	14,19,300.00	10,74,022.00
<u>DUTIES & TAXES PAYABLE</u>		
<u>TDS Under GST</u>		
TDS on CGST Chennai	15,94,026.00	10,46,552.00
TDS on CGST Greater Noida	7,71,737.00	16,99,095.00
TDS on CGST Head Office	1,778.50	2,149.00
TDS on CGST Kolkata Phase III	3,38,297.00	-
TDS on CGST Visakhapatnam	1,422.00	-
TDS on IGST Bhubneshwar	1,170.00	-
TDS on IGST Head Office	1,515.00	1,745.00
TDS on IGST Greater Noida	20,686.00	13,737.00
TDS on IGST Chennai	3,268.00	3,035.00
TDS on SGST Chennai	15,94,026.00	10,46,552.00
TDS on SGST Greater Noida	7,71,737.00	16,99,095.00
TDS on SGST Head Office	1,778.50	2,149.00
TDS on SGST Kolkata Phase III	3,38,297.00	-
TDS on SGST Visakhapatnam	1,422.00	-
GST Payale	46,646.66	-
Labour Cess Payable A/c Greater Noida	9,80,242.00	9,51,559.00
TDS Payable (Contractors)	51,29,299.00	52,08,478.00
TDS Payable (Professional)	4,02,750.00	2,00,135.00
TDS Payable (Salary)	5,33,978.00	5,38,235.00
PF Payable	11,75,024.00	11,97,323.00
TDS Payable (Purchases)	1,274.00	26,308.00
Total	1,72,61,156.66	1,57,32,672.00


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NOTE VII : PROVISIONS

(Amount in ₹)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Gratuity	3,30,13,770.00	2,99,00,701.00
EL Encashment	2,20,03,075.00	2,18,43,516.00
Project Expenses	7,70,87,299.00	9,37,95,203.00
Provision for Compensation Kolkata Phase II	-	1,50,000.00
Total	13,21,04,144.00	14,56,89,420.00

NOTE VIII : FIXED ASSETS

(Amount in ₹)

Particulars	Rate Of Dep.	Amount (WDV) As On 01/04/2023	Additions (upto 30.09.2023)	Additions During (01.10.2023 to 30.09.2023)	W.off/sale During 2023-2024	Total Value As On 31/03/2024	Dep. For FY 2023-24	W.D.V. As On 31/03/2024
Furnitures & Fixtures	10%	3,27,728.18	43,673.50	1,31,005.00	-	5,02,406.68	43,690.42	4,58,716.26
Office Equipments	15%	4,23,397.37	7,499.00	-	-	4,30,896.37	62,035.81	3,68,860.56
Computer & Accessories	40%	4,50,167.14	-	1,50,987.00	-	6,01,154.14	1,98,060.89	4,03,093.25
Total of Current Year		12,01,292.69	51,172.50	2,81,992.00	-	15,34,457.19	3,03,787.12	12,30,670.07
Fixed Assets		12,70,080.95	2,24,445.00	1,13,729.00	24,448.19	15,83,806.76	3,82,514.07	12,01,292.69
Previous Year		12,70,080.95	2,24,445.00	1,13,729.00	24,448.19	15,83,806.76	3,82,514.07	12,01,292.69

NOTE IX : LANDS

(Amount in ₹)

Particulars	As at 31st March, 2024	As at 31st March, 2023
AMOUNT PAID FOR PROCUREMENT OF LANDS PENDING ANNOUNCEMENT/ALLOTMENT *		
(I) Meerut Ph-II	13,38,73,018.94	13,25,55,330.94
(ii) Greater Noida Phase-II **	-	30,33,23,403.00
(iii) SAS Nagar Mohali	8,77,44,580.58	8,64,78,803.58
(iv) Greater Noida Phase-III	4,79,97,956.00	-
Total	26,96,15,555.52	52,23,57,537.52

* Value of Land Purchased includes cost and interest capitalised.

** Greater Noida Phase-II Land Value transferred to Work in Progress (Project Expenses).


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NOTE X : PROJECT EXPENSES

(Amount in ₹)

Particulars	As at 31st March, 2024		As at 31st March, 2023	
(A) PROJECT EXPENSES (HANDEDOVER/COMPLETED)				
Project Expenses Ahmedabad	18,92,64,230.91		18,93,04,001.83	
Less : Instalment Ahmedabad	17,74,87,418.00	1,17,76,812.91	17,73,65,618.00	1,19,38,383.83
Project Expenses Pune Phase-I	10,62,94,628.27		10,62,94,628.27	
Less : Instalment Pune Phase-I	10,48,44,844.00	14,49,784.27	10,48,18,454.00	14,76,174.27
Project Expenses Jaipur Ph-II	169,60,39,600.56		169,59,85,326.56	
Less : Instalment Jaipur Ph-II	167,76,14,599.00	1,84,25,001.56	167,61,52,949.00	1,98,32,377.56
Project Expenses Mohali Phase-I	189,69,96,750.65		189,53,81,026.65	
Less : Instalment Mohali Phase-I	185,97,52,489.47	3,72,44,261.18	179,72,45,330.15	9,81,35,696.50
Project Expenses Mohali Phase-II	227,14,58,849.88		226,65,93,532.88	
Less : Instalment Mohali Phase-II	222,05,89,967.58	5,08,68,882.30	183,54,29,228.82	43,11,64,304.06
(B) PROJECT EXPENSES (WORK IN PROGRESS)				
Project Expenses Greater Noida Phase-I		1023,13,84,611.68		1000,80,08,301.88
Project Expenses Greater Noida Phase-II		67,79,35,377.61		29,52,38,990.00
Project Expenses Chennai Ph-III		297,93,07,763.12		212,74,62,155.51
Project Expenses Kolkata Phase - III		41,32,20,886.38		30,67,13,544.74
Project Expenses Meerut Phase-II		12,10,232.00		12,10,232.00
Project Expenses Mohali Phase-III		14,94,54,495.00		14,94,54,495.00
Project Expenses SAS Nagar Mohali		4,27,94,539.43		4,08,54,488.28
Project Expenses Visakhapatnam		29,37,70,304.10		28,83,53,881.79
Total		1490,88,42,951.53		1377,98,43,025.43


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

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**NOTE XI : CASH & BANK BALANCES****(Amount in ₹)**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Canara Bank, New Delhi (H.O)	30,22,000.26	83,52,053.19
Cash in hand (H.O)	6,545.00	7,879.00
Canara Bank, Escrow Gr. Noida (HO)	-	4,93,997.85
Canara Bank Bhubaneswar Phase-II (HO)	5,27,869.65	13,91,274.65
Canara Bank Chennai Phase-III(HO)	1,84,99,618.15	34,55,30,588.55
Canara Bank Gr. Noida (HO)	37,82,448.16	10,62,20,825.16
Canara Bank Commercial Maintenance A/c 110140401350	6,81,865.00	-
Canara Bank Common Maintenance A/c 110133577047	2,48,953.66	-
Canara Bank Escrow Mohali Ph-II (HO)	82,79,884.69	1,12,656.57
Punjab National Bank, New Delhi (H.O.)	-	33,69,159.80
Canara Bank, New Delhi (H.O) (518890)	77,526.60	37,53,133.60
Canara Bank Kolkata Ph-3 HO A/c 0267101525022	17,79,282.16	1,04,30,303.00
Canara Bank,Separate Acc Kolkata Ph 3 A/c 120027323395	1,95,87,827.60	-
Canara Bank,Transaction Acc Kolkata Ph 3 A/c 120027323504	54,65,958.24	-
Canara Bank,G Noida Pkg-II HOA/c.110037411198	2,115.00	2,055.00
Canara Bank,Separate Acc Gr Noida 2 A/c 120026978392	2,09,30,072.00	-
Canara Bank,Transaction Acc Gr Noida 2 A/c 120026978002	89,68,857.00	-
Canara Bank, SAS Nagar HO A/c No.0267101524311	5,144.00	5,000.00
Canara Bank, Visakhap. HO A/c No.0267101524285	3,73,677.32	5,000.00
SBI Gr. Noida Current A/c No.36884925230	1,746.00	10,746.00
Canara Bank (Bhubneshwar Phase-I)	3,794.00	3,686.00
Cash in hand (Bhubneshwar Phase-I)	39.20	39.20
Canara Bank (Bhubneshwar Phase-II)	25,163.25	17,989.25
Cash in hand (Bhubneshwar Phase-II)	695.97	806.27
Canara Bank (Chennai Phase-II)	2,89,338.21	2,81,097.21
Cash in hand (Chennai Phase-II)	913.52	913.52
Canara Bank (Chennai Phase-III)	2,41,839.22	2,61,288.22
Cash in hand (Chennai Phase-III)	2,474.00	2,992.00
Canara Bank (Mohali Phase-I)	75,468.00	72,090.00
Cash in hand (Mohali Phase-I)	223.00	223.00
Canara Bank (Mohali Phase-II)	2,01,980.57	43,974.57
Cash in hand (Mohali Phase-II)	46.00	12.00
Canara Bank (Jaipur Phase-II)	-	1,402.53
Cash in hand (Jaipur Phase-II)	-	5.00
Canara Bank (Greater Noida)	3,32,678.00	71,899.00
Cash in Hand (Greater Noida)	5,289.40	3,128.00
TOTAL (A)	9,34,21,332.83	48,04,46,218.14
Deposit with bank (Fixed Deposit) Canara Bank		
(A) Canara Bank HO-18816	-	3,34,17,697.00
(B) Escow Mohali	17,06,39,930.00	-
(C) Bhubaneswar Phase-II	3,72,72,743.00	7,24,94,327.00
(D) Chennai Phase-III	31,17,81,802.00	3,88,40,598.00
(E) Greater Noida	3,57,893.00	3,39,537.00
(F) Kolkata Phase-III	-	2,81,90,459.00
(G) Visakhapatnam	2,35,00,000.00	-
Deposit with bank (Under Lein-Fixed Deposit)		
Security Deposit (Under Lein) Mohali Phase-I	-	65,99,013.00
Security Deposit (Under Lein) Greater Noida	-	5,40,05,317.00
TOTAL (B)	54,35,52,368.00	23,38,86,948.00
TOTAL (A + B)	63,69,73,700.83	71,43,33,166.14


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NOTE XII : MOBILISATION ADVANCE


(Amount in ₹)


Particulars	As at 31st March, 2024	As at 31st March, 2023
<u>CHENNAI PHASE-III PROJECT</u>	-	-
Total	-	-


NOTE XIII: DUTIES & TAXES

Particulars	As at 31st March, 2024	As at 31st March, 2023
<u>Chennai Phase-III Project</u>		
CGSt Electronics Credit Ledger Chennai Phase-III	9,03,71,293.50	5,25,44,676.97
Electronic Cash Ledger Chennai Phase-III	850.00	850.00
IGST Chennai Phase III	39,195.00	-
SGSt Electronics Credit Ledger Chennai Phase-III	8,97,16,636.84	5,19,20,315.63
CGST Chennai Phase III	2,48,314.02	-
SGST Chennai Phase III	2,48,312.99	-
<u>Delhi Regular</u>		
CGST Electronic Credit Ledger Delhi	1,32,152.55	2,02,220.55
SGST Electronic Credit Ledger Delhi	1,31,488.57	1,84,947.57
CGST Delhi	28,832.76	-
SGST Delhi	28,832.76	-
<u>Greater Noida Project</u>		
CGST Electronic Credit Ledger- Greater Noida	17,75,02,546.52	17,84,16,207.69
Credit Ledger IGST Greater Noida	2,66,350.00	8,34,136.00
Electronic Cash Ledger Greater Noida	850.00	-6,296.00
IGST Greater Noida	2,22,272.00	-
SGST Electronics Credit Ledger - Greater Noida	18,75,16,456.69	18,91,44,329.86
CGST Greater Noida	98,333.00	-
SGST Greater Noida	98,333.00	-
<u>Bhubaneswar</u>		
CGST Electronic Credit Ledger Bhubaneswar	16,691.40	-
SGST Electronic Credit Ledger Bhubaneswar	16,691.40	-
<u>MOHALI Phase-II Project</u>		
Electronic CGST Credit Ledger Mohali	57,051.18	-
Electronic IGST Credit Ledger Mohali	1,27,592.00	-
Electronic SGST Credit Ledger Mohali	57,051.18	-
<u>Visakhapatnam</u>		
CGST Visakhapatnam	3,432.00	-
SGST Visakhapatnam	3,432.00	-
Electronic Cash Ledger A/c Kolkata Phase III	45,954.00	-
<u>TDS (Income Tax) On Instalments</u>		
Amount Recoverable-TDS Instalments- Greater Noida	1,67,46,447.94	1,28,14,591.29
Amount Recoverable-TDS Instalments- Mohali Phase-II	20,97,400.11	1,60,333.83
Amount Recoverable-TDS Instalments- Kolkata Phase III	5,609.52	-
Total	56,58,28,402.93	48,62,16,313.39


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**NOTE XIV : ADVANCES & SECURITY DEPOSITS & ACCRUED INTEREST****(Amount in ₹)**

Particulars	As at 31st March, 2024	As at 31st March, 2023
<u>ADVANCES & SECURITY DEPOSITS WITH COURTS</u>		
Advance (Real Estate Appellate Tribunal, UP)	58,79,253.00	58,79,253.00
Advance (State Consumer Disputes Red. Commn., Delhi)	25,000.00	25,000.00
Advance (NCDRC, New Delhi)	30,000.00	30,000.00
Advance (Distt. Consumer Forum, Delhi)	25,000.00	25,000.00
Advance (State Consumer Disputes Commission, Mumbai)	25,000.00	25,000.00
Advance (District Consumer Forum Jaipur)	35,783.00	35,783.00
Payment made to OREAT for filing of Appeal	3,25,19,026.00	-
Advance Virender Kumar Mishra (Gratuity)	7,17,369.00	7,17,369.00
<u>ADVANCES & SECURITY DEPOSITS (OTHERS)</u>		
Advance Tour (Staff)	24,720.00	10,000.00
Advance Gausal Azam	5,000.00	5,000.00
Advance (Employees Loan)	32,825.00	51,825.00
Advance (Pushkar Singh Bajetha) Noida Phase-V	3,000.00	3,000.00
Amount Recoverable (Demand Survey Calcutta Ph-II)	1,500.00	1,500.00
Advance (Ahmedabad-M/s Labh Construction & Ind. Ltd)	4,45,205.00	4,45,205.00
Water Pipeline Charges Hyderabad Phase-III	6,94,779.88	7,82,779.88
Advance to Clar Aqua P Ltd.	-	2,76,120.00
Arushi News Network	50,000.00	-
Prepaid Expenses	69,044.00	1,16,955.00
GST Appeal Pre Deposit Amount (Chennai Phase III)	5,99,546.00	-
<u>Amount Recoverable</u>		
Klassic Constructions Pvt. Ltd.(Navi Mumbai)	21,52,482.90	21,52,482.90
Capital Builders	1,50,000.00	1,50,000.00
Rashtriya Ispat Nigam Ltd., Chennai	7,56,823.74	11,91,358.52
<u>Accrued Interest on Fixed Deposits</u>		
Accrued Interest (Fixed Deposits)	49,17,580.00	37,27,698.00
Accrued Interest (Fixed Deposits) Greater Noida	-	10,04,275.00
Accrued Interest (Fixed Deposits) Mohali Phase-I	-	1,89,397.00
Total	4,91,58,937.52	1,68,45,001.30


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NOTE XV : INCOME FROM SALES / SERVICES

(Amount in ₹)

Particulars	For the year ended on 31st March, 2024	For the year ended on 31st March, 2023
<u>Sale of CGHO Rule Books</u>		
Sale of CGHO Rule Books	2,13,560.00	44,746.00
Total (1)	2,13,560.00	44,746.00
<u>SALE OF TENDER FORMS</u>		
a) Sale of Preq. Tender / Tender Documents	2,80,848.00	-
Total (2)	2,80,848.00	-
<u>3.CANCELLATION CHARGES:</u>		
Cancellation Charges Bhubaneswar Ph-II	-	1,08,461.00
Cancellation Charges Gr. Noida	5,54,889.00	11,60,451.00
Cancellation Charges Chennai Phase-III	8,59,567.00	10,81,997.00
Cancellation Charges Mohali Ph-II	5,06,982.00	1,28,492.00
Cancellation Charges Mohali Ph-II	83,898.00	-
Total (3)	20,05,336.00	24,79,401.00
Grand Total(1+2+3)	24,99,744.00	25,24,147.00


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NOTE XVI : GRANTS / SUBSIDIES

(Amount in ₹)

Particulars	For the year ended on 31st March, 2024	For the year ended on 31st March, 2023
Establishment Grants-In-Aid from Govt of India	10,00,000.00	8,30,000.00
Total	10,00,000.00	8,30,000.00

NOTE XVII : FEES / SUBSCRIPTIONS

(Amount in ₹)

Particulars	For the year ended on 31st March, 2024	For the year ended on 31st March, 2023
<u>APPLICATION FEE:</u>		
Application Fee Chennai Phase-III	21,186.00	19,492.00
Application Fee Greater Noida Phase I	24,152.00	-
Application Fee Mohali Phase I	11,440.00	-
Application Fee Mohali Phase II	79,238.00	424.00
Application Fee Visakhapatnam	3,27,966.00	-
Application Fee Bhubneswar Phase II	-	1,694.00
Application Fee Kolkata Phase III	4,27,119.00	-
Application Fee Chennai Phase II	1,694.00	-
Total	8,92,795.00	21,610.00


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NOTE XVIII : INTEREST

(Amount in ₹)

Particulars	For the year ended on 31st March, 2024	For the year ended on 31st March, 2023
Interest on Savings A/c 18816	4,20,059.00	4,09,448.00
Interest on Employee Loan	37,830.00	30,000.00
Interest on Fixed Deposit (HO-18816)	17,90,024.00	21,48,328.00
Interest SB A/c 518890	41,408.00	34,250.00
Interest SB A/c PNB0131000143753620	86,756.00	68,022.00
Interest on Income Tax Refund	-	4,56,202.00
Total	23,76,077.00	31,46,250.00

NOTE XIX : OTHER INCOME

(Amount in ₹)


Particulars	For the year ended on 31st March, 2024	For the year ended on 31st March, 2023
Misc Income	11,216.00	10,656.58
RTI Fees	40.00	110.00
Maintenance Charges from Allottees	20,81,493.00	-
Administrative charges (Documentation)	16,56,782.00	18,61,549.72
Total	37,49,531.00	18,72,316.30

NOTE XX: ESTABLISHMENT EXPENSES

(Amount in ₹)

Particulars	For the year ended on 31st March, 2024	For the year ended on 31st March, 2023
Pay & Allowances	1,21,80,808.66	1,47,56,651.92
Consultancy (Pay & Allowances)	9,38,621.00	-
Employees Welfare	6,75,225.00	4,97,931.00
Medical Reimbursement	3,52,254.00	3,69,478.00
Gratuity	11,18,392.00	6,76,218.00
LTC Expenses	-	72,400.00
Tution fees	86,067.00	60,532.00
EL Encashment	6,30,457.00	10,56,586.00
Total	1,59,81,824.66	1,74,89,796.92


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NOTE XXI: OTHER ADMINISTRATIVE EXPENSES

(Amount in ₹)

Particulars	For the year ended on 31st March, 2024	For the year ended on 31st March, 2023
Advertisement & Publicity Expenses	1,65,425.00	3,30,006.00
Audit Fee	1,29,210.00	1,29,210.00
Books & Periodicals	1,800.00	490.00
CGHO Rules Books	1,07,164.00	15,515.00
Consultancy / Professional Fee	5,04,000.00	6,65,680.00
Conveyance	1,44,500.00	1,71,557.00
Hindi Promotional Expenses	33,000.00	31,000.00
Prizes & Awards	33,600.00	-
Honarium Awards	15,000.00	10,000.00
Legal Charges	22,950.00	61,281.00
License Fee (Office Premises)	10,31,940.00	10,31,940.00
Meeting Expenses	7,202.00	14,083.00
News Papers & Magazines	7,949.00	3,878.00
Office Expenses	2,96,949.00	1,44,146.32
Postage & Stamps	2,48,531.00	2,73,503.00
Printing & Stationery	3,64,835.00	2,50,353.43
Service & Maintenance	2,00,447.96	5,48,541.27
Telephone & Fax Charges	3,16,889.00	3,18,403.00
Travelling Expenses	3,88,069.00	3,35,346.00
Bank Charges	3,680.72	2,424.00
Internet Service Charges	2,01,455.00	3,12,715.00
Insurance	3,595.00	3,596.00
Misc. Expenses	40,171.52	15,620.00
Accounting & other Software charges	4,46,177.00	67,492.00
Misc. Project Expenses Dehradun	18,536.00	-
Misc. Project Expenses HUDCO Vaishali	52,254.00	-
Goods & Service tax Expenses	69,067.00	-
Interest Paid		
(I) Dehradun	34,332.00	17,166.00
(ii) Nagpur	38,334.00	1,13,860.00
(iii) Patna	57,506.00	44,531.00
(iv) Pune Phase-III	1,08,138.00	1,23,014.00
(v) Thiruvananthapuram	3,433.00	41,197.00
Total	50,96,140.20	50,76,548.02


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**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
6TH FLOOR, `A' WING, JANPATH BHAVAN, JANPATH, NEW DELHI – 110 001**

(Annexed to and forming part of the Income and Expenditure Account
for the year ended on 31st March 2024 and the Balance Sheet as at 31st March 2024)

INFORMATION ABOUT THE SOCIETY

Central Government Employees Welfare Housing Organization (CGEWHO) was established as a Society under the Societies Registration Act 1860, for the purpose of promoting, controlling and coordinating the Construction of dwelling units at various selected stations throughout India, for social welfare of the Central Government Employees and personnel of the Society (serving as all as retired/retiring) on `No-Profit-No-Loss' basis.

22 SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies followed by the organization are stated below:


22.01 Basis of Preparation and Use of Estimates

- a) The financial statements have been prepared on historical cost convention on accrual basis except Saving Bank Interest / interest chargeable/ payable to beneficiaries/ schemes which have been recorded on cash basis. These statements have been prepared in accordance with the generally accepted accounting principles and the applicable accounting standards.
- b) The preparation required adoption of estimates and assumptions that can affect the reported amounts of Revenue and Expenditure and the Assets and Liabilities as well as the disclosure of contingent liabilities. Differences between the actual results and estimates are recognized in the year in which they become known or materialize.

22.02 Revenue Recognition

- a) The Income/Expenditure are shown at net of recovery, wherever there is any recovery, against the respective income/expenses unless stated otherwise. CGEWHO being non-profit autonomous body of Govt. of India constructing dwelling units for government employees on “no profit no loss” basis, the amount/ installment collected from beneficiaries towards cost of houses is treated as capital receipt and likewise expenditure on construction is treated as capital expenditure and shown as project expenses (work in progress). Interest earned on fixed deposits / Saving Bank Accounts of the project funds (installments) are credited to the respective project expenses (work in progress).


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- b) An amount equivalent to 1.5% of the total installments received is credited to contingency reserve fund categorized under Reserve and Surplus at the time receiving the last installment, as per the scheme of CGEWHO, the autonomous body.
- c) Interest payable on Demand Survey accounted for on cash basis and no interest provision for amount remaining unclaimed under Demand survey is provided.

22.03 Fixed Assets

Fixed assets are capitalized at their original cost of acquisition including taxes, duties, freight and other incidental expenses relating to acquisition and installation of the concerned assets and are stated at their original cost less depreciation charged there on.

22.04 Depreciation

Depreciation on fixed assets is provided on written down value method in the manner and at the rates prescribed under the Income Tax Act, 1961.


22.05 Cash and Cash Equivalent

Cash and Cash equivalent comprise of cash balances, balances with banks and term deposits with banks. The Society considers all these as highly liquid investments with the remaining maturity at the date of purchase of twelve months or less and that are readily convertible to known amounts of cash.

22.06 Impairment of Assets

The Society assesses, at each Balance Sheet date, whether there is any indication that an asset may be impaired. If any such indication exists, the society estimates the recoverable amount of the asset. If such recoverable amount of the asset or recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The deduction is treated as an impairment loss and is recognized in the Income and Expenditure account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost.


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22.07 Investments

Investments are either classified as current or non-current on Management's intention. Current investments are carried at lower of cost and quoted/fair value. Non-Current investments are carried at cost less provisions recorded to recognize any decline, other than temporary, in the carrying value of each investment.

22.08 Inventories**(A) Land**

The land value includes payment made for purchase of land, interest paid thereon and holding cost, i.e. interest allocated on lands held during the year. Lease expenses, where ever Land is taken on long term lease for project, the lease expenses are included in cost of land.

(B) Project Expenses (Work in progress)

The project expenses (work in progress) include land cost in case of turnkey as well as other projects, contractor's payment, material purchased for its constructions, advances to contractors and other suppliers, finance cost and other overheads allocated to the projects as per the policy and practice of the society. Interest earned on bank deposits of project funds are treated as capital receipts and the Project Expenses (WIP) are stated at net of such interest income of the project.

22.09 Employee Benefits

Employee benefits such as salaries, allowances, non-monetary benefits under defined contribution plans such as provident and other funds, which fall due for payment, are charged as expense to the Income and Expenditure Account in the period in which the service is rendered. The provision for terminal benefits like gratuity and leave encashment are accounted as per actuarial valuation calculated in accordance with AS-15.

22.10 Leases

Leases where the lessor effectively retains substantially all the risks and benefits of ownership of the leased term, are classified as operating leases. Operating lease payments are recognized as an expense in Income & Expenditure account.

22.11 Income Tax

Income Tax and Deferred Tax Asset/Liability has not been recognized, due to the exemption available to the Society under Sections 11 and 12 of the Income Tax Act 1961.


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22.12 Provisions, Contingent Liabilities and Contingent Assets

A provision is recognized when the society has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made. Provisions are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are not recognized in the Financial Statements. Contingent Asset is neither recognized nor disclosed in the Financial Statements.

22.13 Capital Reserve fund, Contingency Reserve Fund and Reserve Fund Interest

Capital Reserve Fund represents accumulation of notional interest amount @6% charged on the corpus fund as per past practice of the organization and the same is utilized for procurement of new lands. The Contingency Reserve Fund represents accumulation of 1.5% of the total cost of DUs to meet unprovided/un-foreseen expenditures in line with the approval of the Competent Authority. The Reserve Fund Interest represents accumulation of certain % of equalization charges received from the allottees on account of delay in payment etc and the same is utilized to meet the cost incurred on account of any compensation awarded by any Hon'ble Court of Law.

22.14 Other Accounting Policies

- a) Accounting Policies not specifically referred to otherwise are consistent with generally accepted accounting principles in India.
- b) During the present reporting period there is no change in accounting policy from the previous year.

23 NOTES TO ACCOUNTS

23.01 Previous year's figures have been regrouped/rearranged wherever found necessary to make them comparable with current figures.

23.02 Interest @ 5% p.a. subject to applicable tax deduction is paid to those beneficiaries who remain on waiting list for a minimum period of one year and are not allotted the house.


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23.03 Material purchased (Cement and Steel) for the Chennai Phase III project have been invoiced to contractor at recovery rate for which recoveries are made from the contractor's bills at rates fixed as per the contract agreement.

23.04 Value of Project Expenses (WIP)

- a) The Project expenses (WIP) on those projects that have been handed over to the beneficiaries have been adjusted against the installments received from such beneficiaries to give true and fair view of the WIP of ongoing projects. The surplus/ deficit arising from projects completed and handed over is yet to be adjusted in the WIP due to non-determination of final project cost and the reconciliation of installments in respect of such handed over dwelling units. After such adjustment, the project expenses (WIP) at the year-end are stated at ₹ 1490.94 Crores (PY ₹ 1377.98 Crores).
- b) The Value of Project Expenses (WIP) includes the land cost in case of turnkey projects as well as other projects, contractor' payment, material purchased, finance cost and overheads allocated to the projects.
- c) The Organization has made a provision of ₹ 7.71 crores on account of project expenses this year (PY ₹ 9.38 Crores) to comply with accrual system of accounting.
- d) Lease expenses, where ever Land is taken on long term lease for housing project, the lease expenses are included in cost of land/ Project expenses.

23.05 Impact of Pending litigations

Contingent liabilities arising out of various litigations are estimated at ₹ 8.19 Crores (PY ₹ 7.53 Crores) are not recognized in the financial statements as management does not foresee any liability arising there from.

23.06 Capital Grant

During the year under report, the organization did not receive any Capital Grant from Govt. of India. However, The Society had received capital grant from the Govt. of India in previous years for investment in land and projects which is shown under the head "Corpus/Capital Fund" in the Balance Sheet. The amount received has been used for the specified purpose for which it was given. The accruals thereon have been included in Capital Reserve under the Head "Reserve and Surplus".


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23.07 Foreign Currency Transactions	FY 2023-24 NIL	FY 2022-23 NIL
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23.08 DISCLOSURE WITH RESPECT TO EMPLOYEES BENEFIT

Defined Contribution Plans	As at 31st March, 2024 Amount in ₹	As at 31st March, 2023 Amount in ₹
(A) Contribution to Provident Fund	12,63,391	16,34,621
(B) Gratuity		
Opening balance of provision	2,99,00,701	3,14,90,979
Add: Provision during the FY	43,13,069	28,54,794
Total	3,42,13,770	3,43,45,773
Less: Paid during the FY	12,00,000	44,45,072
Closing balance of provision	3,30,13,770	2,99,00,701
(C) Earned Leave		
Opening balance of provision	2,18,43,516	2,49,11,723
Add: Provision during the FY	24,31,352	25,68,602
Total	2,42,74,868	2,74,80,325
Less: Paid during the FY	22,71,793	56,36,809
Closing balance	2,20,03,075	2,18,43,516

The organization has made the provision for terminal benefits like Gratuity and Earned Leaves per actuarial valuation calculated in accordance with AS-15.

23.09 Dues to Micro, Small & Medium Enterprises

Based on the information available with the management, there are no dues outstanding to micro, small and medium enterprises who have registered themselves under the Micro, Small and Medium Enterprises Development Act 2006 (MSMED, 2006) as at Balance sheet date. Further, no interest during the year has been paid or is payable in terms of the MSMED Act, 2006.

23.10 A provision for notional interest @ 6% on the amount of Capital Grant (received from the Govt of India initially) has been made and credited to Capital Reserve Account and such amount has been allocated to the various lands on which project has not yet commenced and the amount of this capital grant has been used to finance these lands.


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23.11 Inventories

The projects at Ahmedabad, Kharghar, Chandigarh, Gurgaon Phase-I, Gurgaon Phase-II, Pune Phase-I, Pune Phase-II, Mohali Phase-I & II, Kolkata Phase-II, Jaipur Phase-II and Bhubaneswar Phase-I & II has been completed, the accounts of the projects could not be finalized due to pending possession (not taken by some beneficiaries) / final costing/ processing of final bills of contractors / pending registration of title deeds in favour of beneficiaries and court cases pending before different courts. The following Dwelling units and parking are remained unsold as at Balance Sheet date:

Inventory as on 31.03.2024				
S.No.	Name of Project	Scooter Parking	Car Parking	DU's/Shops/Other
		Closing Balance	Closing Balance	Closing Balance
1	Mohali Phase -1	-	28	9
2	Mohali Phase -2	-	-	24
3	Bhubaneshwar Phase -1	-	8	-
4	Bhubaneshwar Phase -2	-	2	-
5	Chennai Phase -2	-	37	-
6	Jaipur Phase -2	-	172	1
7	Kharghar	118	2	-
8	Pune Phase-2	3	-	-
9	Panchkula Phase-2	49	-	-
10	Lucknow	4	-	-
11	Greater Noida (Phase -I)	-	458	5 Dus Flat + 1 Shop + 1 Nursery School
12	Gurugram Phase-1 (Sector 56)	18	-	-
13	Gurugram Phase-2 (Sector-56)	15	-	-

23.12 The excess of expenditure over income during the year has been charged as CGEWHO overheads to the running projects during the year in the ratio of total expenditure incurred on these projects as per the policy of the organization.

23.13 There is no transactions with the related parties as contemplated in AS-18 related to Accounting Standard issued by the Institute of Chartered Accountants of India with respect to "Related Party Disclosures".


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- 23.14** ₹ 2.92 crores (PY ₹ 17.89 Crores) credited to bank accounts of the organization on account of installments from beneficiaries/Other reasons, is unreconciled as on 31/03/2024 due to non-availability of beneficiaries' details. However, efforts are being made to reconcile the same at the earliest.
- 23.15** There are projects wherein expenditure is more than the collections and there are projects wherein collections are more than the expenditure. Thus, the funds of the surplus projects automatically got employed for financing the deficit project. Finance Cost adjustment between inter projects has been made in such cases and credited/debited to the project as per the policy of the society.
- 23.16** With reference to Accounting Policy 22.02 and 22.13, amount/instalment collected from beneficiaries towards cost is treated as capital receipt and likewise expenditure made on account of construction is treated as capital expenditure. This methodology is consistently applied as past practice by the society being a non-profit organization working on “no profit no loss” basis. It does not have any financial impact on autonomous body.
- 23.17** In certain projects, the completion certificates obtained and possession of Dwelling Units has been handed over to the allottees, but the same have been shown as W.I.P. due to various reasons for which finalization of the projects is pending.
- 23.18** Interest on employee's loan has been charged and provided for as income of the year in which last installment of principal amount is fully recovered/repaid as per GOI rules.
- 23.19** In the opinion of the management all the known liabilities have been provided for except otherwise stated. As on the date of Balance Sheet contingent liabilities arising out of litigations with beneficiaries are estimated at ₹ 8.19 Crores (PY ₹ 7.53 Crores) and management not anticipating for any additional provision towards contingent liabilities on account of litigation as the Society is of the view that ultimate outcome will be in the favour of the organization. However, if any contingent liability is crystalized, the same will be accounted for with the approval of the management, in case there is any deficiency in the project. Further, status of the different court cases / Consumer courts / Arbitration etc will be confirmed with relevant courts with the help of the legal department and concerned advocate and if there is any further liability or contingent liability arises under the process, the same will be accounted for accordingly.
- 23.20** Suspense/Stale Cheque/Sundry Payable/ Amount refundable/Demand Survey:

In the absence of the documents/information from the concern beneficiaries/applicants, the amount is lying in the accounts and the same pending for adjustment and same will be paid on receipt of required documents.


(Benny George)
Acct. Supervisor
CGEWHO


(Sanjeev Anand)
Asst. Accounts Officer
CGEWHO


(R.K. Jaiswal)
Director (Fin)
CGEWHO


(Dinesh Kapila)
Chief Executive Officer
CGEWHO



23.21 TDS recoverable:

The amount lying under this head is Income Tax TDS deducted by the allottees and the same is recoverable from the Income Tax Department. The follow-up is being made from the department as per the provision of Act.

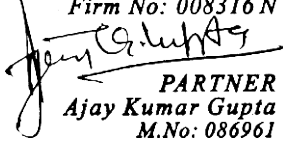
23.22 Balances under the Heads Sundry Creditors/EMD/Retention Money, Advances, Members Instalments are in accordance with the books of accounts and are subject to the confirmation with respective parties and in the opinion of the management, the realizable value of the current assets, loans and advances is not less than the amounts stated in the Balance Sheet. Further some confirmations from sundry creditors/contractors/retention money have been made in case of running projects.

23.23 Note no. 1 to 23 form an integral part of financial statements for the financial year 2023-24.

**For and on behalf of Central Government
Employees Welfare Housing Organization**

As per our report of even date attached
For M/s Gupta Kuchhal & Co
Chartered Accountants
Firm Registration No.: 008316N

Place: New Delhi
Date: 07.08.2024

For GUPTA KUCHHAL & CO.
Chartered Accountants
Firm No: 008316N

PARTNER
Ajay Kumar Gupta
M.No: 086961


(Benny George)
Acct. Supervisor
CGEWHO


(Sanjeev Anand)
Asst. Accounts Officer
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(R.K. Jaiswal)
Director (Fin)
CGEWHO


(Dinesh Kapila)
Chief Executive Officer
CGEWHO

FOUNDATION STONE LAYING OF KOLKATA PH-III PROJECT **Date- 16th September 2023**



Lots of Draw of Kolkata Phase-III Housing Project held on 17th January 2024



Lots of Draw of Kolkata Phase-III Housing Project Date- 17th January 2024





Senior Executives, CGEWHO



Dinesh Kapila
Chief Executive Officer



Gagan Gupta
Director (Technical & Administration)



R. K. Jaiswal
Director (Finance)



Ashok Kumar
Deputy Director (Admin.)



Roshan Kishore
Assistant Director (Admin.)

COMPLETED PROJECTS



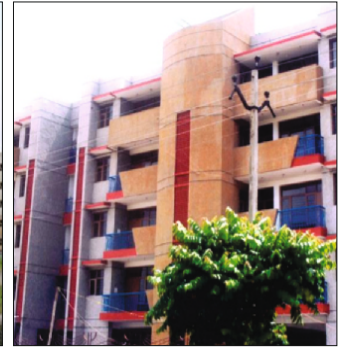
Ahmedabad : 310 DUs
Completion Year : October, 2005



Jaipur, Ph-I : 184 DUs
Completion Year : October, 2005



Hyderabad, Ph-II : 178 DUs
Completion Year : February, 2006



Panchkula, Ph-II : 240 DUs
Completion Year : July, 2006



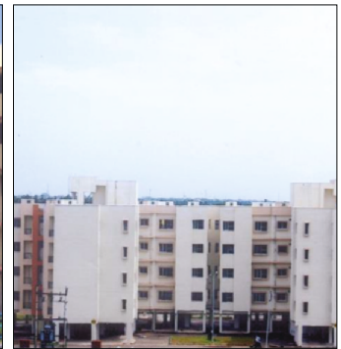
Noida, Ph-V : 576 DUs
Completion Year : March, 2007



Lucknow : 130 DUs
Completion Year : August, 2008



Pune, Ph-II : 148 DUs
Completion Year : December, 2008



Chennai, Ph-II : 572 DUs
Completion Year : February, 2012



Jaipur, Ph-II : 572 DUs
Completion Year : March, 2012



Hyderabad, Ph-II : 380 DUs
Completion Year : October, 2012



Mohali, Ph-I : 603 DUs
Completion Year : April, 2013



Bhubaneswar, Ph-I : 256 DUs
Completion Year : January, 2013



Meerut, Ph-I : 90 DUs
Completion Year : December, 2013



Kolkata, Ph-II : 582 DUs
Completion Year : November, 2014



Bhubaneswar, Ph-II, 240 DUs
Completion Year : November, 2018

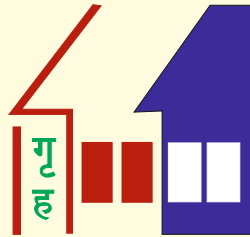


Mohali, Ph-II : 615 DUs
Completion Year : 2016



Greater Noida Ph-I, 1794 DUs
Completion Year: October 2022

CHENNAI PHASE- III



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

(An ISO 9001 : 2015 Organisation)

Sixth Floor, A Wing, Janpath Bhavan, Janpath, New Delhi-110001