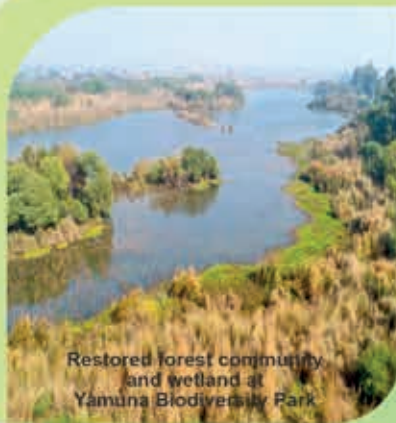




# DELHI DEVELOPMENT AUTHORITY

(Ministry of Housing & Urban Affairs)



## ANNUAL AUDITED ACCOUNTS of Delhi Development Authority 2021-22



**SEPARATE AUDIT REPORT  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**





## Separate Audit Report of the Comptroller and Auditor General of India on the Accounts of the Delhi Development Authority for the year ended 31 March 2022

1. We have audited the attached Balance Sheet of Delhi Development Authority (DDA) as at 31 March 2022 and the Income and Expenditure Account and Receipt and Payment Account for the year ended on that date under Section 19 (2) of the Comptroller and Auditor General (Duties, Powers and Conditions of Services) Act, 1971 read with the provisions of Section 25 (2) of the Delhi Development Act, 1957. These financial statements are the responsibility of the DDA management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. This Separate Audit Report contains the comments of the Comptroller and Auditor General of India ( CAG ) on the accounting treatment only with regard to classification, conformity with the best accounting practices, accounting standards, disclosure norms etc. Audit observations on financial transactions with regard to compliance with the Laws, Rules and Regulations (Propriety and Regularity) and efficiency-cum-performance aspects, etc., if any, are reported through Inspection Reports/CAG's Audit reports separately.
3. We have conducted our audit in accordance with applicable rules and the auditing standards generally accepted in India. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements. Our audit includes examination, on a test basis, evidence supporting the amounts and disclosure in the financial statements. Our audit also includes assessing the accounting policies used and significant estimates made by the management, as well as evaluating the overall presentation of financial statements. We believe that our audit provides a reasonable basis for our opinion.
4. Based on our audit, we report that:
  - (i) We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit:
  - (ii) DDA has prepared the accounts in the format as indicated below:
    - a) Balance Sheet, Income and Expenditure Account and Receipts and Payments Account in respect of General Development Account prepared under Uniform Format of Accounts prescribed by the Government of India, Ministry of Finance.
    - b) Balance Sheet, Income and Expenditure Account and Receipts and Payments Account in respect of Nazul-I prepared under DDA (Budget & Accounts) Rules, 1982.
    - c) Receipts and Payments Account in respect of Nazul-II prepared under DDA (Budget & Accounts) Rules, 1982.
  - (iii) In our opinion, proper books of accounts and other relevant records have been maintained by DDA as required under Section 25 (1) of the Delhi Development Act, 1957 in so far as it appears from our examination of such books.
  - (iv) We further report that:

### A. Nazul-I

#### Balance Sheet

#### Assets

#### Sundry Debtors - ₹ 105.91 crore (Schedule D)

DDA is authorized to collect damage charges with interest under section 7 of the Public Premises (Eviction of Unauthorized Occupants) Act, 1971 from unauthorized occupants of Government Land placed at the disposal of the erstwhile Delhi Improvement Trust through the 'Nazul Agreement.' However, despite being repeatedly commented



upon since 2018-19, DDA has not calculated the amount recoverable as damage charges for the year 2021-22.

**B. Nazul-II.****1. Receipts and Payments Account****Other Miscellaneous Receipts – ₹ 57.64 crore**

Details of ₹ 57.64 crore booked under other Miscellaneous Receipts were not clearly identifiable with property concerned nor was the same reconciled. Further, the booking of such huge amount under Miscellaneous Receipts without any details necessitates review in DDA. In the absence of details/ reconciliation, the Miscellaneous Receipts of ₹ 57.64 crore could not be vouchsafed in audit. The issue was also highlighted in 2019-20 and 2020-21.

**2. Non-preparation of Balance Sheet and Income & Expenditure Account**

Nazul-II relates to large scale acquisition, development and disposal activities of land by DDA on behalf of Government of India. In respect of Nazul-II accounts, DDA had prepared Receipts & Payments Account only. Resultantly Assets & Liabilities and Income & Expenditure of Nazul-II accounts have not been depicted in the financial statements.

Audit is repeatedly commenting upon non-preparation of Balance Sheet and Income and Expenditure Account for Nazul-II since 2012-13. However, no corrective action has been taken so far.

**C. General Development Account****1. Non-preparation of accounts as per Uniform Format of Accounts**

The Authority has stated under item No. 3 of Significant Accounting Policies (Schedule N) that financial statements of General Development Account is prepared in the Common Format of Accounts prescribed by the Government of India, Ministry of Finance for Central Autonomous Bodies. However, the statement is factually not correct in view of the issues highlighted below:

- i. As per Uniform Format of Accounts, Investments -from Earmarked/Endowment Funds and Investment others should be shown separately. However, investment in Government Securities amounting to ₹ 1134.63 crore pertaining to Reserve Fund Investment was included under Current Assets, Loans & Advances (Schedule F).
- ii. As per Uniform Format of Accounts, the Investment in Government Securities should be disclosed at cost/book value, however, difference between such value and market value should be given in notes to Balance Sheet. Audit noticed that the difference was not disclosed in notes to accounts.

**2. Balance Sheet****Liabilities****2.1 Other Liabilities****Advances from allottees of various DDA Housing Schemes – ₹ 591.85 crore****Advances from allottees-Ministry of Rehabilitation Land – ₹ 0.62 crore**

DDA has recognized ₹ 591.85 crore as 'Advances from Allottees of various DDA Housing schemes' and ₹ 0.62 crore as 'Advances from Allottees- Ministry of Rehabilitation Land' under the head Other Liabilities (Schedule C). In this regard, allottee-wise details of advances received from the allottees, date of receipt thereof and current status of the allotment is not available with DDA except for ₹ 135.78 crore being the amount received from Delhi Police on account of sale of MIG houses in Narela. In the absence of above details, audit was unable to draw an assurance as to the correctness of balance amount of ₹ 456.69 crore under the head 'Advances from allottees of various DDA

Housing schemes and Advances from Allottees-MOR Land'. The issue was commented upon by Audit during the year 2019-20 and 2020-21 also, however, no corrective action has been taken by the management.

### Assets

#### 2.2 Capital Work in Progress- ₹ 9.89 crore

- 2.2.1 The above amount was understated by ₹ 1.48 crore [₹ 0.49 crore (₹ 3.27\*0.15) + ₹ 0.99 crore (₹ 6.63\*0.15)] due to non-consideration of 15 per cent overhead charges.
- 2.2.2 The above includes ₹ 3.27 crore (excluding overhead charges of ₹ 0.49 crore) being the cost pertaining to Community Hall-cum-Reading room at village Tehkhand. Though the work of community Hall was completed on 28 August 2015, the same was not capitalized. This has resulted in overstatement of capital Work in Progress by ₹ 3.27 crore, understatement of Fixed Assets by ₹ 1.80 crore and understatement of depreciation as well as Deficit by ₹ 1.96 crore.
- 2.2.3 The above includes ₹ 6.63 crore (excluding overhead charges of ₹ 0.99 crore) being the cost incurred towards Supply and Installation of Central Air-conditioning system at Vikas Sadan Building. Though the work was completed and completion certificate issued on 09 March 2022, however, the same was not capitalized as on 31 March 2022. This has resulted in overstatement of Capital Work in progress by ₹ 6.63 crore, understatement of Fixed Assets by ₹ 7.24 crore and understatement of Depreciation as well as Deficit for the year by ₹ 0.38 crore.

#### 2.3 Current Assets, Loans & Advances (Schedule F) — ₹ 18760.17 crore

##### Sundry Debtors — ₹ 479.59 crore

Note No. 11 of the Notes forming part of the Accounts (Schedule O) disclosed that party-wise and age-wise details of Sundry Debtors as on 31 March 2022, duly reconciled was not readily available. DDA was not maintaining party wise and age-wise breakup of debtors (except for Water Charges of ₹ 251.11 crore); as such audit was unable to draw an assurance as to the authenticity, existence and recoverability of Sundry Debtors amounting to ₹ 228.48 crore. Mere disclosure in Notes to Accounts that debtors had not been reconciled, was not sufficient. Even though this point was repeatedly raised in the previous SARs since 2013-14. DDA has not been able to maintain party wise and age-wise details of sundry Debtors till date.

### 3. Income and Expenditure Account

#### Establishment & Administration (Schedule K)

##### Establishment Expenses

##### Contribution to New Pension Scheme ₹ 13.10 crore

The employer's share of contribution for central Govt. NPS subscribers was enhanced from 10% to 14% w.e.f. 01.04.2019 and was applicable to the employees of Central Autonomous Bodies also.

As against ₹ 6.22 crore required to be provided on account of enhancement in the rates of employer's contribution for the period from 2019-20 to 2021-22 as furnished by the Authority, an amount of ₹ 3.40 crore only was provided in the accounts resulting in short provision to the extent of ₹ 2.82 crore. Non- provision for the same resulted in understatement of liability towards Employer's contribution to NPS and deficit by ₹ 2.82 crore. Further, the Authority did not make available the details in respect of two units and details of remittance of employer's contribution as well as recoveries made from the employees towards NPS into trustee bank account. In the absence of the same, the exact amount of short provision as well as liability, if any, towards interest on account of delayed remittance could not be quantified.

### 4. Significant Accounting Policies (Schedule-N)

#### 4.1 Inventories (Item No. 6)

As per item No. 6 of Significant Accounting Policy (Schedule N), inventories are valued at lower of cost or Net Realizable Value (NRV). Para 25 of Accounting Standard-2 relating to 'Valuation of Inventories' stipulates that an assessment is to be made of NRV at each Balance Sheet date. No such assessment of NRV has been



conducted by DDA. This has resulted in violation of AS-2 and Significant Accounting Policy No.6. Further, non-valuation of inventories was not suitably disclosed in the notes forming part of the accounts.

The issue was commented upon by Audit during the year 2019-20 and 2020-21 also, however, no corrective action has been taken by the management.

#### **4.2 Provisions, Contingent Liabilities and Contingent Assets**

Para 24 of Accounting Standard-1 relating to 'Disclosure of Accounting Policies' states that all significant accounting policies adopted in preparation and presentation of financial statements should be disclosed. Though various accounting policies were disclosed in financial statements for the year 2021-22 by DDA, accounting policy on 'Provisions, Contingent Liabilities and Contingent Assets' was not disclosed in the financial statements. The issue was highlighted during the years 2019-20 & 2020-21 ; however, no corrective action has been taken by the management.

### **5 Notes to Accounts (Schedule O)**

#### **5.1 Employee Benefits —Note No. 4**

It is stated in Note 4 (ii) that the Authority got actuarial valuation of its pension liability as on 31.03.2022 of ₹ 7541.97 crore and an amount of ₹ 529.84 crore pertains to current year. However, it was observed that in contravention of Pension Trust Deed, the DDA was not fulfilling its obligation to transfer the funds to Pension Trust, as calculated by the Actuary. The statement showing year-wise contribution to Pension Trust by DDA and shortfall is given as under:

(₹ in crore)

	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
Pension liability amount computed by Actuary	559.01	623.49	508.72	529.84
Amount transferred by DDA	99	208	235	259.10
Shortfall	460.01	415.49	273.72	270.74

Thus from the above, it is depicted that the shortfall in remittances to Pension Trust has increased from ₹ 460.01 crore in 2018-19 to ₹ 1419.96 crore in 2021-22. Hence, the Note was incomplete since the fact that there was shortfall in remittance to Pension Trust Fund has not been disclosed. This issue was also highlighted during the year 2020-21, however, no corrective action has been taken by the management.

#### **5.2 Earmarked Funds — Note no. 9**

5.2.1 As per note no. 9 (i), the Urban Development Fund for the year ended 31 March 2022 was ₹ 4997.87 crore. Against this fund, the total investment is of ₹ 4771.24 crore (comprise of investment of ₹ 4701.69 crore, bank balances of ₹ 2.38 crore and accrued interest of ₹ 67.17 crore). However, as per Schedule E - Assets of Earmarked/Endowment Funds, the total investment is mentioned as ₹ 4771.36 crore (comprise of ₹ 3363.89 crore invested in State Government Securities, ₹ 1337.78 crore invested in Fixed Deposits, ₹ 2.38 crore in savings bank accounts and interest accrues on Investments of ₹ 67.31 crore). Thus, there is a difference of ₹ 0.12 crore, needs to be reconciled.

5.2.2 As per Note 9 (vi) forming part of the accounts, EWS Housing Reserve balance as on 31 March 2022 was ₹ 570.43 crore does not match with Schedule B Earmarked/Endowment Funds, as per which the balance of EWS Housing Reserve was ₹ 323.78 crore. Thus, the difference of ₹ 246.65 crore needs to be reconciled.

5.2.3 As per Note 9 (vi) forming part of the accounts, the balance of inventories as on 31 March 2022 was ₹ 3012.62 crore which does not match Schedule E, as per which the balance of inventories was ₹ 2753.67 crore. Thus, the difference of ₹ 258.95 crore needs to be reconciled.

#### **D Management Letter**

Deficiencies, which have not been included in the Separate Audit Report, have been brought to the notice of the Vice-Chairman, DDA through a Management Letter issued separately for remedial/corrective action.





- (v) Subject to our observations in the preceding paragraphs, we report that the Balance Sheet and Income & Expenditure Account/Receipt & Payment Account dealt with by this report are in agreement with the books of accounts.
- (vi) In our opinion and to the best of our information and according to the explanation given to us, the said financial statements read together with the Accounting Policies and Notes on Accounts, and subject to significant matters stated above and other matters mentioned in Annexure to this Audit Report gives a true and fair view in conformity with the accounting principles generally accepted in India.
  - a) In so far as it relates to the Balance Sheet, of the state of affairs of Delhi Development Authority as at 31 March 2022; and
  - b) In so far as it relates to the Income & Expenditure Account, of the deficit for the year ending on that date.

**For and on behalf of the  
Comptroller and Auditor General of India**

**Sd/-  
(Atoorva Sinha)  
Principal Director of Audit (Infrastructure)  
New Delhi**

**Place: New Delhi**

**Dated: 09.11.2022**

**Annexure to Separate Audit Report on the Accounts of Delhi Development Authority for the year 2021-22****1. Adequacy of Internal Audit System**

The Internal Audit of Delhi Development Authority (DDA) is being conducted by its own Internal Audit Wing. Out of the 216 auditable units under the administrative control of Internal Audit Wing, 52 units were planned for internal audit during the F.Y. 2021-22, out of which only 21 units could be audited during the year. Thus, the scope of internal audit was not commensurate with the size of the organization. Further, there is 21,387 outstanding paras to be settled as on 31 March 2022.

**2. Adequacy of Internal Control System**

Internal control needs to be further strengthened, especially in regard of the following:

- (i) There is no approved Whistle Blower Policy in DDA. Whistle Blower Policy is required to be formulated to enable all employees to raise their concerns against any malpractice such as immoral, unethical conduct, fraud, corruption, potential infractions of the Code of Conduct of the Authority. Such a policy is also required as it outlines the reporting procedure and investigation mechanism to be followed in case an employee blows the whistle for any wrong-doing in the entity.
- (ii) There is no Operational, Financial and Accounting Manual or Standard Operating Procedures for effective accounting and control.
- (iii) There are no prescribed, documented or approved Key Performance Indicators (KPIs).
- (iv) There is no risk assessment policy of DDA.
- (v) There is no approved fraud detection and prevention policy of DDA.
- (vi) DDA has not prepared flow chart listing steps in various operations, procedures and activities which were specific to its working.
- (vii) Interest earned amounting to ₹ 1.56 crore on the Investment of Urban Development Fund placed in Fixed Deposits with Karnataka Bank, Punjab National bank and Axis bank, which matured during February 2022 was not considered in the accounts depicting lack of internal control.

**(viii) Non-Preparation of accounts on accrual basis**

There are seven Central Accounting Units (CAU), namely CAU (North Zone), CAU (South Zone), CAU (East Zone), CAU (Dwarka), CAU (Rohini), CAU (P&CWG) and CAU (Sports). In addition, there are seven accounting units other than CAU viz. Cash (Main), Cash (Housing), Staff Benefit Fund, Medical, Bhikaji Cama Place, PAO and UTTIPEC. The DDA basically follows the CPWD pattern of preparation of monthly accounts at CAU level. The monthly accounts rendered by the CAUs are posted in the Classified and Consolidated abstracts at headquarter level. The accounts are finalized by conversion of cash basis accounts to an accrual basis by the Tax Consultant passing adjustment entries at the year end. Thus, DDA does not record its transaction on an accrual basis as and when these transactions take place. Immediate steps are warranted for implementation of some tailor-made accounting software system which may help in streamlining accounting of DDA. This shows lack of internal control and poor monitoring by DDA. This comment was also raised during the year 2020-21, however, no corrective action has been taken by the management.

**(ix) GDA - Suspense Account – ₹ 13.19 crore**

A reference is invited to comment no. 2(xi) & 2(ix) of Annexure to SAR on the Financial Statement of DDA for the F.Y. 2019-20 and 2020-21 respectively, wherein the issue of non-reconciliation of Suspense A/c was pointed out. It was, however, noticed that an amount of ₹ 13.19 crore (Previous Year



₹ 12.07 crore) is still reflected under the 'Suspense Account' as on 31 March 2022. Corrective steps need to be taken in this respect by DDA.

( x ) **Lack of Internal control and poor monitoring resulted in non-submission of monthly details of encroachment on land.**

DDA Vide order dated 27 September 2018 issued guidelines regarding procedure & mechanism for land protection in DDA, which inter alia stated that the Superintendent Engineer (S.E.) concerned shall submit a detailed report in the prescribed proforma indicating number of encroachments detected/reported, number of cases initiated for demolition, number of cases approved, and demolition programme executed during each month in prescribed proforma. However, Audit noticed that no monthly reports were prepared by the concerned officials. This shows non adherence of DDA guidelines on encroachment. This issue was also highlighted during the year 2020-21. However, no corrective action has been taken by the management.

(xi) **GDA - Other Liabilities – ₹ 20.92 crore**

Details of creditors for an amount of ₹ 20.92 crore were not available with the Authority and as such the balances have also not been confirmed. This shows lack of Internal Control and improper maintenance of records also.

**3. System of Physical Verification of Inventory**

As per Rule 213(2) of General Financial Rules, 2017 a physical verification of all the consumable goods and materials should be undertaken at least once a year and discrepancies, if any, should be recorded in the stock register for appropriate action by the competent authority. In this regard, DDA has considered certificate of physical verification confirming physical existence as provided by its units, however, item-wise physical verification report of all the inventory was not furnished to Audit, in the absence of which Audit is unable to draw an assurance in respect of the authenticity of inventory shown in the Balance sheet.

**4. Regularity in payment of Statutory dues**

No shortcomings in payment of Statutory dues were noticed during audit.

**5. System of Physical verification of Fixed Assets**

As per Rule 213(1) of General Financial Rules, 2017, the inventory of fixed assets shall ordinarily be maintained at site. Fixed assets should be verified at least once in a year and the outcome of the verification recorded in the corresponding register. In this regard, DDA has considered certificate of physical verification confirming physical existence as provided by its units, however, item-wise physical verification report of all the Fixed Assets was not furnished to audit, in the absence of which audit is unable to draw an assurance in respect of the authenticity and existence of Fixed Assets shown in the Balance sheet.



**ANNUAL ACCOUNTS  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**



**GENERAL DEVELOPMENT ACCOUNTS  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**







**DELHI DEVELOPMENT AUTHORITY**  
**GENERAL DEVELOPMENT ACCOUNT**  
**BALANCE SHEET AS AT 31<sup>st</sup> March-2022**

(Amount INR in crores)

PARTICULARS	SCHEDULE	AS AT	AS AT
		31-March-2022	31-March-2021
<b>CORPUS/CAPITAL FUND AND LIABILITIES</b>			
Reserves & Surplus	A	9,028.71	9,462.61
Earmarked/Endowment Funds	B	6,200.71	6,438.55
Current Liabilities & Provisions	C	12,130.49	10,645.81
<b>TOTAL</b>		<b>27,359.91</b>	<b>26,546.97</b>
<b>ASSETS</b>			
Fixed Assets	D	160.44	174.35
Capital Work in Progress		9.89	9.89
Assets of Earmarked/Endowment Funds	E	8,429.41	8,653.71
Current Assets, Loans & Advances	F	18,760.17	17,709.03
<b>TOTAL</b>		<b>27,359.91</b>	<b>26,546.97</b>
<b>SCHEDULES FORMING PART OF FINANCIAL STATEMENTS</b>	A-P		
Statement Showing Closing Balance of Cash and Bank	M		
Significant Accounting Policies	N		
Notes To Accounts	O		
Statement Showing Closing Balance of Investments	P		

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT**

**INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

PARTICULARS	SCHEDULE		FOR THE YEAR ENDED 31 MARCH 2022		FOR THE YEAR ENDED 31 MARCH 2021
<b>INCOME</b>					
Income from Sales/Services	G		803.40		1,176.42
Income from Investments	H		87.30		120.89
Other Income	I		155.67		222.70
Increase/(Decrease) in Stock & Works - EWS	J-1		309.61		244.88
Increase/(Decrease) in Stock & Works - Others	J.2		1,070.18		968.29
<b>Gross Total</b>			<b>2,426.16</b>		<b>2,733.18</b>
<b>Income pertaining to EWS</b>			320.92		298.11
<b>Total Income</b>			<b>2,105.24</b>		<b>2,435.07</b>
<b>EXPENDITURE</b>					
Development & Construction Expenses					
- Land and related works		0.76		1.58	
- Specified housing scheme - EWS Houses		304.76		269.68	
- Other Housing Schemes		1,516.95		1,423.66	
- Other Development Expenditure		12.45		13.25	
- Arbitration cases settled		42.11		7.44	
- Commercial Estate		11.75	1,933.78	0.01	1,715.62
Maintenance of properties			111.42		120.29
Establishment & Administration	K		436.23		490.43
Interest to Nazul II			284.36		251.42
Depreciation	D		17.21		17.27
<b>Gross Total</b>			<b>2,783.00</b>		<b>2,595.03</b>
<b>Expenditure pertaining to EWS</b>			304.76		269.68
<b>Total Expenditure</b>			<b>2,478.24</b>		<b>2,325.35</b>
<b>Excess of Income over Expenditure before prior period Items &amp; Extraordinary Items</b>			<b>-373.00</b>		<b>109.72</b>
<b>Extraordinary Items</b>					
Income tax expense					2,102.56
<b>Prior Period Income/(Expenditure) - EWS</b>	L				
<b>Prior Period Income/(Expenditure)</b>			<b>-6.58</b>		<b>3.52</b>
<b>Excess of income over expenditure for the year after Extraordinary Items</b>			<b>379.58</b>		<b>-1,989.32</b>

Sd/-

AO(A/Cs Main)/Consultant

Sd/-

Dy CAO(A/cs)

Sd/-

Dir. (Fin)/Consultant

Sd/-

Chief Accounts Officer

**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

Head of Account	RECEIPTS			PAYMENT		
	2021-22	2020-21	Head of Account	2021-22	2020-21	
<b>Opening Balance</b>						
Cash in Hand	0.06	0.27	<b>Administration &amp; Establishment</b>	278.99	290.23	
Balance in Saving Accounts	1,526.96	2,092.41	Less: Amt. Recovered from works			
Remittance in Transit	0.13	4.88	<b>TOTAL</b>	278.99	290.23	
	1,527.15	2,097.56				
<b>Less : Balance of transactions pertaining to-</b>			<b>Less: Share cost Recovered</b>			
NAZUL-I	2.34	4.67	Nazul A/c-I	1.73	2.20	
<b>NAZUL-II</b>	<b>705.58</b>	<b>1,591.71</b>	<b>Nazul A/c-II</b>	<b>157.65</b>	<b>123.47</b>	
Special Deposit NAZUL-II		-	Delhi Master Plan	0.57	0.66	
	819.23	501.18	Total share cost transferred			
Add: Fixed Deposits - General Investment		501.18		119.04	163.90	
<b>Revenue from Work and Development Schemes</b>			<b>Expenditure on Works &amp; Development Schemes</b>	119.06	130.66	
Premia from disposal of land	2.59	4.79				
Premia from disposal of houses and shops	853.29	1,150.70	Expenditure on construction of Houses & Shops	1,875.20	1,291.43	
License Fee			Interest on Registration Money & Refunds			
Ground Rent			Stores			
Interest on General Investment			Miscellaneous expenses	1.69	0.01	
Other Revenues			Purchase of Fixed Assets	3.44	17.72	
<b>General Investments</b>			<b>General Investments</b>			
Encashment on Investment			Investment made			
<b>Urban Development Fund</b>			<b>Urban Development Fund</b>			
Encashment of investment	3,794.60	4,107.43	Investment	3,615.06	4,435.46	
Conversion Charges	53.22	90.46	Refund of conversion charges	1.96	0.43	
Interest on Investment	<b>369.00</b>	<b>354.12</b>				
Receipt from Pension in UDF	<b>80.98</b>		Payment to Pension Fund Trust from UDF	<b>85.54</b>	<b>3.30</b>	
Amount Received from NA II in UDF	<b>3,371.84</b>	<b>452.99</b>	Payment to NA II from UDF	<b>3,369.55</b>	<b>344.21</b>	
Interest on Conversion Charges		<b>1.05</b>	Payment to Contingency from UDF	<b>5.98</b>		
UDF Saving Interest	6.13	2.66	Grants & Loans to other Departments	<b>7,719.46</b>	<b>173.87</b>	
					<b>4,957.27</b>	



**2021-22**



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

RECEIPTS				PAYMENT			
New Pension Scheme				New Pension Scheme			
Employee Contribution Received towards NPS	12.79		8.90	Payment to NSDL towards NPS Contribution		25.99	19.50
<b>Personal Accident Insurance Policy</b>				<b>Personal Accident Insurance Policy</b>			
Contribution from Employees	0.04		0.04	Compensations paid			
<b>EWS Houses Reserve</b>				<b>EWS Houses Reserve</b>			
Encashment of Investment	171.02	428.31		Investment made		154.65	
EWS Saving Interest	1.34	0.29					
Interest on EWS Investment	11.41	36.34					
Amount received from NA II in EWS	65.46	131.20		Amount paid to NA -II from EWS	61.41		127.99
Amount received from Pension in EWS		8.45	604.60	Payment to Pension Fund Trust from EWS		61.41	282.64
<b>Benevolent Fund</b>				<b>Benevolent Fund</b>			
Employee Contribution received towards BF	0.93		0.89	Disbursements		1.29	0.82
<b>Staff Benefit Fund</b>				<b>Staff Benefit Fund</b>			
Encashment of Investment	0.30			Investment		0.32	0.30
Interest Received	0.02	0.32		disbursements			
<b>Electrical Maintenance Fund</b>				<b>Electrical Maintenance Fund</b>			
Encashment of Investment	50.00	62.76		Investments made	58.21		78.46
Interest received	7.74	8.93		Amount T/f to EMF Escrow A/c		1.20	
Amount Received from GDA in EMF		8.82		Amount Paid to GDA from EMF		8.82	
Amount Received from NAI in EMF	18.22	64.20		Amount Paid to NA II from EMF	17.93		66.51
Amount Received from CMF in EMF	38.00	113.96	144.70	Amount Paid to CMF from EMF	31.45	107.59	154.98
<b>Civil works maintenance schemes</b>				<b>Civil works maintenance schemes</b>			
Encashment of Investment	421.55	537.46		Investments made	475.70		587.06
Interest received	54.06	44.91					
Amount Received from NAI in CMF	450.21	179.06		Amount paid to NA-II from CMF	453.90		179.06
Amount Received from Pension in CMF		1.22		Amount T/f to CMF Escrow A/c		3.19	
Amount Received from GDA in CMF		11.32		Amount Paid to GDA from CMF			11.32
Amount Received from EMF in CMF	31.45			Amount Paid to EMF from CMF	38.00		
	957.27		773.97	Refund of OTM - Maintenance Fund		967.60	780.64

**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2022**



**2021-22**

(Amount INR in crores)

RECEIPTS				PAYMENT			
<b>Special Development Fund</b>							
Saving Interest-UC Cell-SDF	0.30		0.05		Remuneration to Contractual Staff-(UC Cell)	2.73	2.49
Amount Received from NA-II in SDF	14.94		10.54		Amount paid to NA-II from SDF	8.24	15.39
Conversion charges-Unauthorised Colonies	21.93	37.17	16.28	26.87	<b>DDA Pollution Penalty A/c</b>		17.87
<b>DDA Pollution Penalty A/c</b>							
Interest	0.17		0.41		Investment made		6.35
Encashment of Investment	3.05	3.22	5.95	6.35	<b>Restoration of Siri Fort Forest Area</b>		
<b>Restoration of Siri Fort Forest Area</b>					Investments made		1.30
Encashment of Investment			1.22		<b>Employees Benefit Schemes of employees on Deputation with DDA from other Deptt.</b>		
Interest	0.00	0.00	0.08	1.30	provident fund	1.81	2.23
<b>Employees Benefit Schemes of employees on Deputation with DDA from other Deptt.</b>					LI Premium (S) Recovery from salary of staff		
provident fund	0.43		0.35		<b>Contingency Reserve Fund</b>		
LI Premium (S) Recovery from salary of staff		0.43		0.35	Investment made	1,429.22	971.49
<b>Contingency Reserve Fund</b>					Interest on Contingency Investment		
Encashment of Investments	1,316.58		890.46		Contingency Saving Interest		
Interest on Contingency Investment	139.68		92.02		Amount received from Pension in Contingency	153.15	5.77
Contingency Saving Interest	0.81		0.43		Amount received from NA II from Contingency	1,398.45	25.26
Amount received from Pension in Contingency	147.38		11.53		Amount Received from UDF in Contingency		
Amount received from NA II from Contingency	1,355.88		17.25		<b>Earnest Money Deposits/Registration Money</b>		1,002.52
Amount Received from UDF in Contingency	5.98	2,966.31		1,011.68	Housing Schemes		
<b>Earnest Money Deposits/Registration Money</b>					<b>Group Insurance Scheme:</b>		
Housing Schemes		222.06		349.14	Payment to Employees	0.10	0.07
<b>Group Insurance Scheme:</b>					Recovery/Adjustment of Advances	49.00	2.1.70
Contribution received from employees		0.04		0.04			
Recovery/Adjustment of Advances		8.40		0.04			



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

Deposits & Retentions	107.51	177.69	Deposits & Retentions	99.57	207.96
Deposit Works	3.05	0.18	Deposit Works	3.96	8.78
"Statutory Deductions/Collections-Taxes, Duties & Cess"	197.41	152.17	Property Tax	1.33	1.87
Inter Unit Accounts	3,660.91	3,101.07	" Statutory Deductions/Collections-Taxes, Duties & Cess "	197.46	157.00
Amount received from Nazul-II in GDA	1,820.98	706.99	Inter Unit Accounts	3,660.91	3,101.07
Amount received from PRMB Trust in GDA	1.00		Amount paid to NA-II from GDA	535.74	338.75
Amount received from Nazul-I in GDA	6.78	4.67	Amount paid to PRMB Trust from GDA	35.00	50.00
Amount received from Pension Fund Trust in GDA			Amount paid to NA-I from GDA	3.72	6.39
Amount received from Gratuity Fund Trust in GDA			Amount Paid to Pension fund trust from GDA	259.10	235.00
Amount received from General Provident Fund in GDA	51.29	113.70	Amount Paid to Gratuity fund trust from GDA	14.18	2.04
Amount received from Leave Encashment Fund in GDA	1.14	0.05	Amount Paid to General Provident Fund from GDA	103.17	204.29
			Amount Paid to Leave Encashment fund trust from GDA	37.11	22.09
			Bank Balance of General Provident Fund Transfer to Trust Account		
			<b>Closing Balance</b>		
			Cash in Hand	0.01	0.06
			Balance in Saving Accounts	1,412.37	1,526.96
			Remittance in transit	4.45	0.13
				<b>1,416.82</b>	<b>1,527.15</b>
			Less : Balance of transactions pertaining to -		-
			Nazul I	6.44	2.34
			Nazul II	850.19	705.58
			Special Deposit Nazul II		
			Add: Fixed Deposits - General Investment	560.19	819.23
<b>Total</b>	<b>19,935.23</b>	<b>14,027.75</b>	<b>Total</b>	<b>19,935.23</b>	<b>14,027.75</b>

Sd/-

Sd/-

Sd/-

Sd/-

AO(A/Cs Main)/Consultant

Dy CAO(A/cs)

Dir. (Fin)/Consultant

Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY**  
**GENERAL DEVELOPMENT ACCOUNT**  
**SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

**SCHEDULE-A**

(Amount INR in crores)

PARTICULARS		AS AT 31 March 2022		AS AT 31 March 2021
<b>RESERVES &amp; SURPLUS</b>				
<b>Surplus in Revenue Account</b>				
Opening Balance	8061.14		10133.93	
Trfd. From CWG Reserve Fund				
<b>Add: Amount Trfd. from EWS Houses Reserve</b>				
<b>Less: Interest income on Contingency Reserve Fund Trfd. to Contingency Reserve Fund</b>	-73.4		-83.46	
Add: Excess of Income over Expenditure for the year	-379.58	<b>7608.16</b>	-1989.32	<b>8061.15</b>
<b>Specific Reserves</b>				
<b>Contingency Reserve Fund</b>				
Opening Balance	1397.45		1316.28	
<b>Add : Interest Income Trfd. from Surplus in Revenue Account</b>	73.4		83.46	
<b>Less: Amount receivable from Pension Fund Trust</b>	-5.77		5.76	
Less: Amount receivable from NA II	-42.57		-8	
Less: Amount Payable to UDF	-5.98	<b>1416.55</b>		<b>1397.5</b>
<b>Reserve for House fire risk</b>	3.9897582		3.99	
Opening Balance				
Add: House Fire Risk Premia recovered during the year		<b>3.99</b>		<b>3.99</b>
<b>TOTAL</b>		<b>9028.71</b>		<b>9462.61</b>



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT**

**SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

**SCHEDULE-B**

(Amount INR in crores)

PARTICULARS	AS AT 31-March-2022	AS AT 31-March-2021
<b>EARMARKED / ENDOWMENT FUNDS</b>		
<b>1) URBAN DEVELOPMENT FUND</b>		
Opening Balance	5,331.05	5,008.74
Add: Additions to the Funds	-	-
Conversion charges received during the year	51.26	90.03
Interest Earned on Investments & Saving Bank Interest	253.21	301.66
Other Interest	-	1.05
Amount received from contingency	5.98	-
Less: Utilization / Expenditure towards objectives of Funds	-	-
Disbursement during the year (Grant given)	-641.36	-173.87
Paid to Nazul II	2.29	108.78
RECEIVABLE FROM GRATUITY-UJF	-	-2.04
Amount Paid to Pension Fund trust	-4.56	-3.30
<b>Closing Balance (Credit)</b>	<b>4,997.87</b>	<b>5,331.05</b>
<b>2) PERSONAL ACCIDENT INSURANCE POLICY FUND</b>	-	-
Opening Balance	0.76	0.72
Add: Additions to the Funds	-	-
Contribution received during the year	0.04	0.04
Less: Utilization / Expenditure towards objectives of Funds	-	-
Disbursement during the year	-	0.00
<b>Closing Balance (Credit)</b>	<b>0.80</b>	<b>0.76</b>
<b>3) BENEVOLENT FUND</b>	-	-
Opening Balance	0.70	0.99
Add: Additions to the Funds	-	-
Contribution received from employees	0.93	0.20
Less: Utilization / Expenditure towards objectives of Funds	-	-
Disbursement during the year	-1.29	-0.48
<b>Closing Balance (Credit)</b>	<b>0.34</b>	<b>0.70</b>
<b>4) STAFF BENEFIT FUND</b>		
Opening Balance	0.67	0.02
Contribution during the year	-	0.90
Interest Earned on Investment	0.02	0.01
Less: Utilization / Expenditure towards objectives of Funds	-	-
Disbursement during the year	-0.16	-0.27
<b>Closing Balance (Credit)</b>	<b>0.54</b>	<b>0.67</b>
	-	-
<b>5) CIVIL Works Maintenance Fund - Housing Scheme, 2010 onward</b>	-	-
Opening Balance	684.00	630.53





Add: Additions to the Funds	-	-
Contribution received from Allottees	14.02	25.90
Interest on investment	30.34	30.72
Discount on Purchase of Investment	-	-
Amount payable to NA II	-3.69	0.00
Less: Utilization / Expenditure towards objectives of Funds	-	-
Refund of OTM Collected	-	-1.18
Less: fund transfer to Escrow account	-	-3.19
Amount Receivable from Pension Fund trust	-	1.22
Amount Received from EMF	6.55	-
Disbursement during the year	-	-
<b>Closing Balance (Credit)</b>	<b>731.22</b>	<b>684.00</b>
<b>6) Electrical work Maintenance Fund- Housing Scheme, 2014 onward</b>		
Opening Balance	101.79	92.10
Add: Additions to the Funds	-	-
Contribution received from Allottees	3.90	9.27
Interest on Investment	4.18	3.93
Less: Amount Payable to NA II	0.29	-2.31
Less: Amount Payable to CMF	-6.55	-
Less: Utilization / Expenditure towards objectives of Funds	-	-
Less: fund transfer to Escrow account	-	-1.20
Disbursement during the year	-	-
<b>Closing Balance (Credit)</b>	<b>103.61</b>	<b>101.79</b>
<b>7) YAMUNA POLLUTION PENALTY FUND</b>		
Opening Balance	6.86	6.50
Add: Additions to the Funds	-	-
Interest Income	0.34	0.36
Less: Utilization / Expenditure towards objectives of Funds	-	-
Prior Period Expenses	-	-
<b>Closing Balance (Credit)</b>	<b>7.20</b>	<b>6.86</b>
<b>8) Special Development Fund</b>		
Opening Balance	9.13	0.14
Add: Additions to the Funds	21.93	16.28
Add: saving interest	0.30	0.05
Less: Expenses	-2.73	-2.49
Less: Paid to NA-II	6.70	-4.85
<b>Closing Balance (Credit)</b>	<b>35.34</b>	<b>9.13</b>
<b>9) EWS Housing Reserve</b>		
Opening Balance	303.58	263.49
Amount transferred from Reserves and Surplus	-	-
Less: Utilization / recoverable	-	-
Amount payable from NA-II	4.05	3.21
Amount receivable from NA-II	-	-
Amount receivable from Pension Fund Trust	-	8.45
Income & Expenses pertaining to EWS	-	-
Income	320.92	298.11
Expenditure	-304.76	-269.68
<b>Closing Balance (Credit)</b>	<b>323.78</b>	<b>303.58</b>
	-	-
<b>GRAND TOTAL</b>	<b>6,200.71</b>	<b>6,438.55</b>



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT**

**SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

**SCHEDULE-C**

(Amount INR in crores)

PARTICULARS	AS AT 31-March-2022	AS AT 31-March-2021
<b>CURRENT LIABILITIES &amp; PROVISIONS</b>		
<b>A. CURRENT LIABILITIES:</b>	-	-
Sundry Creditors	-	-
- For Expenses	108.12	88.01
- For Land	127.23	525.86
Payable to Nazul-II	8,914.56	7,308.29
Payable to Post Retirement Medical Benefit Trust	234.13	151.61
Payable to Gratuity trust	18.07	25.51
Payable to Pension Fund Trust	1,520.92	1,250.18
<b>B. OTHER LIABILITIES</b>	-	-
Suspense Account	13.19	12.07
Other Liabilities	20.92	20.92
Deposits & Retentions	462.46	609.01
Earnest Money Deposits/ Registration Money(Housing and Commercial)	24.97	21.49
Advances from Allottees of various DDA Housing Schemes	591.85	562.49
Advances from Allottees - MOR Land	0.62	0.62
Branch / Divisions	-	-
<b>C. PROVISIONS:</b>	-	-
Interest accrued on Deposits	10.81	9.74
<b>D. STATUTORY LIABILITIES:</b>	-	-
Overdue	-	-
Other	82.65	60.00
<b>TOTAL</b>	<b>12,130.49</b>	<b>10,645.81</b>



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

**SCHEDULE D**

PARTICULARS	GROSS BLOCK				DEPRECIATION			NET BLOCK		
	"GROSS COST AS AT 31 March 2021	ADDITIONS	SALE/ ADJUSTMENT	TOTAL AS AT 31 March 2022	ACCUMULATED DEPRECIATION AS AT 31 March 2021	DEPRECIATION FOR THE YEAR	SALE	ACCUMULATED DEPRECIATION AS AT 31 March 2022	WDV AS AT 31 March 2022	WDV AS AT 31 March 2021
LAND	24.72	-	-	24.72	-	-	-	-	24.72	24.72
OFFICE BUILDINGS, STORES & GODOWNS	48.88	-	-	48.88	38.57	1.03	-	39.60	9.28	10.31
LET OUT PROPERTIES	44.65	-	-	44.65	39.25	0.54	-	39.79	4.86	5.40
COMMUNITY HALL/PICNIC HUTS/TOURIST COMPLEX	50.19	-	-	50.19	25.89	2.43	-	28.32	21.87	24.30
STAFF QUARTER	127.46	-	-	127.46	44.45	4.15	-	48.60	78.86	83.01
MOTOR VEHICLES	6.70	0.01	1.08	5.64	5.07	0.23	0.15	5.45	1.26	1.63
OFFICE FURNITURE & FITTINGS	13.89	0.56	-	14.45	8.39	0.62	-	9.01	5.45	5.50
OTHER OFFICE EQUIPMENTS	5.22	-	-	5.22	4.02	0.18	-	4.20	1.02	1.20
ELECTRICAL INSTALLATIONS & EQUIPMENTS	14.89	0.46	-	15.34	8.61	1.00	-	9.61	5.74	6.28
PLANT & MACHINERY & OTHER EQUIPMENTS	0.40	-	-	0.40	0.39	0.00	-	0.39	0.01	0.02
PRINTING PRESS EQUIPMENTS	1.42	-	-	1.42	1.25	0.03	-	1.28	0.14	0.17
COUMPUTERS	50.22	2.41	-	52.62	38.39	7.01	-	45.40	7.22	11.82
<b>TOTAL</b>	<b>388.64</b>	<b>3.44</b>	<b>1.08</b>	<b>391.00</b>	<b>214.29</b>	<b>17.21</b>	<b>0.15</b>	<b>231.65</b>	<b>160.44</b>	<b>174.35</b>
<b>PREVIOUS YEAR TOTAL</b>										

(Amount INR in crores)



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT**

**SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

**SCHEDULE- E**

(Amount INR in crores)

PARTICULARS		AS AT 31 March 2022		AS AT 31 March 2021
<b>ASSETS OF EARMARKED/ENDOWMENT FUNDS</b>				
<b>Government Securities</b>				
<b>(i) Central Govt. Securities</b>				
General Provident Fund				
<b>(ii) State Govt. Securities</b>				
Civil work maintenance fund	493.23		174.18	
Urban Development Fund	3363.89		1714	
Electric Maintenance Fund	71.88		63.52	
EWS Housing Reserve	33.51		85.58	
General Provident Fund		3962.51		2037.28
<b>Debentures &amp; Bonds</b>				
General Provident Fund				
<b>Mutual Funds</b>				
General Provident Fund				
<b>In Fixed Deposits</b>				
Urban Development Fund	1337.78		3217.05	
Civil work maintenance fund	125.97		408	
Noise Pollution Deposit	0.57		0.41	
Electrical work Maintenance Fund	9.95		12	
Yamuna Pollution Penalty Fund	6.7		6.35	
Restoration of Siri Fort forest area	1.36		1.3	
EWS Housing Reserve			120	
Staff Benefit Fund	0.32	<b>1482.65</b>	0.3	<b>3765.41</b>
General Provident Fund				
<b>In Saving Bank Accounts</b>				
Urban Development Fund	2.38		111.14	
EWS Housing Reserve	50.24		87.08	
Restoration of siri Fort Forest Area	0.01		0.01	
Civil work maintenance fund	26.53		10.96	
Electrical work Maintenance Fund	16.46		0.82	
Yamuna Pollution Penalty Fund	0.28		0.27	
Special Development Fund	28.23		9.2	
		<b>124.13</b>		<b>219.48</b>



<b>Interest Accrued on Investments</b>				
Urban Development Fund	67.31		141.05	
Civil work maintenance fund	12.26		20.55	
Electrical work Maintenance Fund	0.74		0.47	
Restoration of siri Fort Forest Area	0.01		0.01	
Yamuna Pollution Penalty Fund	0.25		0.25	
EWS Housing Reserve	0.17		4.51	
		80.74		166.85
<b>Special Deposit</b>				
EWS Housing Reserve				
UDF				
<b>Other Assets - EWS Housing Reserve</b>				
1. Inventories				
Work in Progress - Houses under Construction	1753.58		1443.65	
Finished Stock - Houses Built Up	1000.09		1000.42	
2. Advance to Contractors	25.66	2779.34	20.7	2464.77
<b>Total</b>		<b>8429.41</b>		<b>8653.71</b>



**DELHI DEVELOPMENT AUTHORITY**  
**GENERAL DEVELOPMENT ACCOUNT**

**SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

**SCHEDULE- F**

(Amount INR in crores)

PARTICULARS		AS AT 31 March 2022		AS AT 31 March 2021
<b>A. CURRENT ASSETS</b>				
<b>1. Inventories</b>				
Stores	5.16		5.16	
Land - Raw Land	19.07		19.07	
Work in Progress				
Land - Under Development	1.32		1.31	
Houses - Under Construction	9323.95		7731.68	
Commercial Estate - Under Construction	14.86		14.65	
Finished Stock -				
Developed Land	107.99		107.99	
Houses - Built Up(finished stock-housing)	4854.17		5286.02	
Commercial Estate - Built Up	531.28		505.36	
CWG flats-(Net of recoveries from allottees towards furniture, etc.)	196.28	<b>15054.08</b>	312.59	<b>13983.83</b>
<b>2. Sundry Debtors</b>		<b>479.59</b>		<b>497.17</b>
<b>3. Cash &amp; Bank Balances -</b>				
Cash in hand			0.06	
Bank Balances - with Scheduled Banks -				
In Current Accounts				
In Saving Bank Account	1273.73		1278.46	
Remittance in Transit	4.45		0.13	
Less : Balances pertaining to transactions of				
Nazul I	-6.44		-2.34	
Nazul II	-850.19		-705.58	
Special Deposit Nazul II				
In Deposit Account - General Investment	0.17	<b>421.72</b>	0.17	<b>570.9</b>
<b>4. Investments in Insurance Companies</b>	0.3	<b>0.3</b>	0.3	<b>0.3</b>
<b>5. Reserve Fund Investment and Bank Balances</b>				
Contingency Reserve Fund				
Bank Balance		<b>14.5</b>		<b>29.01</b>
Fixed Deposits with Banks	256.59		821.79	
Govt. Securities	1134.63	<b>1391.22</b>	495.74	<b>1317.52</b>



B. LOANS, ADVANCES & OTHER ASSETS				
1. Loans				
(a) Staff	5.31		4.89	
(b) Future Hire Purchase Instalments	93.04		95.87	
Less : Future Interest	-39.54		-40.91	
	53.5	<b>58.8</b>	54.96	<b>59.85</b>
<b>2. Advances recoverable in cash or in kind or for value to be received/adjusted</b>				
Advances to Contractors	174.62		162.23	
Deposit Works	144.54		143.63	
Input VAT recoverable	0.1		0.1	
Vat Refundable				
Income Tax Refund Receivable	58.03		39.08	
Recoverable from Leave Encashment Fund Trust	57.75		44.41	
Recoverable from Gratuity Fund trust				
Recoverable from General Provident Fund trust	159.57		107.69	
Deposit with Income Tax Authority	15.18		11.21	
Recoverable from Nazul I	409.17		400.42	
Service Tax Authority	33.86		33.86	
Advances with Municipal Tax Authority	195.86		195.86	
Other Miscellaneous Advances/Recoverables	47.97	<b>1296.65</b>	38.22	<b>1176.71</b>
<b>3. Interest accrued on General Investments</b>				
<b>4. Interest accrued on Reserve Fund Investments</b>		<b>23.47</b>		<b>50.08</b>
<b>5. Interest Accrued on Saving Bank Interest</b>		<b>3.04</b>		<b>3.01</b>
<b>6. Interest Accrued on Contractor Advances</b>		<b>16.84</b>		<b>20.62</b>
<b>TOTAL</b>		<b>18760.17</b>		<b>17709.03</b>



**DELHI DEVELOPMENT AUTHORITY**  
**GENERAL DEVELOPMENT ACCOUNT**

**SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

(Amount INR in crores)

PARTICULARS		FOR THE YEAR ENDED 31 MARCH 2022		FOR THE YEAR ENDED 31 MARCH 2021
<b>SCHEDULE - G</b>				
<b>INCOME FROM SALES / SERVICES</b>				
Premia from Sale of Land		2.59		4.79
Sale of Houses				
EWS	3.96		26.37	
Others	748.14	752.10	1,119.38	1,145.75
Sale of Shops		2.81		7.28
License Fee		44.29		16.87
Interest on Hire Purchase Instalments		1.61		1.73
<b>Total</b>		<b>803.40</b>		<b>1,176.42</b>
<b>SCHEDULE - H</b>				
<b>INCOME FROM INVESTMENTS &amp; SAVING BANK A/Cs</b>				
Income from General Investments				0.29
Saving Bank Interest-GDA		6.47		10.21
EWS Houses Reserve		7.36		26.86
Contingency Reserve Fund		73.40		83.46
Restoration of siri Fort Forest Area		0.07		0.08
Civil Works Maintenance Fund	30.34		30.72	
Urban Development Fund	253.21		301.66	
General Provident Fund	-		-	
Electrical work Maintenance Fund	4.18		3.93	
Yamuna Pollution Penalty Fund	0.34		0.36	
Staff Benefit Fund	0.02		0.01	
Total	288.10		336.68	
Less : Transfer to Earmarked Funds	-288.10		-336.68	
<b>Total</b>	<b>-</b>	<b>87.30</b>	<b>-</b>	<b>120.89</b>
<b>SCHEDULE - I</b>				
Ground Rent		2.17		4.29
Service Charges		1.28		1.05
Building Plan Fee		-		0.00
Deficiency and Restoration Charges		0.21		-
Other Housing Receipts		28.42		18.37
Interest Income from Nazul - I		10.52		10.52
Other Revenue		113.08		188.48
Total		155.67		222.70
<b>SCHEDULE - J.1</b>				
<b>INCREASE IN STOCK &amp; WORK IN PROGRESS - EWS</b>				
<b>Closing - Stock &amp; Work in Progress</b>				
Work in Progress -				
Houses - Under Construction	1,753.58		1,443.65	
Finished Stock -	-			
Houses - Built Up	1,000.10	2,753.68	1,000.42	2,444.07





**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

(Amount INR in crores)

PARTICULARS		FOR THE YEAR ENDED 31 MARCH 2022		FOR THE YEAR ENDED 31 MARCH 2021
<b>Opening - Stock &amp; Work in Progress</b>				
Work in Progress -				
Houses - Under Construction	1,443.65		1,251.98	
Finished Stock -	-		-	
Houses - Built Up	1,000.42	2,444.07	947.21	2,199.19
<b>Increase/ (Decrease) in Stock &amp; Work in Progress</b>	-	<b>309.61</b>	-	<b>244.88</b>
<b>SCHEDULE - J.2</b>				
<b>INCREASE IN STOCK &amp; WORK IN PROGRESS</b>				
<b>Closing - Stock &amp; Work in Progress</b>				
Stores	5.16		5.16	
Stock in Trade	-		-	
Land - Raw Land	19.07		19.07	
Work in Progress -	-		-	
Land - Under Development	1.32		1.32	
Houses - Under Construction	9,323.95		7,731.68	
Commercial Estate - Under Construction	14.86		14.65	
Finished Stock -	-		-	
Developed Land	107.99		107.99	
Houses - Built Up	4,854.17		5,286.02	
Commercial Estate - Built Up	531.29		505.36	
CWG flats	196.22	15,054.02	312.59	13,983.83
<b>Opening - Stock &amp; Work in Progress</b>				
Stores	5.16		5.16	
Stock in Trade	-		-	
Land - Raw Land	19.07		19.07	
Work in Progress -	-		-	
Land - Under Development	1.32		1.32	
Houses - Under Construction	7,731.68		6,905.47	
Commercial Estate - Under Construction	14.65		14.64	
Finished Stock -	-		-	
Developed Land	107.99		107.99	
Houses - Built Up	5,286.02		4,988.99	
Commercial Estate - Built Up	505.36		505.36	
CWG flats	312.59	<b>13,983.83</b>	467.55	<b>13,015.54</b>
<b>Increase/ (Decrease) in Stock &amp; Work in Progress</b>		<b>1,070.18</b>	-	<b>968.29</b>
<b>SCHEDULE- K</b>				
<b>ESTABLISHMENT</b>				
Pay & Allowances	358.45		367.40	



Travel & Conveyance	1.42		1.16	
Medical Expenses	14.63		16.99	
Exgratia	2.59		0.98	
Employer Contribution to Gratuity Fund	6.74		-6.30	
Employer Contribution to Pension Fund	529.84		508.71	
leave encashment disbursement	-		-	
Contribution to Post Retirement Medical Fund	116.52		104.74	
Contribution to Leave Encashment Fund	22.64		-3.50	
Contribution to Benevolent Fund	-		-0.06	
Contribution to New Pension Scheme	13.10		9.52	
Staff Welfare	1.43		2.15	
<b>ADMINISTRATION</b>	-		-	
Fees & Honorarium	12.67		16.37	
Entertainment	0.52		0.43	
Law Charges	3.43		6.73	
Vehicle Running & Maintenance	4.71		4.45	
Repairs & Maintenance - Others	9.23		7.08	
Printing, Stationery & Advertisement	10.86		10.43	
Rates & Taxes	6.20		3.78	
Telephones	1.38		2.16	
Loss on Sale of Fixed assets	-		-	
Interest on Registration Money	1.07		2.12	
Audit Fees	0.20		0.26	
Other Miscellaneous Expenses	3.93	1,121.56	3.94	1,059.53
Less : Recoveries from Works & Other Accounts -	-			
Works	-145.94		-129.81	
Delhi Master Plan	-0.57		-0.66	
Nazul I	-3.03		-3.98	
Nazul II	-535.79	-685.33	-434.65	-569.10
<b>Total</b>	-	<b>436.23</b>	-	<b>490.43</b>

## SCHEDULE- L

<b>PRIOR PERIOD &amp; EXTRAORDINARY ITEMS</b>				
<b>A) PRIOR PERIOD ITEMS:</b>				
<b>PRIOR PERIOD INCOME</b>				
1) Houses - Built Up				
2) Work in Progress- Houses and Commercial Estate				
3) Sale of Houses			-26.12	
4) Interest from Nazul I				
5) Others	-6.58	-6.58	30.06	3.94
<b>Less:-PRIOR PERIOD EXPENSE</b>				
1) Houses - Built Up - EWS				
2) Interest to Nazul II				
3) Others			-0.42	-0.42
<b>TOTAL</b>	-	<b>-6.58</b>		<b>3.52</b>



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
SCHEDULES FORMING PART OF FINANCIAL STATEMENTS  
SCHEDULE M**

(Amount INR in crores)

DEPARTMENT	CASH IN HAND	CHEQUES ISSUED BUT NOT DEBITED IN BANK A/C TILL 31.03.2022- UNCASHED CHEQUES	CHEQUES RECEIVED AND ACCOUNTED BY AUTHORITY BUT CREDIT NOT GIVEN BY BANK TILL 31.03.2022	DEBIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK AS ON 31-03.2022	CREDIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK AS ON 31.03.2022	BALANCE AS PER CASH BOOK AS ON 31.03.2022	BALANCE AS PER BANK STATEMENT AS ON 31.03.2022
CAU EAST ZONE	-	4.06	0.01	0.03	0.03	20.25	24.30
CAU DWARKA	-	6.92	0.02	0.19	0.13	47.76	54.60
CAU ROHINI	0.01	8.43	1.93	0.77	2.23	43.38	51.35
CAU NORTH ZONE	0.00	7.62	0.22	1.26	0.82	26.13	33.09
CAU SOUTH ZONE	-	11.32	0.20	0.19	0.11	11.49	22.52
CAU CWG	-	0.23	-	-	0.00	2.48	2.72
A.O. SPORTS	0.00	8.50	0.27	0.00	1.52	12.00	21.76
PAO ENGG	0.00	0.00	0.00	0.03	0.00	4.36	4.33
CAU MPR	-	-	-	-	-	0.00	0.00
UTTIPEC	-	-	-	0.00	0.01	0.45	0.45
AO (MEDICAL)	-	0.03	-	0.00	-	1.47	1.50
Cash (Housing)	-	-	-	0.03	0.00	196.11	196.08
Staff benefit fund	-	-	-	-	-	0.27	0.27
Cash (Main)	-	3.05	24.88	24.89	83.93	891.52	928.72
CPM - II	-	10.24	-	-	-	11.02	21.25
PROJECT	-	10.69	-	0.00	0.00	5.05	15.74
Earmarked funds	-	-	-	-	-	-	-
General Provident Fund	-	1.26	0.14	1.40	2.43	168.66	170.82
Urban Development Fund	-	0.18	0.00	0.61	0.01	2.38	1.96
Contingency Fund	-	-	-	0.00	-	14.50	14.50
EWS Fund	-	-	-	0.00	-	50.24	50.24
Gratuity	-	6.31	-	0.01	-	16.18	22.49
Pension	-	5.83	-	0.02	-	151.77	157.58
PRMS	-	0.52	-	0.01	0.02	112.71	113.23
Yamuna Pollution Penalty A/C	-	-	0.00	0.00	0.00	0.28	0.28
Restoration of siri Fort Forest Area	-	-	-	-	-	0.01	0.01
Leave Encashment fund	-	0.57	-	0.00	0.01	39.32	39.90
Civil Maintenance Fund	-	-	-	0.00	-	26.53	26.53
Electrical Maintenance Fund	-	-	-	0.00	-	16.46	16.46
Special Development Fund	-	0.03	0.06	0.00	0.06	28.23	28.25
<b>Total</b>	<b>0.01</b>	<b>85.80</b>	<b>27.74</b>	<b>29.43</b>	<b>91.32</b>	<b>1,901.01</b>	<b>2,020.95</b>
REMMITANCE IN TRANSIT	-	-	-	-	-	6.35	-
						CASH IN HAND	0.01
						BANK BALANCE AS PER C/BOOK	1,901.01
						REMITTANCE IN TRANSIT	6.35
						<b>TOTAL</b>	<b>1,907.36</b>
						LESS:	-
						NAZUL I	6.44
						NAZUL II	850.19
						PENSION	151.77
						GRATUITY	16.18
						LEAVE ENCASHMENT	39.32
						PRMB	112.71
						GPF	170.56
						<b>Closing Balance</b>	<b>560.19</b>



**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS 2021-22**  
**SCHEDULE - N**  
**SIGNIFICANT ACCOUNTING POLICIES**

**1) BASIS OF PRESENTATION**

The accounts of the Authority are organized under three broad heads each of which is considered a separate accounting entity. The individual head reflect the governmental resources allocated to them for the purpose of carrying on specific activity in accordance with laws, regulations or other restrictions.

The accounts are prepared under three major heads NAZUL-I, NAZUL-II and GENERAL DEVELOPMENT ACCOUNT. Nazul-I relate to the transactions of the old Nazul estates entrusted to the Delhi Improvement Trust under Nazul agreement, 1937 which was taken over by the Delhi Development Authority as successor of the Delhi Improvement Trust. Nazul-II relates to the large scale land acquisitions, development and disposal activities. General Development Account Relates to all the development, constructions and other activities undertaken by the Authority on its own accounts and other activities assigned to the Authority.

**2) BASIS OF PREPARATION OF ACCOUNTS**

All transactions are recorded on receipts and payments basis during the year. The Accounts are converted to income and expenditure basis at the year end by the inclusion of appropriate entries for account receivables, payables, fixed asset, depreciation etc.

**3) FORMAT OF FINANCIAL STATEMENT**

Financial Statements of General Development Account is prepared in the Common Format of Accounts prescribed by the Government of India, Ministry of Finance for Central Autonomous Bodies. Financial Statements of Nazul-I & Nazul-II are prepared in the format of accounts prescribed in the DDA (Budget & Account) Rules, 1982 as they reflect transactions on Government account.

**4) FIXED ASSETS**

- A. Fixed asset are stated at cost less depreciation. In case of self constructed assets, cost includes appropriate portion of administrative and establishment charges.
- B. Fixed Assets include certain buildings constructed on land not belonging to the Authority but being used for the Authority's activities.
- C. Land used for the office building, staff quarters, stores etc. are valued at the disposal rates of land on the date of such transfer.

**5) DEPRECIATION**

Depreciation is provided at the rates prescribed under the Income Tax Act, 1961 and if any asset is put to use for the activities of the Authority for a period of less than one hundred and eighty days in the Financial Year, the deduction w.r.t depreciation in respect of such asset shall be restricted to Fifty per cent of the amount calculated at the percentage prescribed for the respective asset.

**6) INVENTORIES:**

Inventories are valued at lower of cost or net realizable value

- i) Cost in respect of various types of inventories is computed as under:
  - a) Raw Land: At acquisition / purchase cost including compensation and incidental expenditure related to acquisition and possession of land.
  - b) Work in Progress: At direct cost and appropriate portion of overheads.
  - c) Finished Stock: Built up Units including Housing Stock at direct cost and appropriate portion of overheads. Built up units acquired/ purchased from external sources at acquisition cost & incidental expenditure related to acquisition. In case of other stock including developed land held for sale at cost of acquisition and development and incidental cost thereon. Cost of inventories is determined by applying specific identification method.
- ii) Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**7) REVENUE RECOGNITION**

Revenue is recognized on accrual basis, except where otherwise stated due to uncertainty of realization and quantum of revenue.

- a) Premia and sale consideration received on disposal of land, built-up/ constructed units, like houses, offices, shops etc. is recognized using the full accrual method for issuance of Possession Letter.
- b) Interest element in hire purchase installment is recognized as revenue in proportion to the principal portion outstanding.
- c) Rental income is recognized on accrual basis with reference to the period to which the income relates.
- d) Ground rent and service charges are accounted for as on income on cash basis. Ground rent is booked net of share payable to Delhi Administration.
- e) Penal charges, composition fee, damages and interest on delayed payments are recognized on receipt basis.
- f) Interest on investments is recognized on accrual basis.
- g) Interest on Income tax refund is recognized on receipt basis.

**8) STORE**

Construction stores consumed is charged to respective works at pre-determined issued rates. Difference of issue rate and purchase price is adjusted in Miscellaneous Expenditure/ income.

**9) INTEREST/COMPENSATION PAYMENT TO ALLOTTEES**

- a) Interest on registration money received from registrants of various schemes is provided on accrual basis.
- b) Compensation for delay in completion and allotment of flats to registrants of self-financing scheme is booked on Payment/ adjustment.

**10) DEFICIENCY CHARGES**

Deficiency charges payable to Municipal Authorities, Local Bodies or Corporation is accounted for based on charges accepted.

**11) RECOVERIES / PAYMENTS TO NAZUL ACCOUNTS****A. Recovery of Establishment & General Administrative costs:**

Establishment and General Administrative cost are charged to General Development Account and appropriate portion of expenses relating to Nazul-I and Nazul-II Accounts are allocated and recovered in proportion to the expenditure outlay on schemes, projects or activities under Nazul Accounts.

**B. Land Premia for Schemes on Nazul -II land:**

Land Premia in respect of Nazul -II Lands appropriated for various Schemes under General Development Account is booked as expenditure by credit to deferred liability account for land cost at the Pre Determined Rates (PDR) as prescribed under the Nazul rules applicable on the date of start of construction of the project. This deferred liability is being updated based on prevalent Pre Determined Rates (PDR) applicable at the year end, till the completion of the project. Deferred liability account is being transferred to Nazul-II account on completion of construction of the project at the then Pre Determined Rates (PDR) as prescribed under the Nazul rules.

**C. License Fee / Service Charges for use of Nazul Properties**

License Fee / Service Charges for use of Nazul Properties such as staff Quarters, etc. is booked by credit to Nazul Account at such Government notified rates as per applicable rules.

**12) COMPENSATION/ ARBITRATION AWARDS**

Payments towards additional compensations awards in respect of land acquired and arbitration awards are booked on payment basis.

**13) RECOVERIES AGAINST SPECIFIED LIABILITIES / FUNDS**

Recoveries against specified liabilities/funds like share Money, Fire Risk insurance, etc. are credited to separate Liability/ Reserve Accounts created for that purpose and expenditure and pay out there against, are recorded by debit to the Liability/Reserve Account.

**14) EMPLOYEE'S SCHEMES AND RETIREMENT BENEFITS**

- a) Employee's contribution towards General Provident Fund Scheme is credited to the General Provident Fund Account and is invested in approved securities as per prescribed guidelines. Interest accrued on the accumulated contribution, payments, advances and interest earned on the investment of the fund are adjusted to the Fund Balance.
- b) Amounts contributed towards Gratuity and Pension has been made on actuarial valuation at the yearend basis to meet payment of pension and gratuity to employees after retirement. Separate financial statements of Delhi Development Authority Pension Fund Trust, Delhi Development Authority Gratuity Fund Trust,



Delhi Development Authority Leave Encashment Fund Trust, Delhi Development Authority Past Retirement Medical Benefits Fund Trust Delhi Development Authority have been drawn up. Investments are made from the respective Trust Fund in approved securities. Payment of pension, gratuity, Leave Encashment and Post Retirement Medical Benefits and interest earned on the investments of the funds are adjusted in the respective Trust Fund Accounts.

**15) EARMARKED FUNDS**

Funds entrusted to the authority or grants or assistance provided to the Authority or amount retained by the authority to be utilized for specific or earmarked purposes are accounted for under distinct heads and the expenditure/utilization of the same are as adjusted to the said account. Investments related to earmarked funds are carried at face value. Various Funds managed by DDA as part of General Development Account are:

a. Urban Development Fund:

The Authority is the custodian of Urban Development Fund controlled by Ministry of Urban Development, Government of India and the fund did not pertain to the authority and any loans / grants from the fund are disbursed as per the directions of the Ministry of Urban Development, Government of India. Charges recovered on conversion of properties from lease-hold to free-hold are credited to this account. Loans and Grants given from the Fund for development projects as per directions of the Competent Authority are charged to the Fund Account. Interest on loans given from the Fund Account is recognized and credited to the Fund Account on receipt.

b. Personal Accident Insurance Policy Fund:

Recovery made from employees for payment of compensation in case of accidental deaths is held in this account.

c. General Provident Fund:

Provident Fund Contribution to the fund is held in this Fund Account.

d. Benevolent Fund:

Recoveries made from employees for payment of compensation on death during service are held in this account.

e. Civil Maintenance Work Fund – Housing Scheme, 2010 onwards:

This represents one-time maintenance charges recovered from the allottees of the Housing Scheme, 2010 onwards for future maintenance of the Colonies.

f. Electrical Work Maintenance Fund – Housing Scheme, 2014 onwards:

This represents one-time Electrical Work maintenance charges recovered from the allottees of the Housing Scheme, 2014 onwards for future electrical maintenance of the Colonies.

g. Yamuna Pollution Penalty Fund:

This represent amount collected by way of penalty and compensation for dumping any waste in or on the bank of River Yamuna to be utilized for the future execution of projects for cleaning River Yamuna in compliance of directions of Hon'ble National Green Tribunal.

h. EWS Houses Reserve

This represents surplus retained as per provisions of section 11(2) of Income Tax Act 1961, for meeting expenditure on construction of houses to the Economically Weaker Section.

**16) SPECIAL RESERVES**

a. Reserve For House Fire Risk

This represents special charges recovered from allottees of properties on hire- purchase basis to cover any loss or damage to the properties.

b. Contingency Reserve Fund

This represents fund retained for meeting any future contingencies.

**17) INVESTMENTS AND INTEREST INCOME**

Investments are valued at cost or NRV whichever is lower. Interest income is recognized on accrual basis.

Sd/-	Sd/-	Sd/-	Sd/-
AO(A/Cs Main)/Consultant	Dy CAO(A/cs)	Dir. (Fin)/Consultant	Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS 2021-22**  
**SCHEDULE - O**  
**NOTES TO ACCOUNTS**

1. Unexpired Capital Commitment at the year end, in respect of major capital contracts ₹ 1.17 crore (Previous Year ₹ 1.17 Crore).
2. Contingent Liabilities:
  - a. Claims against the Delhi Development Authority (DDA), not acknowledged as debts, pending in Courts and Arbitration, to the extent ascertained ₹3915.56 crore (Previous Year ₹3676.58 crore).

Other than above, there are 4855 court cases as at 31-March-2021 against the DDA in General Development Account (GDA) and 16088 court cases in Nazul-I & Nazul-II are pending in the different courts of law, amount for contingent liabilities in this regard is not ascertainable.
  - b. The Authority was granted recognition as a “charitable institution” under section 12AA of the Income Tax Act, 1961 vide Registration Certificate dated 12-Jan-2006 with retrospective effect from assessment year 2003-04, being engaged in the public utility services and entitled to claim exemption under section 11 of the Income Tax Act, 1961. However, in the assessments for the assessment year 2003-04 to 2017-18, the Assessing Officer has not allowed the benefit of exemption under section 11 of the Act and taxed its income even though in the opinion of the management, the Authority meets all the conditions stipulated in the said section for exemption under the Income Tax Law. DDA has also filed an application for the notification of income tax exemption U/s 10(46) of the Income Tax Act, 1961, outcome of which is pending as at 31-March-2020.

There is a total tax demand of ₹3111.73 crore in the said assessment years for which appeals before the Income Tax Appellate Tribunal (for assessment year 2003-04 and 2005-06 to 2015-16) and Commissioner (Appeals) (assessment year 2016-17 and 2017-18) were filed. Additionally, special leave petitions were also moved before the Hon’ble Supreme Court for the assessment years 2005-06 to 2009-10 on the issue of time limitation. The petitions have been admitted and are pending disposal.

DDA has decided to opt for dispute resolution of income tax cases for assessment year 2003-04 to 2013-14, 2015-16, 2016-17 & 2017-18 under vivaad se vishwas scheme. Form-3 has been issued by income tax department for these AYs during financial year 20-21 and accordingly the amount of tax deposited to the tune of ₹2102.56 crore for these assessment year has been recognized as an expense in the books of accounts. Form 5 has been issued by income tax department for the assessment years 2003-04 to 2010-11 under VSVS. For assessment years, 2011-12, 2012-13, 2013-14, 2015-16, 2016-17 & 2017-18, the matter for refund adjustment has been taken up with the income tax department. Further, in the assessments for the assessment years 2003-04 to 2010-11, demands for ₹296.83 crore were also raised by disallowing some portions of expenditure which have been set aside in the appellate order of the Commissioner (Appeals). However, the Income Tax Department is in appeal before the Hon’ble Income Tax Appellate Tribunal against the deletions.” The said income tax appeal has been disposed-off by order dated 10-03-2002. With the direction to initiate fresh assessment proceeding.
  - c. Demand due to TDS default of ₹0.15 crore appearing on traces on the Income Tax portal, same is in the process of reconciliation with the department. Since in the opinion of the management, outcome of the liability against DDA is remote, accordingly, no provision regarding the same is considered necessary in the books.
  - d. South Delhi Municipal Corporation (SDMC) on its own behalf and on behalf of the East Delhi Municipal Corporation (EDMC) and North Delhi Municipal Corporation (NDMC) had issued a distress warrant dated 10-Jan-2013 for recovery of ₹746.05 crore on account of property tax and interest in respect of 319 properties up to 31-March-2004 and 24 sports complexes up to 31-March-13. Subsequently, NDMC and EDMC also issued separate Distress Warrants dated 22-March-2013 and 25-March-2013 to recover ₹272.16 crore and ₹110.28 crore, respectively, being their share of dues of the said ₹746.05 crore. A total sum of ₹197.85 crore has been collected by the three Municipal Corporations by attachment of the bank accounts of the Authority. Demands for ₹53.75 crore were subsequently raised towards property tax on other properties. Since the Municipal Corporations have not agreed to the above contention of DDA, a writ was filed by the Authority before the Hon’ble Delhi High Court, who has stayed all the demands. As per the Hon’ble Court’s directions, the Authority has submitted a bank guarantee amounting to ₹50.00 crore with the Registrar of Delhi High Court. The case is pending for decision before the Hon’ble High Court of Delhi.

In spite of injunction granted by hon’ble High Court of Delhi, NDMC in December 2019, has illegally recovered ₹16.96 Crore by enforcing the warrants of distress and freezing the bank account of DDA. The matter has been bought to the notice of Hon’ble LG with the request to issue necessary directions to commissioner NDMC on the subject.



Above demands are disputed and not acknowledged as debts by the DDA.

Further pursuant to direction of MoUD, DDA has paid ₹26.70 crore to the MCDs on account of property tax & service charges, this amount includes ₹5.36 crore on DDA built up properties and relates to GDA for the period from 2004 to 2016 & ₹21.34 crore on vacant lands of Nazul-II, for the year 2015-16. These amounts are charged in the respective accounts.

During the year 2020-21 SDMC, NrDMC and EDMC have raised demand amounting to ₹30.68 crore, ₹159.41 crore & ₹29.45 crore respectively for the year 2015-16 onwards. The reconciliation work is under process with respect to the aforementioned demands and ₹20.78 crore have been paid on account of differential amount during the year 2020-21 & 2021-22.

The DDA has paid ₹31.80 crore including differential (₹33.91 crore previous year including differential) to MCDs on account of property tax & service charges for the year 2021-22. The payment for current year includes ₹ 29.96 crore (₹32.79 crore Previous Year) on vacant land of Nazul account and ₹1.84 crore (₹1.12 crore Previous Year) on DDA built up properties. These amounts are charged in the respective accounts.

e. The Office of Joint Labour Commissioner has vide its notice dated 29-April-2013 demanded an amount to ₹25.34 crore pertaining to the period from 1-Jan-1996 to 31- March-2013 towards labour cess for various construction projects in DDA raised based on report submitted by the CAG. DDA has filed written submission against the said demand on which decision is pending before Joint Labour Commissioner. During the year there is no change in the status of the case, accordingly, no provision regarding the same is considered necessary in the books.

f. The Commissioner Service Tax, Delhi vide order dated 30-April-2013 adjudicated and confirmed a demand of service tax of ₹949.60 crore on receipts of disposal of undeveloped and developed Nazul II lands and ground rent on GDA, Nazul I & Nazul II for the years from 1-April-2005 to 31-March-2012 treating the same as "Renting of Immovable Properties" and has also raised a demand for interest of ₹553.06 crore and imposed penalty of ₹ 845.95 crore on the same. The Authority has challenged the said order before the Customs, Excise and Service Tax Tribunal.

Customs, Excise and Service Tax Tribunal has set aside the above impugned orders and remanded back to the original authority for a fresh decision; vide order dt. 24-April-2017. The principal commissioner of CGST vide order dated 16-9-2020 raised a demand of ₹731.41 crores and imposed a penalty of ₹562.11 crore on the same. The authority has challenged the said order before the Customs, Excise and Service Tax Appellate Tribunal and deposited ₹10.00 crore under stay.

Further for the years 2013-14 and 2014-15 commissioner Service Tax, Delhi has vided his order dated 30-Sep-2016 has raised further demand of ₹363.98 crore towards service tax on receipts of disposal of undeveloped and developed Nazul II lands and ground rent on GDA, Nazul I & Nazul II treating the same as "Renting of Immovable Properties" against which Authority filed an appeal before Customs, Excise and Service Tax Tribunal and deposited ₹10.00 crore under stay.

g. Various contracts relating to the Commonwealth Games are still under litigation and pending before different Authorities. However, in the absence of firm determination of outcome of any recovery or liability, effect if any is not ascertainable.

3. Separate financial statements of "Delhi Development Authority Pension Fund Trust", "Delhi Development Authority Gratuity Fund Trust", "Delhi Development Leave Encashment Fund Trust", "Delhi Development Post Retirement Medical Benefit Fund Trust" and "Delhi Development Authority General Provident Fund Trust" have been drawn up. Contribution towards these trusts have been recorded as per the Actuarial Valuation Reports as on 31-March-2022.

4. Employee Benefits:

i) The Authority has got the Actuarial valuation of its Gratuity liability as on 31-March-2022 of ₹341.47 crore (Previous Year ₹436.56 crore). The contribution towards Gratuity Fund of ₹6.74 crore (Previous Year ₹(-)6.30 crore) for the financial year 2021-22 on the basis of Actuarial Valuation includes the share of Nazul I of ₹0.01 crore (Previous Year ₹ (-)0.02 crore) and the share of Nazul II of ₹ 3.68 crore (Previous Year ₹ (-) 3.19 crore). The shares of Nazul I and Nazul II have been transferred to their respective accounts.

ii) The Authority has got the Actuarial Valuation of its Pension liability as on 31-March-2022 of ₹7541.97 crore (Previous Year ₹7204.48 crore). The contribution towards Pension Fund of ₹529.84 crore (Previous Year ₹508.71 crore) for the financial year 2021-22 on the basis of Actuarial Valuation includes the shares of Nazul I of ₹1.00 crore (Previous Year ₹1.47 crore) and Nazul II of ₹289.84 crore (Previous Year ₹257.71 crore). The share of Nazul I and Nazul II have been transferred to their respective accounts.

iii) The Authority has got the Actuarial Valuation of its Leave Encashment liability as on 31-March-2022 of ₹196.53 crore (Previous Year ₹242.43 crore). The contribution towards Leave Encashment Fund of ₹22.64 crore (Previous Year ₹ (-)3.5 crore) for the financial year 2021-22 on the basis of Actuarial Valuation includes the share of Nazul I of ₹0.04 crore (Previous Year ₹ (-)0.01 crore) and the share of Nazul II of ₹11.85 crore (Previous Year ₹ (-)1.77 crore). The share of Nazul I and Nazul II have been transferred to their respective accounts.





- iv) The Authority has got the Actuarial valuation of the liability towards Post Retirement Medical Benefits as on 31-March-2022 ₹742.58 crore (Previous Year ₹671.42 crore), and accordingly employer contribution is provided ₹116.52 crore (Previous Year ₹104.74 crore), for the financial year 2020-21 on the basis of Actuarial Valuation, which includes the share of Nazul I of ₹0.22 crore (Previous Year ₹0.30 crore) and the share of Nazul II of ₹63.74 crore (Previous Year ₹53.06 crore). The shares of Nazul I and Nazul II have been transferred to their respective accounts.
5. Creditors for land includes ₹3.82 crore (Previous Year ₹3.82 crore) payable to the Ministry of Rehabilitation (MOR) towards land purchased under a package deal for ₹ 30 crore. Full possession of the lands is yet to be received from the Ministry. Also, some of the lands are in the possession of other Departments though the ownership rests with the Authority. Entries in the books of account have been passed for the lands, ownership of which was transferred to the Authority.
6. Suspense account balance, ₹13.19 crore (Previous Year ₹12.07 crore) is on account of non availability of correct information/ physical challans from the parties in respect of housing and other receipts, which are pending for reconciliation.
7. During the year, Grant from Urban Development Fund has been given to  
Delhi PWD ₹109.56 crore (Previous Year ₹59.14 crore)  
Delhi Jal Board ₹ Nil (Previous year ₹ Nil crore)  
NDMC ₹7.25 crore (Previous year ₹44.21 crore)  
SDMC ₹10.97 crore (Previous year ₹7.27 crore)  
CPWD ₹ Nil (Previous Year ₹ Nil crore)  
EDMC ₹ Nil crore (Previous year ₹6.55 crore)  
Northern Railways ₹2.07 Crore (Previous Year ₹1.56 crore)  
Delhi urban arts commission ₹ Nil (Previous Year ₹ Nil),  
DDA ₹511.52 Crore (previous Year ₹55.28 Crore).
8. Reserve Fund :  
Contingency Reserve at the year ended 31-March-2022 is ₹1416.55 crore, against this fund investment is ₹1391.22 crore and bank balance is ₹14.50 crore and accrued interest is ₹23.47 crore.
9. Earmarked Funds:  
i) The total amount of the UDF Fund for the year ended 31-March-2022 is ₹4997.87 crore and against this fund the assets of ₹4771.24 crore comprise of investment of ₹ 4701.69 crore, bank balances of ₹2.38 crore, Accrued Interest of ₹67.17 crore.  
ii) The total amount of the DDA Staff Benefit Fund for the year ended 31-March-2022 is ₹ 0.54 Crores and against this fund the assets is 0.32 crore comprises investment ₹ 0.32 crore.  
iii) The total amount of the Civil Work Maintenance Fund for the year ended 31.3.2022 is ₹731.22 crore and against this fund the assets is total of ₹657.98 crore comprises investment ₹ 619.20 crore, Bank Balance of ₹26.52 crore and Accrued Interest of ₹12.26 crore.  
iv) The total amount of the Electrical Work Maintenance Fund for the year ended 31-March-2022 is ₹103.61 crore and against this fund assets are total of ₹99.03 crore comprises investment ₹81.83 crore, Bank Balance of ₹16.46 crore and Accrued Interest of ₹0.74 crore.  
v) The total amount of the Yamuna Pollution Penalty Fund for the year ended 31-March-2022 is ₹ 7.20 crore and against this fund the assets is total of ₹ 7.22 crore comprises investment ₹ 6.70 crore, bank balance of ₹ 0.28 crore and Accrued Interest of ₹ 0.25 crore.  
vi) EWS Housing Reserve balance as at 31-March-2022 is ₹570.43 crore, and against this fund the assets are total of ₹3122.2 crore which comprises investments of ₹ 33.51 crore, bank balance of ₹50.24 crore, accrued interest of ₹0.17 crore, Inventories of ₹ 3012.62 crore and advance to contractors of ₹25.66 crore.  
vii) The total amount of the special development fund for the year ended 31-March-2022 is ₹ 35.34 crore & against this fund the assets is total is ₹28.23 crore which comprises of bank balance of ₹28.23 Crore.
10. In compliance of directions of Hon'ble National Green Tribunal, DDA has opened a saving Bank account under the name of "DDA-Yamuna Pollution Penalty Account." The amount of penalty/ compensation for dumping any waste in or on the bank of River Yamuna is being deposited in this account and shall be utilized for execution of projects for cleaning River Yamuna - Refer Schedule – B.



11. Party wise and age wise detail of sundry debtors as on 31-March-2022, duly reconciled is not readily available. However DDA has adopted the practice of receiving the entire lease premium and ground rent along with interest at the time of freehold of the property, therefore in the opinion of the management there is no doubtful debts.
12. Transactions in respect of Nazul I (Old Nazul Estate) and Nazul II (Large Scale Acquisition of Land) being transactions on government account are recorded under separate heads and presented in separate Financial Statements in the format prescribed in the DDA (Budget & Account) Rule, 1982. Net balance of the receipts and payment on the said accounts is reduced from the Cash & Bank Balance of the Authority. Deficit in the Nazul Accounts is funded by the Authority and is reflected as an Advance.
13. During the current year DDA has provided interest expense of ₹284.36 crore for the current year as payable to Nazul II on the outstanding balance, at the average Bank rates announced by Reserve Bank of India from time to time.
14. During the current year DDA has booked interest income of ₹ 10.52 crore for the current year as recoverable from Nazul I on the outstanding balance, at the average Bank rates announced by Reserve Bank of India from time to time.
15. i) Valuation of finished Inventory: During the year 2016-17, there was change in accounting policy No. 6 regarding valuation of inventories of finished stocks (other than Built up units acquired / purchased from external sources), which are now valued at lower of cost or net realizable value, until then, finished stock of Built up Units comprising of Housing Stock were valued at standard cost at which same is expected to be sold and other inventories were valued at cost.  
Due to practical difficulties in applying the revised policy stocks in hand as on 1-April-2016 are continued to be valued as per earlier accounting policy. This change in valuation of Finished Stock of Built up Units comprising of Housing Stock and developed land has been applied for the housing units completed and land developed from 01-April-2016 onwards.
- ii) Land Premia in respect of Nazul-II Lands: During the year 2016-17, there was change in accounting policy 11 (B) regarding Land Premia in respect of Nazul-II Lands appropriated for various Schemes under General Development Account, which as per changed policy is to be booked as expenditure by credit to deferred liability account for the land cost at the Pre Determined Rates (PDR) as prescribed under the Nazul rules applicable, on the date of start of construction of the project. This deferred liability is being updated based on prevalent Pre Determined Rates (PDR) applicable at the year end, till the completion of the project. This deferred liability account is being transferred to Nazul-II account on completion of construction of the project at the then Pre Determined Rates (PDR) as prescribed under the Nazul rules. Until then, these were appropriated for various Schemes under General Development Account as expenditure by credit to Nazul –II Account on completion of construction of the properties at the pre determined rates as prescribed under the Nazul Rules. Land Premia is being paid to Nazul-II, in three consecutive equal yearly installments from the year in which scheme are completed.  
Due to practical difficulties in applying the revised policy on running work in progress under the existing schemes, management has decided to apply this changed policy on the schemes awarded from 01-April-2016 onwards.
16. Value of the work in progress and Finished housing inventory at the year end is arrived at after adding 15% overheads on the net construction cost. This is consistently being followed by the DDA.
17. In the absence of availability of some of the certificates regarding interest accrued at the year-end for some of the investments, interest accrued in such cases has been calculated provisionally based on outstanding balances and terms of interest.
18. 26AS Statement of TDS deducted by the payees from the payments last available near the date of finalization has been reconciled and accounted for.
19. Unamortized premium paid / discount received at the time of purchase of investments in securities/Bonds etc. during the year is considered as part / adjustment of Investment value as on 31.03.2022 and shall be amortized over the period of investment.
20. Previous year figures have been regrouped / reclassified wherever necessary to conform to this year's classification.
21. Schedules 'A' to 'O' form an integral part of the Annual Accounts.
22. The consolidated details of Investment and Bank balances of General Development Account, Nazul-I, Nazul-II, "Delhi Development Authority Pension Fund Trust", "Delhi Development Authority Gratuity Fund Trust", "Delhi Development Leave Encashment Fund Trust" and "Delhi Development Post Retirement Medical Benefit Trust" are furnished in Annexure-P.

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer

**DELHI DEVELOPMENT AUTHORITY**  
**DETAILS OF INVESTMENTS AND BANK BALANCE AS AT 31-MARCH-2022**  
**SCHEDULE P**



**2021-22**

General Development Account												
(Amount INR in crores)												
Head of Account	Total of GDA, NA-I, NA-II and Trusts	UDF	GDA General Invest	Contingency reserve Fund	Yamuna Pollution Fund	EWS reserve Fund	Civil Work Maintenance Fund	Electrical maintenance fund	Restoration of Siri Fort forest area	Special Development Fund	Staff Benefit Fund	Sub Total Of GDA
FDs/Special Deposit	3878.42	1337.8		256.59	6.7		125.97	9.95	1.36		0.32	1738.69
Special Deposit												0
Govt. Securities	2531.25			1134.63								1134.63
State Govt. Securities	9822.52	3363.89				33.51	493.23	71.88				3962.51
Mutual Funds	262.55											
Commercial Paper												
Money Market												
Debtenture & Bonds	493.36											
Deposit with LIC/Other insurance companies	5486.76		0.3									0.3
<b>TOTAL</b>	<b>22474.86</b>	<b>4701.69</b>	<b>0.3</b>	<b>1391.22</b>	<b>6.7</b>	<b>33.51</b>	<b>619.2</b>	<b>81.83</b>	<b>1.36</b>	<b>0</b>	<b>0.32</b>	<b>6836.13</b>
<b>Cash in Hand</b>												
<b>Saving Banks</b>	<b>1907.8</b>	<b>2.38</b>	<b>421.76</b>	<b>14.5</b>	<b>0.28</b>	<b>50.24</b>	<b>26.53</b>	<b>16.46</b>	<b>0.01</b>	<b>28.23</b>	<b>0.27</b>	<b>560.62</b>
<b>Grand Total</b>	<b>24382.66</b>	<b>4704.07</b>	<b>422.06</b>	<b>1405.72</b>	<b>6.98</b>	<b>83.75</b>	<b>645.73</b>	<b>98.29</b>	<b>1.37</b>	<b>28.23</b>	<b>0.5922961</b>	<b>7396.76</b>
<b>TRUSTS</b>												
<b>Nazul -I Account</b>												
Head of Account	Cash Bal. invest.	NA-II General Investment	Escrow (EWS)	Urban Heritage Fund	Escrow (FAR)	Sub total Nazul II	Leave Encashment Fund	PRMB Trust	Pension Trust	Gratuity Fund Trust	General Provident Fund	Sub Total
FDs		2047.15			5	2052.15			42.21		45.37	87.6
Special Deposit												
Govt. Securities			72.45	0.45		72.9	44	172	448	71	588.72	1323.72
State Govt. Securities		5481.94				5481.94	10	10	180.6	37.27	140.2	378.07
Mutual Funds							48.28	46.21	76.92	10.5	80.64	262.55
Commercial Paper												
Money Market												
Debtenture & Bonds							27	72.3	262.1	15	116.95	493.35
Deposit with LIC/Other insurance companies							71.47	54.82	5164	196.25		5486.47
<b>TOTAL</b>		<b>7529.09</b>	<b>72.45</b>	<b>0.45</b>	<b>5</b>	<b>7606.99</b>	<b>200.75</b>	<b>355.33</b>	<b>6173.83</b>	<b>330.02</b>	<b>971.88</b>	<b>8031.76</b>
<b>Cash in Hand</b>												
<b>Saving Banks</b>	<b>6.44</b>	<b>850.19</b>				<b>850.19</b>	<b>39.32</b>	<b>112.71</b>	<b>151.76</b>	<b>16.18</b>	<b>170.56</b>	<b>490.54</b>
<b>Grand Total</b>	<b>6.44</b>	<b>8379.28</b>	<b>72.45</b>	<b>0.45</b>	<b>5</b>	<b>8457.18</b>	<b>240.07</b>	<b>468.04</b>	<b>6325.59</b>	<b>346.2</b>	<b>1142.44</b>	<b>8522.3</b>



**NAZUL ACCOUNTS-I  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**





**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 2021-22**  
**NAZUL ACCOUNT - I**  
**BALANCE SHEET AS AT 31<sup>st</sup> MARCH, 2022**

(Amount INR in crores)

LIABILITIES					ASSETS				
Sr. No.	Head of Account	Schedule	2021-22	2020-21	Sr. No.	Head of Account	Schedule Schedule	2021-22	2020-21
I	Accumulated surplus funds payable to govt. under clause 9 of Nazul Agreement 1937	A	22.48	23.05	I	Cash & Bank Balance		6.44	2.34
					II	Investment			
II	Amount received from other account		403.4	385.48	III	Accumulated Expenditure on Land & works		19.94	19.94
III	Sundry Creditors	B	2.77	2.77					
					IV	Sundry Debtors	D	105.91	105.91
IV	Excess of Assests over Liabilities as per last Balance sheet		-30.23	-30.24					
					V	Property	E	0.29	0.31
V	Excess of Income over Ependiture during the year- Part I		-39.97	-26.69	VI	Excess of Expenditure over Income (Part II)		222.77	222.77
					VII	Others Assets			
VI	Amount transfered to Accumulated receipts under Nazul Agreement		-3.10	-3.10	VIII	Difference in opening balances		0.00	0.00
					IX	Amount Receivable From NA II			
vii	Other liability	C	0.00	0.00	X	TDS Recievable			
	<b>TOTAL</b>		<b>355.35</b>	<b>351.27</b>		<b>TOTAL</b>		<b>355.35</b>	<b>351.27</b>

Sd/-

AO(A/Cs Main)/Consultant

Sd/-

Dy CAO(A/cs)

Sd/-

Dir. (Fin)/Consultant

Sd/-

Chief Accounts Officer



## DELHI DEVELOPMENT AUTHORITY

## NAZUL ACCOUNT -I

## INCOME &amp; EXPENDITURE FOR THE YEAR ENDING 31st MARCH,2022

(Amount INR in crores)

Expenditure				Income			
Sr. No.	Head of Account	2021-22	2020-21	Sr. No	Head of Account	2021-22	2020-21
I	Accumulated expenditure on land & works as on 01.04.2017			I	Receipts from disposal of Land-premia		1.18
II	Expenditure on Land and Works			II	Land transferred from L & DO		
III	Excess of Income over Expenditure(Part-I)			III	Interest in Investment		
				IV	Accumulated expenditure on land & works as on		
IV	Cost of Administration			V	Revenue		
					a) Ground Rent	4.38	3.57
	i) Officers	1.31	1.45		b) Other Receipt	3.34	0.22
					c) Damages	0.95	0.90
	ii) Estt.	1.77	1.95		d) Prior Period Income		
					e) Other Nazul Revenue		
	iii) Other Charges	0.30	0.46	VI	License Fees		
	iv) Pension Contribution	1.00	1.48				
	v) Gratuity Contribution	0.01	-0.02				
	vi) Leave Encashment Contribution	0.04	-0.01				
	vii) Post Retirement Medical Scheme	0.22	0.30				
	viii) New Pension Scheme	0.02	0.03				
	ix) General Provident Fund Contribution						
	x) Benevolent Fund Contribution						
	Less: Estt. Charges recovered from works	-1.64	-1.65				
V	Payment of Nazul Revenue to govt.	0.01	0.01				
VI	Depreciation	0.02	0.02				
VII	Interest to General Development Account (GDA)	10.52	10.52				
VIII	Misc. Expenditure incurred on maintenance of various schemes	0.12	0.04				
IX	Prior Period Expenses		12.66				
XI	Horticulture works	8.24	8.25				
X	Excess of Income over Expenditure (Part II)	-13.27	-29.62				
	<b>Total</b>	<b>8.67</b>	<b>5.87</b>		<b>Total</b>	<b>8.67</b>	<b>5.87</b>

Sd/-

AO(A/Cs Main)/Consultant

Sd/-

Dy CAO(A/cs)

Sd/-

Dir. (Fin)/Consultant

Sd/-

Chief Accounts Officer





**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 2021-22**  
**NAZUL ACCOUNT - I**  
**RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31<sup>st</sup> MARCH, 2022**

(Amount INR in crores)

Receipts				Payment			
Sr. No.	Head of Account	Actual Receipts (2021-22)	Actual Receipts 2020-21	Sr. No.	Head of Account	Actual Payments (2021-22)	Actual Payments 2020-21
I	Revenue from works and Dev. Schemes			I	Share cost of administration	3.38	3.85
	a) Premia		0.99		Less: Estt. Charges received from works	-1.64	-1.65
	b) Ground Rent	4.38	3.77			1.74	2.20
	c) Other Receipts						
				II	Expenditure on works and Dev. Schemes	8.36	8.36
II	Damages	0.95	0.90				
				III	Misc. Expenditure	0.00	0.00
III	Other Nazul Revenue						
	a) Revenue from Agriculture land, Other Land			IV	Payment of Nazul Revenue	0.01	0.01
	b) Other Revenue	3.35	0.28				
				V	Interest on Loan	0.00	0.00
IV	Delhi Master Plan	0.00	0.00		Delhi Master Plan	0.57	0.67
V	New Master Plan for Delhi	0.00	0.00		New Master Plan for Delhi	0.00	0.00
VI	Land trans. From L&DO Gram Sabha	0.00	0.00		Debt Repayment	0.00	0.00
VII	Interest from Investment	0.00	0.00				
VIII	Development and Construction of Lakes around Delhi	0.00	0.00		Development and Construction of Lakes around Delhi		
IX	Debt Receipts	0.00	0.00		Land transferred from L & D		
X	DEPOSITS & ADVANCES			XI	DEPOSITS & ADVANCES	0.00	0.00
i)	Suspense Account	0.00	0.00	i)	Suspense Account	0	0
a)	Investment - cash balance	0.00	0.00	a)	Investment - cash balance	0	0
	investment accounts	0.00	0.00		investment accounts	0	0
b)	Other Suspense items	0.00	0.00	b)	Other Suspense items	0	0
ii)	Deposits	0.00	0.00	ii)	Deposits	0	0
iii)	Advance(HBA)	0.00	0.00	iii)	Advance(HBA)	0	0
iv)	P.L.A.	7.75	3.58	iv)	P.L.A.	7.75	3.59
v)	Amount received from other Account	0.00	0.00	v)	Amount paid to other account	0.00	0.00
	NA II	16.79	6.54		NA II	7.77	5.31
	GDA	1.42	3.52		GDA	4.48	1.80
	General Provident Fund	0.17	0.03		General Provident Fund	0.03	0.00
	<b>TOTAL DEPOSITS &amp; ADVANCES</b>	<b>26.13</b>	<b>13.67</b>		<b>TOTAL DEPOSITS &amp; ADVANCES</b>	<b>20.03</b>	<b>10.70</b>
	<b>TOTAL RECEIPTS</b>	<b>34.81</b>	<b>19.62</b>		<b>TOTAL PAYMENTS</b>	<b>30.71</b>	<b>21.94</b>
	<b>OPENING BALANCE</b>	<b>2.34</b>	<b>4.66</b>		<b>CLOSING BALANCE</b>	<b>6.44</b>	<b>2.34</b>
	<b>GRAND TOTAL</b>	<b>37.15</b>	<b>24.28</b>		<b>GRAND TOTAL</b>	<b>37.15</b>	<b>24.28</b>

Sd/-

Sd/-

Sd/-

Sd/-

AO(A/Cs Main)/Consultant

Dy CAO(A/cs)

Dir. (Fin)/Consultant

Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY**  
**NAZUL ACCOUNT-I**  
**STATEMENT OF FUNDS PAYABLE / PAID TO GOVERNMENT**  
**UNDER NAZUL AGREEMENT - 1937**

(Amount INR in crores)

Particulars	2021-22	2020-21
Transfer of funds upto 31.03.2021	52.58	52.58
Add: Amount transferred during the year under		
<b>(A) BALANCE</b>	<b>52.58</b>	<b>52.58</b>
Total Expenditure incurred on Old Delhi Master Plan/ Zonal Plan up to 31.03.2021	27.03	26.37
Add: Expenditure during 2021-22	0.57	0.66
Less: Receipts on a/c of Sale Proceeds during the year		
<b>Net Expenditure on Delhi Master Plan/Zonal Plan(a)</b>	<b>27.60</b>	<b>27.03</b>
Total Expenditure incurred on New Delhi Master Plan/ Zonal Plan up to 31.03.2021	2.50	2.50
Add: Expenditure during 2021-22		
Less: Receipts on a/c of Sale Proceeds during the year		
Net Expenditure on Delhi Master Plan/Zonal Plan(b)	2.50	2.50
<b>(B) TOTAL EXPENDITURE (a+b)</b>	<b>30.10</b>	<b>29.53</b>
<b>Balance carried forward to Balance Sheet (A-B)</b>	<b>22.48</b>	<b>23.05</b>
<b>TOTAL</b>	<b>12,130.49</b>	<b>10,645.81</b>



## DELHI DEVELOPMENT AUTHORITY

## NAZUL ACCOUNT-I

SCHEDULE-B

## STATEMENT OF SUNDRY CREDITORS AS ON 31.03.2022

(Amount INR in crores)

Particulars	2021-22	2020-21
Administration Pay & other charges	0.18	0.18
AMOUNT PAYABLE TO NAZUL-II	2.59	2.59
<b>Total</b>	<b>2.77</b>	<b>2.77</b>

## DELHI DEVELOPMENT AUTHORITY

## NAZUL ACCOUNT-I

SCHEDULE-C

## STATEMENT OF OTHER LIABILITY AS ON 31.03.2022

(Amount INR in crores)

S NO.	Particulars	2021-22	2020-21
<b>1</b>	<b>Duties and Taxes</b>		
	Labour Cess	-	-
	TDS on CGST	-	-
	TDS on SGST	-	-
<b>2</b>	<b>Deposits and Retentions</b>		
	Deposit Part II	0.00	0.00
<b>3</b>	<b>STATUTORY LIABILITY</b>		-
	TDS Payable on Contractor	-	-
	TDS Payable on Salary	-	-
<b>4</b>	<b>Miscellaneous</b>		-
	<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>

**DELHI DEVELOPMENT AUTHORITY****NAZUL ACCOUNT-I****SCHEDULE-C****STATEMENT OF OTHER LIABILITY AS ON 31.03.2022****(Amount INR in crores)**

<b>S NO.</b>	<b>Particulars</b>	<b>2021-22</b>	<b>2020-21</b>
<b>I</b>	<b>Premia (for lease of land payable by the lessee)</b>	0.93	0.93
II	Ground Rent (Payable by the lessee of lease land)	0.00	0.00
III	Other Receipts (Staff Quarters)	1.50	1.50
IV	Damages levied for unauthorised occupation of Nazul I and /Properties	103.31	103.31
<b>v</b>	<b>Other Nazul Receipts</b>	0.17	0.17
VI	Land transferred to L&D/Gaon sabha	0.00	0.00
	<b>Total</b>	<b>105.91</b>	<b>105.91</b>



## DELHI DEVELOPMENT AUTHORITY

## NAZUL ACCOUNT-I

SCHEDULE-E

## STATEMENT OF OTHER LIABILITY AS ON 31.03.2022

(Amount INR in crores)

Sr. No.	Particulars of Property	GROSS BLOCK			Depreciation	Closing Balance 31-03-2022
		Opening Balance UPTO 1-4-2021	Additions	Total UPTO 31-3-2022		
I	Motor Vehicles	0.04	0.00	0.04	0.01	0.03
II	Furniture	0.03	0.00	0.03	0.00	0.03
III	Other Office equipment	0.02	0.00	0.02	0.01	0.01
IV	Survey and Drawing instruments	0.00	0.00	0.00	0.00	0.00
V	Staff Quarters	0.22	0.00	0.22	0.01	0.21
VI	D/o 128 Acres of Land for Temp. Junk	0.01	0.00	0.01	0.00	0.01
	Mkt. at Jhandewalan	0.00	0.00	0.00	0.00	0.00
VII	Janta Mkt. Rani Jhansi Rd.	0.00	0.00	0.00	0.00	0.00
VIII	Providing Parking arrangement at Ajmeri Gate	0.00	0.00	0.00	0.00	0.00
	<b>Total</b>	<b>0.32</b>	<b>0.00</b>	<b>0.32</b>	<b>0.03</b>	<b>0.29</b>



**DELHI DEVELOPMENT AUTHORITY NAZUL-1**

**SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS**

**1 Significant Accounting Policies**

- A. The Financial Statements are prepared under Historical Cost Convention.
- B. Investments are stated at Face Value.
- C. Interest is recognized on accrual basis.
- D. Premium and Discount on purchase of Investments is adjusted at the time of purchase.

**2 Notes to the Accounts**

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2022
- 2. The amount of Interest income on Mutual funds Investments is to be recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and insurance Companies.

Place : New Delhi

Date :

Sd/-  
AO(A/Cs Main)

Sd/-  
Dy CAO(A/cs)/Consultant

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer

**NAZUL ACCOUNTS-II  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**





**ANNUAL ACCOUNTS FOR THE YEAR 2021-22  
NAZUL ACCOUNT - II**

**RECEIPTS & PAYMENT ACCOUNT FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> MARCH 2022** (Amount INR in crores)

Sr. No.	Receipts			Payments			
	Head of Account	Actual Receipts 2021-22	Actual Receipts 2020-21	Sr. No.	Head of Account	Actual Payments 2021-22	Actual Payments 2020-21
I-C	Receipts from Disposal of Developed Land Premia	1509.84	1211.73	I-C	Payment to Delhi Admn. (L&B Dept.) for Acquisition of Land	90.46	17.46
					AMOUNT OF COURT ATTACHMENT	0.00	0.00
					AMOUNT OF ENHANCED COMPENSATION	0.00	0.00
					Payment to Special Rehabilitation Package	0.00	0.00
II-C	Receipts from Disposal of Undeveloped Land Premia	631.64	150.48	II-C	Expenditure on Development of Land	1130.88	256.13
					Master Plan & Other Concomitant Schemes	1008.36	1024.39
					Sports Complexes	252.65	157.79
					<b>Total expenditure on D/o land 2-C</b>	<b>2391.89</b>	<b>1438.31</b>
III-C	Ground Rent and Other Receipts	249.28	151.66	III-C	CWG-2010 Expenditure	0.00	0.00
IV-C	Receipts pertaining to Sports Complexes	36.40	25.62				
	Grants from UDF	511.51	55.29				
	Grants from Central Govt.- CWG 2010	0.00	0.00		Expenditure on C/O Roads other than those in Schemes	0.00	0.00
	Receipts from disposal of CWG flats	0.00	0.00				
V-C	Miscellaneous Receipts	0.00	0.00				
(a)	Composition Fee	0.00	0.00	IV-C	Expenditure on Building other than those included in the Development Schemes	0.00	0.00
(b)	Interest from investments	0.00	0.00				
	Interest on Nazul II-investment	629.81	552.71		Payment to MCDs	26.63	30.45
	Interest on Sports investment	0.00	0.00				
	Saving Interest NA-II	35.44	20.29				
	Interest on Escrow EWS (Saving + Invt.)	5.45	4.03				
	Interest on Escrow FAR (Saving + Invt.)	0.11	0.32				
	Interest on HRD	0.00	0.00				
	Interest on UHF	0.05	0.03				
(c)	Other Misc. Receipts	57.64	115.60				
	Subletting Charges	1.81	3.36				
	Misuse Charges	5.39	3.70				
	INTT. ON COST/ PREMIA	8.65	5.93				
	INTT. ON GROUND RENT	2.54	3.47				
	Composition Fee	13.16	6.80				
	Unearned Increase	0.87	1.60				





**ANNUAL ACCOUNTS FOR THE YEAR 2021-22  
NAZUL ACCOUNT - II  
RECEIPTS & PAYMENT ACCOUNT FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

Sr. No.	Receipts			Payments			
	Head of Account	Actual Receipts 2021-22	Actual Receipts 2020-21	Sr. No.	Head of Account	Actual Payments 2021-22	Actual Payments 2020-21
	Plantation Receipts from various Departments	45.55	93.23				
	Other Receipts- Licence Fees	138.44	396.69	V-C	Share Cost of Admn. Charges	240.39	181.06
	Interest from Urban Heritage A/c	0.00	0.00		Deduct Estt. Charges	-82.74	-57.61
	Sports Complex	0.00	0.00		Net Share Cost	157.65	123.47
	E.W.S.Fund	0.00	0.00	V-I-C	Interest on Loan (ways and means advances)	0.00	0.00
	Interest on EWS Fund	0.00	0.00		Refund of Premia	9.64	36.74
	<b>V C Total</b>	<b>944.91</b>	<b>1207.76</b>				
VI-C	Adhoc increase / Adhoc cut made by Delhi Administration	0.00	0.00	VII-C	Less: Adhoc cut made by Delhi Admn.	0.00	0.00
		0.00	0.00		Grants given to AAI	0.00	0.00
		0.00	0.00		Amount paid to DMRC	130.00	50.00
		0.00	0.00				
	<b>Total</b>	<b>3883.58</b>	<b>2802.54</b>		<b>Total</b>	<b>2648.63</b>	<b>1572.96</b>
VIII-C	<b>Debt Receipt</b>	<b>0.00</b>	<b>0.00</b>	VIII-C	<b>Debt. Repayment</b>	<b>0.00</b>	<b>0.00</b>
i)	Loan from Central Govt.	0.00	0.00	i)	Repayment of Loan to Central Govt.	0.00	0.00
ii)	Amount received from other accounts	0.00	0.00	ii)	Amount paid back to other accounts	0.00	0.00
					Amount paid to BGDAs towards sale proceeds of 74 CWG Flats	0.00	0.00
VIII-C	Deposits & Advances	0.00	0.00	IX-C	Deposits and Advances	0.00	0.00
i)	Recovery of Amount paid to other accounts	0.00	0.00	i)	Amount advanced to other Accounts	0.00	0.00
ii)	Suspense Account:	0.00	0.00	ii)	Suspense Account:	0.00	0.00
a)	Investment - Cash Balance Investment Account	11310.18	10245.08	a)	Investment - Cash Balance Investment Account	10937.95	11773.09
					FD's	0.00	0.00
					Securities	0.00	0.00
					Premium Paid on Investment	0.00	0.00
					Interest Paid on Investment	0.00	0.00
b)	ESCROW (EWS) Investment	0.00	75.02	b)	Escrow EWS Investment	0.00	80.14
c)	ESCROW FAR Investment	0.00	3.02	c)	Escrow FAR Investment	5.00	0.00
d)	Special Deposit Account	0.00	0.00	d)	Special Deposit Account	0.00	0.00
e)	Investment A/c Sports	0.00	0.00	e)	Investment A/c Sports	0.00	0.00
f)	Escrow encashment	0.00	0.00	f)	Investment Escrow Account	0.00	0.00
g)	HRD Encashment	0.00	0.00	g)	HRD Encashment	0.00	0.00
h)	Urban Heritage Award Fund Encashment	0.00	0.46	h)	Urban Heritage Award Fund Investment	0.00	15.97

**ANNUAL ACCOUNTS FOR THE YEAR 2021-22**  
**NAZUL ACCOUNT - II**  
**RECEIPTS & PAYMENT ACCOUNT FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

Sr. No.	Receipts			Payments			
	Head of Account	Actual Receipts 2021-22	Actual Receipts 2020-21	Sr. No.	Head of Account	Actual Payments 2021-22	Actual Payments 2020-21
i)	Earnest Money Deposit	0.70	0.03		Refund/Adjustment of Earnest Money	5.34	9.24
j)	Other Deposits	65.29	58.14		Other Deposits	62.81	59.53
	Funds from Escrow Account (GHS) for Construction of EWS Houses	0.00	0.00		Fund from Escrow Account (GHS) for construction of EWS Houses	0.00	0.00
	Receipt in Urban Heritage fund	0.00	0.00		Urban Heritage Fund disbursement	0.00	0.00
	Other Suspense Account	0.00	0.00		Other Suspense Account	0.00	0.00
	Deposits	0.00	0.00		Deposits	0.00	0.00
	Amount received from Revolving Fund	2391.87	1438.31		Amount paid to Revolving Fund	2391.87	1438.31
	Amount received from GDA	378.09	213.44		Amount paid to GDA	1663.33	581.68
	Amount Received from GPF	42.13	52.19		Amount paid to GPF	50.55	8.09
	Amount Received from Leave Encashment Fund	0.00	2.84		Amount paid to Leave Encashment Fund	2.46	2.84
	Amount Received from Contingency Fund	1398.46	54.16		Amount Paid to Contingency	1355.87	46.15
	Amount Received From EWS	61.41	129.92		Amount paid to EWS	65.46	133.12
	Amount Received From Escrow EWS	0.00	77.13		Amount paid to Escrow EWS	0.00	77.12
	Amount Received From Escrow FAR	5.00	0.00		Amount paid to Escrow FAR	5.00	0.00
	Amount Received From UDF	3369.56	509.23		Amount Paid to UDF	3371.84	618.01
	Amount payable to SDF	8.20	15.31		Amount Paid to SDF	14.94	10.54
	Amount Received From Civil Maintenance Fund	453.90	190.81		Amount Paid to Civil Maintenance Fund	450.21	190.80
	Amount Received From Electrical Maintenance Fund	17.93	71.23		Amount Paid to Electrical Maintenance Fund	18.22	68.91
	Amount Received from Pension Fund	440.48	30.00		Amount Paid to Pension Fund	466.00	43.73
	Amount Received from NA I	7.77	5.31		Amount Paid to NA I	16.79	6.54
	Amount Received from Gratuity Fund	0.00	0.11		Amount Paid to Gratuity Fund	0.00	0.22
	Amount Received from PRMS Fund	0.00	0.10		Amount Paid to PRMS Fund	0.00	0.10
	Amount Received from Urban Heritage Fund	0.05	0.48		Amount Paid to Urban Heritage Fund	0.05	0.48
	Amount Received from PLA	2271.78	1344.26		Amount Paid to PLA	2271.78	1344.26
	TOTAL DEPOSITS & ADVANCES	22222.80	14516.58		TOTAL DEPOSITS & ADVANCES	23155.50	16508.86
	TOTAL RECEIPTS	26106.39	17319.16		TOTAL PAYMENTS	25961.77	18205.29
	OPENING BALANCE	705.58	1591.71		CLOSING BALANCE	850.19	705.58
	GRAND TOTAL	26811.97	18910.87		GRAND TOTAL	26811.97	18910.87

Sd/-

AO(A/Cs Main)/Consultant

Sd/-

Dy CAO(A/cs)

Sd/-

Dir. (Fin)/Consultant

Sd/-

Chief Accounts Officer



2021-22



**PENSION FUND TRUST  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**



## INDEPENDENT AUDITOR'S REPORT

To,

The MEMBERS

Delhi Development Authority Pension Fund Trust,

VIKAS SADAN, NEW DELHI

### Report on the Financial Statements

We have audited the accompanying Financial Statements of Delhi Development Authority Pension Fund Trust ("the Trust"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Income and Expenditure Account for the year ended 31st March, 2022 and a summary of accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2022, and of its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI)

### Basis of opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India 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.

### Responsibility of Management for the Standalone Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the trust in accordance with the Accounting principles generally accepted in India. This responsibility includes the design and maintenance of internal control 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 trust'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 trust or to cease operations, or has no realistic alternative but to do so.

The management is responsible for overseeing the trust's financial reporting process.

### Auditor's responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 these financial statements.

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

- Identify and assess the risks of material misstatement of the 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.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- 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 trust's ability to continue as a going concern. If we conclude that a material uncertainty exist, we are required to draw attention in our auditor's report to the related disclosures in the 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 trust to cease to continue as a going concern.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit finding, including any significant deficiencies in internal control that we identify during our audit.

**For GrandMark & Associates,**  
Chartered accountants  
Firm registration No. 003145N  
Sd/-

**CA Ishwer Chand Garg**  
Sr. Partner  
M.S. No. 083336

New Delhi  
Date : 20<sup>th</sup> June 2022





**DELHI DEVELOPMENT AUTHORITY  
PENSION FUND TRUST  
BALANCE SHEET AS ON 31 MARCH 2022**

(Amount INR in crores)

PARTICULARS	AS AT 31 March 2022		AS AT 31 March 2021	
<b>EQUITY &amp; LIABILITIES</b>				
Opening Balance of Fund	7,201.45		6,863.58	
Add: Employer Contribution	-		-	
- Current Year	529.84		508.71	
Less: Prior Period Adjustment	-		-	
Less: Disbursements	(688.99)		(623.48)	
Add: Excess of Income over Expenditure	499.67		452.65	
Closing Balance of Fund		7,541.97		7,201.46
Payable to Contingency Reserve Fund		11.55		5.77
Payable to EWS House Reserve		0.00		0.00
Payable to UDF		46.74		42.18
Payable to General Provident Fund Trust		8.23		20.33
Payable to Nazul-II		161.42		135.90
Payable to LEF		9.83		26.65
Payable to PRMS		30.03		27.24
Pending Liabilities		57.18		40.73
Unamortise discount		3.36		-
		<b>7,870.31</b>		<b>7,500.26</b>
<b>ASSETS</b>		-		-
Investments		6,173.77		6,110.72
Interest accrued on Investments		19.87		41.92
Bank Balance		151.77		93.46
TDS Receivable		0.82		0.82
Receivable from Civil Maintaince fund		0.00		0.00
Receivable from Gratuity Fund Trust		3.16		3.16
Receivable from Delhi Development Authority		1,520.92		1,250.18
		<b>7,870.31</b>		<b>7,500.26</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi

Date: 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer

**DELHI DEVELOPMENT AUTHORITY****PENSION FUND TRUST****INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022**

(Amount INR in crores)

PARTICULARS	FOR THE YEAR ENDED ON 31 MARCH 2022	FOR THE YEAR ENDED ON 31 MARCH 2021
<b>INCOME</b>		
Interest earned on Investments	495.06	450.46
Saving Interest	4.61	2.19
Total of Income	499.67	452.65
<b>EXPENDITURE</b>		
Miscellaneous Expenditure	0.00	0.00
Provision on Investment	-	-
Prior Period Adjustments	-	-
Total of Expenditure	0.00	0.00
Excess of Income over Expenditure	499.67	452.65
Payable to LEF	9.83	26.65
Payable to PRMS	30.03	27.24
Pending Liabilities	57.18	40.73
Unamortise discount	3.36	-
	<b>7,870.31</b>	<b>7,500.26</b>
<b>ASSETS</b>		
Investments	6,173.77	6,110.72
Interest accrued on Investments	19.87	41.92
Bank Balance	151.77	93.46
TDS Receivable	0.82	0.82
Receivable from Civil Maintaince fund	0.00	0.00
Receivable from Gratuity Fund Trust	3.16	3.16
Receivable from Delhi Development Authority	1,520.92	1,250.18
	<b>7,870.31</b>	<b>7,500.26</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY**  
**PENSION FUND**  
**RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022**

(Amount INR in crores)

HEAD OF ACCOUNT	AMOUNT FOR THE YEAR 2021-22	AMOUNT FOR THE YEAR 2020-21
<b>RECEIPTS</b>		
Pension fund investment	1,131.71	235.38
Interest on Pension Fund Investment	132.39	121.28
Interest on saving balance of fund	4.61	2.19
Received from BGDA	259.10	235.00
Received from UDF	85.54	3.30
Receipts form Leave Encashment	44.33	31.48
Receipts form PRMS	30.03	7.69
Receipts form GP Fund Trust	15.29	11.76
Receipts form GDA Contingency	153.15	5.77
Receipts form Gratuity Fund Trust	30.44	0.38
Receipts form NA-II	466.00	43.73
<b>TOTAL RECEIPT</b>	<b>2,352.59</b>	<b>697.96</b>
OPENING BALNCE	93.45	92.35
<b>TOTAL</b>	<b>2,446.04</b>	<b>790.31</b>
<b>PAYMENTS</b>		
Pension Fund Investments	806.69	1.00
Pension paid	<b>672.54</b>	<b>622.50</b>
<b>Payment to LEFT</b>	61.14	19.00
Payment to UDF	80.98	-
Payment to CMF	-	1.22
Payment to PRMS	27.24	-
Payment to Gratuity fund Trust	30.44	3.16
Payment to GPF	27.39	-
Payment to NA-II	440.48	30.00
Payment to EWS	-	8.45
Payment to GDA Contingency	147.38	11.53
CCL Charges/Bank Charges	0.00	0.00
<b>TOTAL EXPENDITURE</b>	<b>2,294.28</b>	<b>696.86</b>
CLOSING BALANCE	151.76	93.45
<b>TOTAL</b>	<b>2,446.04</b>	<b>790.31</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY NAZUL-1**

**SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS**

**1 Significant Accounting Policies**

- A. The Financial Statements are prepared under Historical Cost Convention.
- B. Investments are stated at Face Value.
- C. Interest is recognized on accrual basis.
- D. Premium and Discount on purchase of Investments is adjusted at the time of purchase.

**2 Notes to the Accounts**

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2022
- 2. The amount of Interest income on Mutual funds Investments is to be recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and insurance Companies.

Place : New Delhi

Date : 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

**GRATUITY FUND TRUST  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**



## INDEPENDENT AUDITOR'S REPORT

To,

The MEMBERS

Delhi Development Authority Gratuity Fund Trust,

VIKAS SADAN, NEW DELHI

### Report on the Financial Statements

We have audited the accompanying Financial Statements of Delhi Development Authority Gratuity Fund Trust ("the Trust"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Income and Expenditure Account for the year ended 31st March, 2022 and a summary of accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2022, and of its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI)

### Basis of opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India 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.

### Responsibility of Management for the Standalone Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the trust in accordance with the Accounting principles generally accepted in India. This responsibility includes the design and maintenance of internal control 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 trust'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 trust or to cease operations, or has no realistic alternative but to do so.

The management is responsible for overseeing the trust's financial reporting process.

### Auditor's responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 these financial statements.

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

- Identify and assess the risks of material misstatement of the 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.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- 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 trust's ability to continue as a going concern. If we conclude that a material uncertainty exist, we are required to draw attention in our auditor's report to the related disclosures in the 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 trust to cease to continue as a going concern.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit finding, including any significant deficiencies in internal control that we identify during our audit.

**For GrandMark & Associates,**  
Chartered accountants  
firm registration No. 003145N  
Sd/-

**CA Ishwer Chand Garg**  
Sr. Partner  
M.S. No. 083336

New Delhi  
Date : 20 June 2022





**DELHI DEVELOPMENT AUTHORITY**  
**GRATUITY FUND TRUST**  
**BALANCE SHEET AS ON 31 MARCH 2022**

(Amount INR in crores)

PARTICULARS	AS AT 31 MARCH 2022		AS AT 31 MARCH 2021	
<b>EQUITY &amp; LIABILITIES</b>				
<b>Opening Balance of Fund</b>	<b>435.45</b>		<b>535.65</b>	
Add: Employer Contribution	6.74		(6.30)	
Add/Less: Prior Period Adjustment	-		-	
Less: Gratuity disbursements	(135.50)		(133.32)	
Add: Excess of Income over Expenditure	34.78		39.42	
<b>Balance of Gratuity Fund</b>		<b>341.47</b>		<b>435.45</b>
Payable to General Provident Fund Trust		24.01		6.42
Payable to Pension Fund Trust		3.16		3.16
Payable to PRMS Fund		3.50		3.49
Payable to Leave Encashment Fund Trust		0.96		1.28
Payable to UDF		2.04		2.04
Amount payable From NA II		0.11		0.11
		<b>375.25</b>		<b>451.95</b>
<b>ASSETS</b>		-		-
Investments		330.02		389.90
Interest accrued on Investments		10.68		13.00
Bank Balance		16.18		23.24
TDS Receivable		0.30		0.30
Receivable from Delhi Development Authority		18.07		25.51
		<b>375.25</b>		<b>451.95</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer

**DELHI DEVELOPMENT AUTHORITY  
GRATUITY FUND TRUST****INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST MARCH 2022**

(Amount INR in crores)

PARTICULARS	FOR THE YEAR ENDED 31 MARCH 2022	FOR THE YEAR ENDED 31 MARCH 2021
<b>INCOME</b>		
Interest earned on Investments	33.77	38.02
Saving Interest	0.98	1.40
Prior Period Items	0.03	-
	<b>34.78</b>	<b>39.42</b>
<b>EXPENDITURE</b>		
Misc. Expenses	0.00	0.00
	0.00	0.00
<b>Excess of Income over Expenditure</b>	<b>34.78</b>	<b>39.42</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
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Place: New Delhi  
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Dy CAO(A/cs)

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Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY  
GRATUITY FUND TRUST  
RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022**

(Amount INR in crores)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2022	FOR THE YEAR ENDED 31 MARCH 2021
<b>RECEIPTS</b>		
Gratuity Fund investment	132.30	112.50
Interest on Gratuity Fund Investment	22.47	26.58
Interest from Saving Account	<b>0.98</b>	<b>1.40</b>
<b>Received from UDF</b>	-	2.04
Received from Pension Fund	30.44	3.16
Received from BGDA	15.17	-
Received From PRMS	-	3.49
Received From LEFT	<b>0.95</b>	<b>1.28</b>
Received From GPF	<b>17.59</b>	<b>26.42</b>
Received From NA-II	-	<b>0.11</b>
<b>TOTAL Receipts</b>	<b>219.90</b>	<b>176.98</b>
<b>OPENING BALANCE</b>	<b>23.24</b>	<b>25.04</b>
<b>TOTAL</b>	<b>243.14</b>	<b>202.02</b>
<b>PAYMENTS</b>	-	-
Gratuity Fund Investment	58.76	6.73
Gratuity paid	135.49	133.32
CCL/CHARGES/BANK CHARGES	0.00	0.00
Payment to BGDA	0.99	-
Payment to GPF	-	35.11
Payment to PRMS	-	0.13
Payment to Pension Fund	30.44	0.38
Payment to LEFT	1.28	3.11
<b>TOTAL PAYMENTS</b>	<b>226.96</b>	<b>178.78</b>
<b>CLOSING BALANCE</b>	16.18	23.24
<b>TOTAL</b>	<b>243.14</b>	<b>202.02</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

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AO(A/Cs Main)/Consultant

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Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST**

**SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS**

**1. Significant Accounting Policies**

- A. The Financial Statements are prepared under Historical Cost Convention.**
- B. Investments are stated at Face Value.**
- C. Interest is recognized on accrual basis.**
- D. Premium and Discount on purchase of Investments is adjusted at the time of purchase.**

**2. Notes to the Accounts**

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2022
- 2. The amount of Interest income on Mutual funds Investments is to be recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and insurance Companies.

Place : New Delhi

Date : 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer

**GENERAL PROVIDENT FUND TRUST  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**





## INDEPENDENT AUDITOR'S REPORT

To,

The MEMBERS

Delhi Development Authority General Provident Fund Trust

VIKAS SADAN, NEW DELHI

### Report on the Financial Statements

We have audited the accompanying Financial Statements of Delhi Development Authority Leave Encashment Fund Trust ("the Trust"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Income and Expenditure Account for the year ended 31st March, 2022 and a summary of accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2022, and of its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI)

### Basis of opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India 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.

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The management is responsible for overseeing the trust's financial reporting process.

### Auditor's responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 these financial statements.

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

- Identify and assess the risks of material misstatement of the 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.

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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- 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 trust's ability to continue as a going concern. If we conclude that a material uncertainty exist, we are required to draw attention in our auditor's report to the related disclosures in the 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 trust to cease to continue as a going concern.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit finding, including any significant deficiencies in internal control that we identify during our audit.

**For GrandMark & Associates,**  
Chartered accountants  
firm registration No. 003145N  
Sd/-

**CA Ishwer Chand Garg**  
Sr. Partner  
M.S. No. 083336

New Delhi  
Date : 20 June 2022





**DELHI DEVELOPMENT AUTHORITY**  
**GENERAL PROVIDENT FUND TRUST**  
**BALANCE SHEET AS ON 31 MARCH 2022**

(Amount INR in crores)

PARTICULARS		AS AT 31 MARCH 2022	AS AT 31 MARCH 2021
<b>EQUITY &amp; LIABILITIES</b>			
<b>Opening Balance of Fund</b>	<b>1,225.41</b>		<b>1,329.19</b>
Add: Employer Contribution	74.96		105.30
Add/Less: Prior Period Adjustment	-		-
Less: General Provident disbursements	(312.70)		(303.79)
Add: Excess of Income over Expenditure	94.96		94.72
<b>Balance of General provident Fund</b>		<b>1,082.63</b>	<b>1,225.42</b>
Payable to Delhi Development Authority		159.57	107.69
Unamortised Discount		6.20	-
Payable to Leave Encashment Fund Trust		0.00	-
Amount Payable to NA II		(35.67)	-
		<b>1,212.73</b>	<b>1,333.11</b>
<b>ASSETS</b>			
		-	-
Investments		971.89	1,066.39
Interest accrued on Investments		37.10	37.95
Bank Balance		170.56	156.78
Receivable from Pension Fund Trust		8.23	20.34
Receivable from Gratuity Fund Trust		24.01	6.42
Recoverable from Delhi Development Authority		-	-
Receivable from Leave Encashment Fund Trust		-	1.10
Amount Receivable From NA II		-	44.10
Amount Receivable From NA I		0.17	0.03
Unamortised Premium		0.77	-
TDS Receivable		-	-
		<b>1,212.73</b>	<b>1,333.11</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY  
GRATUITY FUND TRUST  
INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST MARCH 2022**

(Amount INR in crores)

PARTICULARS	FOR THE YEAR ENDED 31 MARCH 2022	FOR THE YEAR ENDED 31 MARCH 2021
<b>INCOME</b>		
Interest earned on Investments	91.34	92.68
Saving Interest	3.61	2.04
Miscellaneous Income (Authority Share)	0.01	0.00
	94.96	94.72
<b>EXPENDITURE</b>	-	-
Prior Period Items	-	-
Provision on Investments - Reliance Capital	-	-
Misc. Expenses	0.00	0.00
	<b>0.00</b>	<b>0.00</b>
Excess of Income over Expenditure	<b>94.96</b>	<b>94.72</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

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Dy CAO(A/cs)

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Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY**  
**GRATUITY FUND TRUST**  
**RECEIPT & PAYMENT ACCOUNT FOR THE YEAR 31 MARCH 2022**

(Amount INR in crores)

RECEIPTS		Payment	
Head of Account	Actual Receipts (2021-22)	Head of Account	Actual Payments (2021-22)
General Provident Fund		General Provident Fund	
GPF Contribution from Employees	74.96	GPF disbursement	69.21
Interest on GPF Advance	-		
Saving Interest	3.62	Retd. GPF Disbursement	-
GPF Investments	163.26	GPF Investments	63.60
		Discount on purchase of GPF Investment	-
Interest on GPF Investments	92.46	Interest on GPF Investments	-
Interest credited on GPF Balance	-	Payment towards Deposit Linked Insurance Scheme	0.28
Premium on purchase of GPF Investment	-	Interest paid on GPF balance	-
		GPF Final Payment	222.50
GPF Advances Recovery	3.54	Advances Given	24.30
Amount Received from Gratuity	-	Amount Paid to Gratuity	17.59
Amount Received from Pension	27.39	Amount Paid to Pension	15.29
Amount Received from GDA	98.67	Amount Paid to GDA	46.79
Amount Received from LEFT	1.10	Amount Paid to LEFT	-
Amount Received from PRMB	-	Amount Paid to PRMB	-
Amount Received from NAI	47.55	Amount Paid to NAI	39.12
Amount Received from NAI	0.03	Amount Paid to NAI	0.17
Transfer of GPF Balance	341.20	Transfer of GPF Balance	341.20
Inter-Unit Account	-	Inter-Unit Account	-
Misc. Receipts	0.05	Misc. Expenses	0.00
<b>TOTAL RECEIPTS</b>	<b>853.83</b>	<b>TOTAL EXPENDITURE</b>	<b>840.05</b>
<b>OPENING BALANCE</b>	<b>156.78</b>	<b>CLOSING BALANCE</b>	<b>170.56</b>
<b>GRAND TOTAL</b>	<b>1,010.61</b>	<b>GRAND TOTAL</b>	<b>1,010.61</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



## DELHI DEVELOPMENT AUTHORITY GENERAL PROVIDENT FUND TRUST

### SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

#### 1. Significant Accounting Policies

- A. The Financial Statements are prepared under Historical Cost Convention.
- B. Investments are stated at Face Value.
- C. Interest is recognized on accrual basis.
- D. Premium and Discount on purchase of Investments is adjusted at the time of purchase.

#### 2. Notes to the Accounts

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2022
- 2. The amount of Interest income on Mutual funds Investments is to be recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and insurance Companies.

Place : New Delhi

Date : 16-June-2022

Sd/-

AO(A/Cs Main)/Consultant

Sd/-

Dy CAO(A/cs)

Sd/-

Dir. (Fin)/Consultant

Sd/-

Chief Accounts Officer

**LEAVE ENCASHMENT FUND TRUST  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**



## INDEPENDENT AUDITOR'S REPORT

To,

The MEMBERS

Delhi Development Authority Leave Encashment Fund Trust

VIKAS SADAN, NEW DELHI

### Report on the Financial Statements

We have audited the accompanying Financial Statements of Delhi Development Authority Leave Encashment Fund Trust ("the Trust"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Income and Expenditure Account for the year ended 31st March, 2022 and a summary of accounting policies and other explanatory information.

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### Basis of opinion

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The management is responsible for overseeing the trust's financial reporting process.

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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- 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 trust's ability to continue as a going concern. If we conclude that a material uncertainty exist, we are required to draw attention in our auditor's report to the related disclosures in the 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 trust to cease to continue as a going concern.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit finding, including any significant deficiencies in internal control that we identify during our audit.

**For GrandMark & Associates,**  
Chartered accountants  
firm registration No. 003145N  
Sd/-

**CA Ishwer Chand Garg**  
Sr. Partner  
M.S. No. 083336

New Delhi  
Date : 20 June 2022





**DELHI DEVELOPMENT AUTHORITY  
LEAVE ENCASHMENT FUND TRUST  
BALANCE SHEET as on 31st March 2022**

(Amount INR in crores)

PARTICULARS		AS AT 31 MARCH 2022		AS AT 31 MARCH 2021
<b>EQUITY &amp; LIABILITIES</b>				
<b>Opening Balance of Fund</b>		<b>242.42</b>		<b>299.07</b>
Add: Employer Contribution		-		-
- Current Year		22.64		(3.50)
Less: Disbursements		(81.46)		(76.29)
Add: Excess of Income over Expenditure		12.93		23.14
<b>Closing Balance of Fund</b>		<b>196.53</b>		<b>242.42</b>
Payable to Delhi Development Authority		57.75		44.41
payable to gpf		-		1.10
Payable to NA II		0.00		-
		254.28		287.93
<b>ASSETS</b>				
Investments		200.75		234.02
Interest accrued on Investments		3.27		6.60
Bank Balance		39.32		16.78
TDS Receivable		0.15		0.15
Receivable From Gratuity Fund Trust		0.96		1.28
Receivable from NA-II		-		2.46
Receivable From general provident fund		0.00		-
Receivable from Pension Fund Trust		9.83		26.64
		254.28		287.93
Unamortised Premium		0.77		-
TDS Receivable		-		-
		<b>1,212.73</b>		<b>1,333.11</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

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Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY  
LEAVE ENCASHMENT FUND TRUST  
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

PARTICULARS	FOR THE YEAR ENDED 31 MARCH 2022	FOR THE YEAR ENDED 31 MARCH 2021
<b>INCOME</b>		
Interest earned on Investments	14.04	22.41
Other Income	0.50	0.73
<b>Total of Income</b>	<b>14.54</b>	<b>23.14</b>
<b>EXPENDITURE</b>		
Miscellaneous Expenditure	0.00	0.00
Total of Expenditure	0.00	0.00
<b>Excess of Income over Expenditure</b>	<b>14.54</b>	<b>23.14</b>
<b>Add:- Prior period adjustment</b>	<b>(1.61)</b>	-
<b>Net Excess of Income over Expenditure</b>	<b>12.93</b>	<b>23.14</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY  
LEAVE ENCASHMENT FUND TRUST**

**RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

HEAD OF ACCOUNT	AMOUNT FOR THE YEAR 2021-22	AMOUNT FOR THE YEAR 2020-21
<b>RECEIPTS</b>		
Encashment of Investment	39.32	110.00
Misc. Receipt	-	0.01
Interest on Leave Fund Investment	10.70	18.91
Interest on Leave Fund Saving Interest	0.51	0.73
Received from GDA	37.60	22.08
Received from Gratuity Fund	1.28	3.11
Received from Pension Fund	61.14	19.00
Received from NA II	2.46	-
Received from GP Fund Trust	-	14.09
Inter-Unit Account	65.71	68.93
<b>TOTAL RECEIPTS</b>	<b>218.72</b>	<b>256.86</b>
ADD:-OPENING BALANCE	16.78	12.11
<b>TOTAL</b>	<b>235.50</b>	<b>268.97</b>
<b>PAYMENTS</b>	-	-
LEFT Investments	1.00	61.10
Leave Encashment Paid	81.46	76.30
Misc. Expense	0.00	0.00
Payment to Pension Fund Trust	44.33	31.48
Payment to Post Retirement Benefit Fund Trust	-	0.05
Payment to Gratuity Fund Trust	0.95	1.28
Payment to GDA	1.63	0.05
Payment to GP Fund Trust	1.10	13.00
Inter-Unit Account	65.71	68.92
<b>TOTAL PAYMENTS</b>	<b>196.18</b>	<b>252.18</b>
ADD:-CLOSING BALANCE	39.32	16.79
<b>TOTAL</b>	<b>235.50</b>	<b>268.97</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317  
Place: New Delhi  
Date: 16-June-2022

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AO(A/Cs Main)/Consultant

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Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



## DELHI DEVELOPMENT AUTHORITY LEAVE ENCASHMENT FUND TRUST

### SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

#### 1. Significant Accounting Policies

- A. The Financial Statements are prepared under Historical Cost Convention.
- B. Investments are stated at Face Value.
- C. Interest is recognized on accrual basis.
- D. Premium and Discount on purchase of Investments is adjusted at the time of purchase.

#### 2. Notes to the Accounts

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2022
- 2. The amount of Interest income on Mutual funds Investments is to be recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and insurance Companies.

Place : New Delhi

Date : 16-June-2022

Sd/-

AO(A/Cs Main)/Consultant

Sd/-

Dy CAO(A/cs)

Sd/-

Dir. (Fin)/Consultant

Sd/-

Chief Accounts Officer

**POST RETIREMENT MEDICAL  
BENEFIT TRUST  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**



## INDEPENDENT AUDITOR'S REPORT

To,

The MEMBERS

Delhi Development Authority Post Retirement Medical Benefit Fund Trust

VIKAS SADAN, NEW DELHI

### Report on the Financial Statements

We have audited the accompanying Financial Statements of Delhi Development Authority Post Retirement Medical Fund Trust ("the Trust"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Income and Expenditure Account for the year ended 31st March, 2022 and a summary of accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2022, and of its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI)

### Basis of opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India 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.

### Responsibility of Management for the Standalone Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the trust in accordance with the Accounting principles generally accepted in India. This responsibility includes the design and maintenance of internal control 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 trust'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 trust or to cease operations, or has no realistic alternative but to do so.

The management is responsible for overseeing the trust's financial reporting process.

### Auditor's responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 these financial statements.

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

- Identify and assess the risks of material misstatement of the 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.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- 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 trust's ability to continue as a going concern. If we conclude that a material uncertainty exist, we are required to draw attention in our auditor's report to the related disclosures in the 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 trust to cease to continue as a going concern.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit finding, including any significant deficiencies in internal control that we identify during our audit.

**For GrandMark & Associates,**  
Chartered accountants  
firm registration No. 003145N  
Sd/-

**CA Ishwer Chand Garg**  
Sr. Partner  
M.S. No. 083336

New Delhi  
Date : 20 June 2022





**DELHI DEVELOPMENT AUTHORITY  
POST RETIREMENT MEDICAL BENEFIT TRUST  
BALANCE SHEET as on 31st March 2022**

(Amount INR in crores)

PARTICULARS		AS AT 31 MARCH 2022		AS AT 31 MARCH 2021
<b>CORPUS FUND &amp; LIABILITIES</b>				
Opening Balance of Fund	675.45		606.40	
Add: Employer Contribution	-		-	
- Current Year	116.52		104.74	
Less: Disbursements	-88.67		-70.33	
Add: Excess of Income over Expenditure	39.28		34.64	
<b>Closing Balance of Fund</b>		<b>742.58</b>		<b>675.45</b>
		<b>742.58</b>		<b>675.45</b>
<b>ASSETS</b>				
Investments		355.33		418.46
Interest accrued on Investments		6.11		5.89
Bank Balance		112.71		67.98
TDS Receivable		0.78		0.78
Receivable from Pension Fund Trust		30.03		27.24
Receivable from Leave Encashment Fund Trust		-		-
Receivable from Delhi Development Authority		234.13		151.61
Receivable from Gratuity Fund Trust		3.49		3.49
		<b>742.58</b>		<b>675.45</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

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Dy CAO(A/cs)

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Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY  
POST RETIREMENT MEDICAL BENEFIT TRUST  
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2022**

(Amount INR in crores)

PARTICULARS	FOR THE YEAR ENDED 31 MARCH 2022	FOR THE YEAR ENDED 31 MARCH 2021
<b>INCOME</b>		
Interest earned on Investments	36.31	32.62
Saving Interest	2.97	2.02
Misc. Receipts	-	-
	39.28	34.64
<b>EXPENDITURE</b>		
Bank Charges	0.00	0.00
Telephone Expenses	-	-
Prior Period Adjustments		
	0.00	0.00
<b>Excess of Income over Expenditure</b>	<b>39.28</b>	<b>34.64</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317

Place: New Delhi  
Date: 16-June-2022

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Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY**  
**POST RETIREMENT MEDICAL BENEFIT TRUST**  
**BALANCE SHEET as on 31st March 2022**

(Amount INR in crores)

PARTICULARSE4:I17E4:I15E4:I1E4:I26	AS AT 31 MARCH 2022	AS AT 31 MARCH 2021
<b>RECEIPTS</b>		
PRMS Fund Investment	76.35	42.02
Encashment of Investment	-	-
Interest on PRMS Fund Investment	32.23	29.22
Interest on PRMS Fund Saving Interest	2.97	2.02
Misc. Receipts	-	0.00
Received from GDA	34.20	50.00
Received from GP Fund	-	0.07
Received from Gratuity Fund Trust	-	0.13
Received from Pension Fund Trust	27.24	-
Received from leave Encashment Fund	-	0.05
Inter-Unit Account	110.64	70.07
<b>Total Receipts</b>	<b>283.63</b>	<b>193.58</b>
ADD:-OPENING BALNCE	67.98	50.53
Remittance in Transit	-	0.04
<b>Grand Total</b>	<b>351.61</b>	<b>244.15</b>
<b>PAYMENTS</b>		
PRMS Fund Investment	9.36	24.52
Medical benefit paid	88.67	70.33
Misc. Expenses/Bank Charges	0.00	0.00
Payment to BGDA	0.20	-
Payment to General Provident Fund	-	0.07
Payment to Gratuity Fund Trust	-	3.49
Payment to Pension Fund Trust	30.03	7.69
Inter-Unit Account	110.64	70.08
<b>Total Expenditure</b>	<b>238.90</b>	<b>176.18</b>
ADD:-CLOSING BALANCE	112.71	67.97
Remittance in Transit	-	-
<b>Grand Total</b>	<b>351.61</b>	<b>244.15</b>

As Per Our Report Attached  
Grand Mark & ASSOCIATES  
Chartered Accountants  
Sd/-

Partner:- CA Ishwer Chand Garg  
M. No. 083336N  
FRN: 11317  
Place: New Delhi  
Date: 16-June-2022

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Dy CAO(A/cs)

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Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer



## DELHI DEVELOPMENT AUTHORITY POST RETIREMENT MEDICAL BENEFIT TRUST

### SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

#### 1. Significant Accounting Policies

- A. The Financial Statements are prepared under Historical Cost Convention.
- B. Investments are stated at Face Value.
- C. Interest is recognized on accrual basis.
- D. Premium and Discount on purchase of Investments is adjusted at the time of purchase.

#### 2. Notes to the Accounts

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2022
- 2. The amount of Interest income on Mutual funds Investments is to be recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and insurance Companies.

Place : New Delhi

Date : 16-June-2022

Sd/-  
AO(A/Cs Main)/Consultant

Sd/-  
Dy CAO(A/cs)

Sd/-  
Dir. (Fin)/Consultant

Sd/-  
Chief Accounts Officer

**REPLY OF SEPARATE AUDIT REPORT  
OF THE ACCOUNTS  
FOR THE YEAR  
2021-22**



**DELHI DEVELOPMENT AUTHORITY**



**DELHI DEVELOPMENT AUTHORITY  
REPLY to FINAL SAR FOR THE YEAR 2021-22**

	Observations	Reply
A.	<p><b>NAZUL I</b></p> <p><b>Balance Sheet</b></p> <p><b>Assets</b></p> <p><b>Sundry Debtors - Rs.105.91 crore (Schedule D)</b></p>	
	<p>DDA is authorized to collect damage charges with interest under section 7 of the Public Premises (Eviction of Unauthorized Occupants) Act, 1971 from unauthorized occupants of Government Land placed at the disposal of the erstwhile Delhi Improvement Trust through the 'Nazul Agreement.' However, despite being repeatedly commented upon since 2018-19, DDA has not calculated the amount recoverable as damage charges for the year 2021-22.</p>	<p>The damages in respect of Nazul I are being booked on accrual basis as per the notices issued to the unauthorised occupants for raising demand for damage charges. However, over the past few years, notices are not being issued to damage payees on yearly basis as policy for damage charges was to be formulated as per directions of Hon'ble L.G vide Agenda item no. 85/2019 which is reproduced as under:-</p> <p>"Policy paper on the subject should be immediately brought before the Authority and till then no notices should be sent to the residents"</p> <p>Moreover, there was acute shortage of staff in the damage section and the section was working at reduced strengths. Efforts were made to prepare updated list of damage payees and its owners/occupants for levy of damage charges by way of survey in 2017, however, the same couldn't succeed due to reasons, such as most occupants of damage payee properties recorded in 1959 were not available there now, portion of land divided/sub divided due to further sale/purchase by original or subsequent owners, etc.</p> <p>DDA has initiated the process of determining the damage charges leviable, for which self- assessment window has been launched by DDA during the FY. 2020-21. The Public Notice was issued on 11.07.2020 and the Portal for enabling the damage assesses to file self -assessment was launched on 10.07.2020. The occupants of Properties in the categories of Damage payee or lease hold (including Ex-lessee) have been encouraged to voluntarily provide the details of their occupation of such property for updation of DDA's records through a self-assessment window by giving wide publicity in Leading News Papers. However, the response on self- assessment portal has not been encouraging. Notices to 1800 unauthorised occupants to appear before Estate Officer and for payment of damage charges issued during FY 2022-23.</p> <p>Moreover, the Competent Authority has approved the SOP and an agency has been hired to conduct the door to door survey of Damage payee properties and to ascertain the actual nos. of damage properties existing on site, as there are properties which may have got amalgamated or divided.</p> <p>After completion of this project the complete data of the Damage payee properties may be declared. Moreover, Land Management Information System (LMIS) is being made operational wherein the survey result of properties shall be uploaded and based on the same, accounts wing will calculate the damage charges and raise demand notices to the damage payees for recovery of damage charges. This is a big exercise spanning across 23 Nazul Estates in Delhi.</p> <p>In view of above facts, amount recoverable as Damage Charges could not be calculated by the Land Management Wing. However, with the efforts being undertaken as elaborated above, it is expected that the quality of assessment will improve and, the income from damage charges will be accounted for more accurately from next financial year onwards.</p>



<p><b>B. Nazul-II</b></p>	<p>Miscellaneous receipts amounting to Rs. 57.64 Crore pertain to the amount deposited by applicants with incomplete details and which is not identifiable with respect to nature of receipts, head of account, etc. as the details such as property number, file number or the branch to which it pertains was not identifiable. Most of these are very old receipts. However, DDA is strengthening its online receipt collection system for various types of receipts with the provision of online generation of challan and with a feature that no receipt will be allowed to be deposited till all the fields in the challan have been entered. This will ensure identification of correct details including head of receipts. Already, Integrated Disposal of Land Information System (IDL) for collection of land receipts has been made operational. DDA service portal has also been made operational which enables general public to register themselves and make payment of any type of charges to DDA after generating challan through various online modes of payments such as RTGS, NEFT, Net banking, etc. (<a href="https://dda.gov.in/online-payment">https://dda.gov.in/online-payment</a>).</p> <p>The amount under unclassified receipts has since reduced considerably to Rs. 57.64 Crore during FY 2021-22 as compared to miscellaneous receipts of Rs. 79.60 Crore during FY 2020-21 and Rs. 481.63 Crore in 2019-20. It is expected that with further reconciliation and automation of receipts, the amount of miscellaneous receipts will significantly come down during next financial year.</p>
<p><b>1.</b></p>	<p>Details of Rs.57.64 crore booked under Other Miscellaneous Receipts were not clearly identifiable with property concerned nor was the same reconciled. Further, the booking of such huge amount under Miscellaneous Receipts without any details necessitates review in DDA. In the absence of details/ reconciliation, the amount of Miscellaneous Receipts of Rs.57.64 crore could not be vouchsafed in audit. The issue was highlighted in 2019-20 and 2020-21.</p>
<p><b>2.</b></p>	<p><b>Non-preparation of Balance Sheet and Income &amp; Expenditure Account</b></p> <p>Nazul-II relates to large scale acquisition, development and disposal activities of land by DDA on behalf of Government of India. In respect of Nazul-II accounts, DDA prepared Receipts &amp; Payments Account only. Resultantly, Assets and Liabilities of Nazul-II accounts have not been depicted in the financial statements.</p> <p>Audit is repeatedly commenting upon non-preparation of Balance Sheet and Income and Expenditure Account for Nazul-II since 2012-13. However, no corrective action has been taken so far.</p>
<p><b>2.</b></p>	<p>DDA has 'in principle' agreed to prepare the balance sheet of Nazul –II. The activities relating to preparation of Balance Sheet involving reconciliation and compilation of land record are in progress by the concerned Branches of DDA. Further, the work of reconciliation of land acquisition awards is also under progress with different Land Acquisition Collectors (LAC) Offices under GNCTD. As per current status furnished by the Land Management Department, 1385 land awards out of total 1786 awards have been reconciled. Out of these 1385 awards reconciled by DDA, Land Acquisition Collector (LAC) has certified 759 awards and the remaining 626 awards are pending with LAC. Further, out of the balance 401 awards (1786-1385) pending for reconciliation with DDA, most of the awards are in Urdu Language and as such, consuming more time. Further, Nazul II land is also being acquired from Gaon Sabhas and the process of handing over and reconciliation of compensation amount is taking significant time.</p> <p>Here, it is pertinent to mention that reconciliation of land awards is pre-requisite for preparation of land records. The progress of reconciliation of land awards with LAC is now more than 77%. The issue of timely completion of land records is being rigorously pursued by DDA. Land is the layout category of Assets in DDA and verification of Land bank is essential for accuracy of values required to be reflected in Financial Statements. DDA is committed to prepare the Balance Sheet of Nazul II and all the efforts are being made to achieve this.</p>



<b>C.</b>	<b>General Development Account</b>	
<b>1.</b>	<b>Non-preparation of accounts as per Uniform Format of Accounts</b> The Authority has stated in Item No. 3 of Significant Accounting Policies (Schedule N) that financial statements of General Development Account is prepared in the Common Format of Accounts prescribed by the Government of India, Ministry of Finance for Central Autonomous Bodies. However, the statement is factually not correct in view of the issues highlighted below:	
	As per Uniform Format of Accounts, Investments from Earmarked/Endowment Funds and Investments- others should be shown separately. However, investment in Government securities amounting to Rs. 1134.63 crore pertaining to Reserve Fund Investment included under Current Assets, Loans & Advances (Schedule F).	As highlighted by Audit, the Investment in Government Securities of other than Earmarked funds will be shown separately under Investment- Others instead of Current Assets, Loans and Advances from the next financial year. This is a presentation issue, having no financial impact.
	As per Uniform Format of Accounts, the Investments in Government Securities should be disclosed at cost/book value, however, difference between such value and market value should be given in notes to Balance Sheet. Audit noticed that the difference was not disclosed in notes to accounts.	DDA invests in Government securities under DPE guidelines for a period of up to 3 years. Hence, these are classified as long- term investments and disclosed at cost. DDA has historically held the Government securities till maturity and interest on investment is recognised on accrual basis. The face value of the investment in the securities is received on maturity of the investments. As such, difference between book value/cost and market value of investments is not being shown in the notes to accounts as investments are being held till maturity and there is no decline in value of such investments being investment in Govt. Securities. This treatment is being followed consistently.
<b>2.</b>	<b>Balance Sheet</b>	
	<b>Liabilities</b>	
<b>2.1</b>	<b>Other Liabilities</b>	
	<b>Advances from Allottees of various DDA Housing Schemes: Rs. 591.85 crore</b>	
	<b>Advances from Allottees-MOR Land – Rs. 0.62 crore</b>	
	DDA has recognised Rs. 591.85 crore as 'Advances from Allottees of various DDA Housing schemes' and Rs. 0.62 crore as 'Advances from Allottees-Ministry of Rehabilitation Land' under the head Other Liabilities (Schedule C). In this regard, allottee-wise details of advances received from the Allottees, date of receipt thereof and current status of the allotment is not available with DDA except for Rs.135.78 Crore being the amount received from Delhi Police on account of sale of MIG houses in Narela. In the absence of above details, audit was unable to draw an assurance as to the correctness of balance amount of Rs.456.69 Crore under the head 'Advances from allottees of various DDA Housing schemes' and 'Advances from Allottees-MOR Land'. This issue was commented upon by Audit during the year 2019-20 and 2020-21 also, however, no corrective action has been taken by the management.	Allottees wise details of advances are not readily available with the Housing Management Wing. The advance from allottees relates to amount deposited by the allottees of various Housing Schemes pending issue of possession letters. As such, this amount is shown under the Head Advances till the time possession letters are issued to allottees. On issue of possession letters, the said amount is booked as income from sales in line with DDA's accounting policy No. 7(a). Out of total amount of Rs.592.47 Crore, Rs. 135.78 Crore pertains to amount received from Delhi Police on account of sale of MIG Houses in Narela. The possession letters in respect of these flats was not issued during FY 2021-22, hence, the amount of Rs.135.78 Crore has been booked under the head "Advances received from allottees of housing schemes". Further, it is submitted that advances from Allottees are correlated with the Sundry Debtors and the concerned branches have been directed to reconcile the sundry debtors in a time bound manner. After reconciliation of amount and issue of possession letter to Delhi Police, the figure will reduce considerably.



<b>2.2 Assets</b>		
<b>Capital Work in progress- Rs. 9.89 Crore</b>		
2.2.1	The above amount was understated by Rs.1.48 Crore [Rs.0.49 Crore (Rs.3.27*0.15) +0.99 crore (Rs.6.63*0.15)] due to non-consideration of 15% of overhead charges.	Value of Capital WIP is arrived at after adding 15% overheads to net construction cost as per policy being adopted consistently. However, 15% overhead charges were inadvertently not added while deriving the figure of capital work in progress. The entry for overhead charges amounting to Rs. 1.48 Crore shall be made in the books of accounts in the next financial year through prior period.
2.2.2	The above includes Rs.3.27 Crore(excluding overhead charges of Rs.0.49 Crore) being the cost pertaining to Community Hall-Cum-Reading room at village Tehkhand. Though the work of community Hall was completed as on 28.08.2015, the same was not capitalized. This has resulted in overstatement of Capital Work in Progress by Rs. 3.27 Crore, understatement of Fixed Assets by Rs. 1.80 Crore and understatement of depreciation as well as Deficit by Rs. 1.96 Crore.	As highlighted by Audit, capital work in progress of Rs. 3.27 Crore will be capitalised during the next financial year, i.e. 2022-23. The depreciation will also be booked in the annual accounts through prior period.
2.2.3	The above includes Rs.6.63 Crore (excluding overhead charges of Rs.0.99 Crore) being the cost incurred towards Supply and Installation of Central Air-conditioning system at Vikas Sadan Building. Though the work was completed and completion certificate issued on 09 March 2022, however, the same was not capitalized as on 31 March 2022. This has resulted in overstatement of Capital Work in progress by Rs.6.63 Crore, understatement of Fixed Assets by Rs. 7.24 Crore and understatement of depreciation as well as Deficit for the year by Rs. 0.38 Crore.	As highlighted by Audit, capital work in progress of Rs. 6.63 Crore will be capitalised during the next financial year, i.e. 2022-23. The depreciation will also be booked in the annual accounts through prior period.
2.3	Current Assets, Loans & Advances (Schedule F) – Rs.18760.16 crore	
	Sundry Debtors – Rs.479.60 crore	
	Note No. 11 of the Notes forming part of the Accounts (Schedule O) disclosed that party wise and age-wise details of Sundry Debtors as on 31 March 2022, duly reconciled was not readily available. DDA was not maintaining party-wise and age-wise breakup of debtors (except for water charges of Rs.251.11 Crore); as such audit was unable to draw an assurance as to the authenticity, existence and recoverability of Sundry Debtors amounting to Rs.228.48 crore. Mere disclosure in Notes to Accounts that debtors had not been reconciled, was not sufficient.  Even though this point was repeatedly raised in the previous SARs since 2013-14, DDA has not been able to maintain party wise and age-wise details of Sundry Debtors till date.	The reconciliation work of sundry debtors has been taken up with respective divisions of DDA along with computerisation of housing records. It is expected that party wise and age wise break up of debtors pertaining to housing, shops, etc. will be available once the housing records are fully computerised. Moreover, out of total sundry debtors of Rs.479.59 Crore as on 31.03.2022, the amount of Rs. 251.11 Crore pertains to Water Charges which constitutes around 53% of the total debtors. As regards existence and authenticity of the debtors, it is submitted that the housing/shops debtors have been carried forward from previous years balance sheet and no further allotment on hire purchase is being made.  As regards recoverability of debtors, it is submitted that bulk notices were issued to housing debtors for depositing the outstanding instalments. Further, the process of sending notices to Housing Debtors has been undertaken and notices will be issued in 2022-23 which will ensure realistic figures in accounts.



3	<p><b>Income and Expenditure Account</b></p>	
3.1	<p><b>Establishment &amp; Administration (Schedule K)</b></p>	
	<p><b>Establishment Expenses</b></p>	
	<p><b>Contribution to New Pension Scheme Rs.13.10 Crore</b></p>	
	<p>The employer's share of contribution for central Govt. NPS subscribers was enhanced from 10% to 14% w.e.f. 01.04.2019 and was applicable to the employees of Central Autonomous Bodies also. As against Rs.6.22 Crore required to be provided on account of enhancement in the rates of employer's contribution for the period 2019-20 to 2021-22 as furnished by the Authority, an amount of Rs. 3.40 Crore only was provided in the accounts resulting in short provision to the extent of Rs.2.82 Crore. Non-provision for the same resulted in understatement of liability towards Employer's contribution to NPS and deficit by Rs.2.82 Crore. Further, the Authority did not make available the details in respect of two units and details of remittance of employer's contribution as well as recoveries made from the employees towards NPS into trustee bank account. In the absence of the same, the exact amount of short provision as well as liability, if any, towards interest on account of delayed remittance could not be quantified.</p>	<p>The increase in employer contribution from 10% to 14% was made applicable in DDA vide Finance &amp; Expenditure department of Delhi Development Authority (DDA) issued, F&amp;E Circular No. 8/2021 for applicability of Office Memorandum No. F.No. 1(3)/EV/2020 dated 26.08.2021. Hence, employer contribution was made @ 14% from Sept 2021 onwards with arrears payable for the period 01-04-2019 to 31-08-2021. Out of total arrear amount of Rs.4.64 Crore, arrear amount of Rs.3.40 Crore has been booked as liability of DDA in the accounts for FY 2021-22. The remaining arrear of Rs.1.24 Crore shall be booked in the accounts of next financial year 2022-23 through prior period.</p>
4.	<p><b>Significant Accounting Policies (Schedule-N)</b></p>	
4.1	<p><b>Inventories (Item No. 6)</b></p>	
	<p>As per Item No. 6 of Significant Accounting Policy (Schedule N), inventories are valued at lower of cost or Net Realizable Value (NRV). Para 25 of Accounting Standard-2 relating to "Valuation of Inventories" states that an assessment is made of NRV as at each balance sheet date. No such assessment of NRV has been conducted by DDA. This has resulted in violation of AS-2 and Significant Accounting Policy No.6. Further, non-valuation of inventories was not suitably disclosed in the notes forming part of accounts.</p> <p>This issue was commented upon by Audit during the year 2019-20 and 2020-21 also, however, no corrective action has been taken by the management.</p>	<p>DDA has adopted accounting policy for valuation of closing inventory (lying as the finished stock, i.e. Housing schemes completed after 01.04.2016) on the basis of the construction cost, land cost and allocated overheads only.</p> <p>Here, it is pertinent to mention that the disposal cost of flats is calculated on the basis of construction cost, land cost, departmental charges, interest cost (notional), one-time maintenance charges and civil &amp; electrical work maintenance charges. Out of these, Interest cost, one time civil and electrical maintenance charges does not form part of cost of inventory. As such, tentative disposal cost or the net realisable value of inventory of DDA is always higher than the cost of inventory. Hence, there appears no violation of Accounting policy/Standard as DDA is depicting inventory at lower of cost and realisable value (disposal cost).</p>
5.	<p><b>Notes to Accounts (Schedule O)</b></p>	
	<p><b>Employee Benefits- Note No. 4</b></p>	



<p>It is stated in Note 4 (ii) that Authority got Actuarial Valuation of its pension liability as on 31.03.2022 of Rs.7541.97 Crore and an amount of Rs.529.84 Crore pertains to current year. However, it was observed that in contravention of Pension Trust Deed, the DDA was not fulfilling its obligation to transfer the funds to Pension Trust, as calculated by Actuary. The statement showing year wise contribution to Pension Trust by DDA and shortfall is given as under:-</p>	<p style="text-align: center;">(Rs. In Crores)</p> <table border="1" style="width: 100%;"> <thead> <tr> <th></th> <th>2018-19</th> <th>2019-20</th> <th>2020-21</th> <th>2021-22</th> </tr> </thead> <tbody> <tr> <td>Pension liability amount computed by Actuary</td> <td>559.01</td> <td>623.49</td> <td>508.72</td> <td>529.84</td> </tr> <tr> <td>Amount transferred by DDA</td> <td>99</td> <td>208</td> <td>235</td> <td>259.10</td> </tr> <tr> <td>Shortfall</td> <td>460.01</td> <td>415.49</td> <td>273.72</td> <td>270.74</td> </tr> </tbody> </table>		2018-19	2019-20	2020-21	2021-22	Pension liability amount computed by Actuary	559.01	623.49	508.72	529.84	Amount transferred by DDA	99	208	235	259.10	Shortfall	460.01	415.49	273.72	270.74	<p>Thus, from the above, it is depicted that the shortfall in remittances to Pension Trust has increased from Rs.460.01 Crore in 2018-19 to Rs.1419.96 Crore in 2021-22. Hence, the Note was incomplete since the fact that there was shortfall in remittance to Pension Fund Trust has not been disclosed. This issue was also highlighted during the year 2020-21, however, no corrective action has been taken by the management.</p>	<p>Due to higher retirements and deficit position of funds under GDA, contribution as calculated by the Actuary could not be made during the FY. 2018-19 to 2021-22. However, contribution of Rs. 150.50 Crore, Rs. 208.00 Crore, Rs.235.00 Crore and Rs. 259.10 Crore was made to the Trust during FY. 2018-19 to 2021-22 respectively. Here, it is pertinent to mention that the shortfall in the Trust being met by GDA can be seen from the following table:-</p>	<table border="1" style="width: 100%;"> <thead> <tr> <th>Particulars</th> <th>F.Y. 2018-19</th> <th>F.Y. 2019-20</th> <th>FY 2020-21</th> <th>FY 2021-22</th> </tr> </thead> <tbody> <tr> <td>Benefits paid</td> <td>564.89 Cr.</td> <td>605.56 Cr.</td> <td>623.49 Cr.</td> <td>688.99 Cr.</td> </tr> <tr> <td>Interest income</td> <td>500.76 Cr.</td> <td>448.91 Cr.</td> <td>452.65 Cr.</td> <td>499.67 Cr.</td> </tr> <tr> <td>Shortfall</td> <td>64.13 Cr.</td> <td>156.65 Cr.</td> <td>170.84 Cr.</td> <td>189.32 Cr.</td> </tr> <tr> <td>Contribution made by GDA to the Trust</td> <td>150.50 Cr.</td> <td>208.00 Cr.</td> <td>235.00 Cr.</td> <td>259.10 Cr.</td> </tr> </tbody> </table>	Particulars	F.Y. 2018-19	F.Y. 2019-20	FY 2020-21	FY 2021-22	Benefits paid	564.89 Cr.	605.56 Cr.	623.49 Cr.	688.99 Cr.	Interest income	500.76 Cr.	448.91 Cr.	452.65 Cr.	499.67 Cr.	Shortfall	64.13 Cr.	156.65 Cr.	170.84 Cr.	189.32 Cr.	Contribution made by GDA to the Trust	150.50 Cr.	208.00 Cr.	235.00 Cr.	259.10 Cr.
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<p>5.2</p>	<p><b>Earmarked Funds- Note No. 9</b></p>	<p>The provision for the contribution amount calculated by the actuary has been made in the books of GDA and accordingly, the shortfall amount has been shown as payable to DDA Pension Fund Trust. As regards the remaining shortfall in the Trust, the same will be made good in the ensuing financial years once the liquidity position under GDA improves.</p>																																															
<p>5.2.1</p>	<p>As per Note No. 9(i), the Urban Development Fund for the year ended 31 March 2022 was Rs.4997.87 Crore. Against this fund, the total investment is of Rs. 4771.24 crore (comprise of investment of Rs. 4701.69 crore, bank balances of Rs. 2.38 crore and Accrued interest of Rs.67.17 crore). However, as per Schedule E- Assets of Earmarked/Endowment Funds, the total investment is mentioned as Rs.4771.36 Crore (comprise of Rs. 3369.89 crore invested in State Government Securities, Rs. 1337.78 crore invested in Fixed Deposits, Rs. 2.38 crore in savings bank accounts and Accrued interest of Rs. 67.31 crore). Thus, there is a difference of Rs.0.12 Crore, need to be reconciled.</p>	<p>Figures depicted in notes to Accounts relating to accrued interest of UDF is Rs.67.31 Crore as against Rs.67.17 Crore inadvertently depicted in the notes to accounts. The same shall be rectified in the next financial year.</p>																																															
<p>5.2.2</p>	<p>As per Note 9 (vi) forming part of accounts, EWS Housing Reserve balance as 31.03.2022 was Rs. 570.43 crore which does not match with Schedule B Earmarked/Endowment Funds ,as per which the balance of EWS Housing Reserve was Rs. 323.78 crore. Thus, the difference of Rs.245.65 Crore needs to be reconciled.</p>	<p>Figures depicted in notes to Accounts relating to EWS Houses Reserve Fund could not be updated inadvertently. The same shall be rectified in the next financial year. The correct figures of EWS Housing Reserve are certified as Rs.323.78 Crore.</p>																																															
<p>5.2.3</p>	<p>As per Note 9 (vi) forming part of accounts, the balance of inventories as on 31 March 2022 was Rs. 3012.62 crore which does not match with Schedule E, as per which the balance of inventories was Rs.2753.67 crore. Thus, the difference of Rs.258.95 Crore need to be reconciled.</p>	<p>Figures depicted in notes to Accounts relating to EWS Houses Reserve Fund could not be updated inadvertently. The same shall be rectified in the next financial year. The correct figures of inventories are certified as Rs. 2753.67 Crore.</p>																																															

Sd/-

Sd/-

Sd/-

Sd/-

CAO, DDA

Director (Finance)/Consultant

Dy.CAO (Accounts)

Sr. AO (A/C's) Main/Consultant



**Annexure to Separate Audit Report on the Accounts of Delhi Development Authority for the year 2021-22**

Para No.	Audit Observation	Reply
1.	<p><b>Adequacy of Internal Audit System</b></p> <p>The Internal Audit of Delhi Development Authority (DDA) is being conducted by its own Internal Audit Wing headed by Dy. CAO (Audit). Out of the 216 auditable units under the administrative control of Internal Audit Wing, 52 units were planned for internal audit during the F.Y. 2021-22, out of which only 21 units could be audited during the year. Thus, the scope of internal audit was not commensurate with the size of the organization. Further, there is 21387 outstanding paras to be settled as on 31.03.2022.</p>	<p>Out of 216 auditable units under the administrative control of Internal Audit Wing, 52 units were planned for Internal Audit during the financial year 2021-22. Out of 52 units, 21 units could be audited during the year by the Internal Audit Wing. Due to the following reasons, the desired target for the year 2021-22 could not be achieved:-</p> <ol style="list-style-type: none"> <li>1. The Annual Target was fixed considering the Special/Additional audit parties would be appointed, however, due to acute shortage of staff, no special/Additional audit party was appointed.</li> <li>2. Govt. imposed lockdown during 1st quarter due to the ongoing Corona pandemic, as such, Audit parties could not undertake their planned schedules of Audit.</li> </ol> <p><b>Steps taken for settling of outstanding paras:-</b></p> <ol style="list-style-type: none"> <li>1. For settling of Audit paras, SOP has been prepared which has been circulated. All zones are working on this, wherever required the copies of Audit para are being provided by the Internal Audit Cell.</li> <li>2. Further, two AAO's have been transferred in Internal Audit Cell especially for settlement of outstanding paras. Hence, para settlement work will speed up in upcoming quarters.</li> <li>3. Further, two Internal Audit parties will be deputed for Audit work to cover as many as units possible in the FY 2022-23.</li> <li>4. For proper monitoring a monitoring committee consisting of Dy CAO Internal Audit and Sr. AO(IA) will visit the zonal accounting units to bring down this pendency.</li> <li>5. A fortnightly report will be sent by all zones indicating disposal of Audit paras during the fortnight to monitor disposal.</li> <li>6. The status of Audit para settlement was reviewed at the level of FM.</li> </ol> <p>With these efforts, the outstanding audit paras will reduce gradually in the ensuing financial years.</p>
2.	<p><b>Adequacy of Internal Control System</b></p> <p><b>Internal control needs to be further strengthened, especially in regard of the following:</b></p>	
(i)	<p>There is no approved Whistle Blower Policy in DDA. Whistle Blower Policy is required to be formulated to enable all employees to raise their concerns against any malpractice such as immoral, unethical conduct, fraud, corruption, potential infractions of the Code of Conduct of the Authority. Such a policy is also required as it outlines the reporting procedure and investigation mechanism to be followed in case an employee blows the whistle for any wrong-doing in the entity.</p>	<p>Although no specific whistle blower policy exists, the grievances of employees are duly addressed through mechanisms such as CPGRAMS, L.G. Listening post, etc. However, the proposal for formulation of Whistle Blower Policy has been initiated.</p>

<b>(ii)</b>	There is no Operational, Financial and Accounting Manual or Standard Operating Procedures for effective accounting and control.	DDA follows and adopts the guidelines prescribed under GFR, CPWD manual on operational and financial matters, Procurement Manual, DFPR, instructions by CVC, MOF, DOPT, etc. from time to time. Moreover, accounting function in DDA is guided by the Budget and Accounts Rules, 1982 which serves as accounting manual for DDA. The SOP for activities viz refund under e-auction, chargeback, audit para settlement, etc. have so far been framed.
<b>(iii)</b>	There are no prescribed, documented or approved Key Performance Indicators (KPIs).	Though no Key performance indicators have been framed in DDA, however, APAR mechanism is available for performance monitoring of employees on a periodic basis.
<b>(iv)</b>	There is no risk assessment policy of DDA.	A properly functional internal audit mechanism exists in DDA. The Internal Audit Cell conducts inspection of various auditable units on periodic basis.
<b>(v)</b>	There is no approved fraud detection and prevention policy of DDA.	The suggestion of Audit relating to formulation of fraud detection and prevention policy shall be examined and decided as per the requirement of DDA.
(vi)	DDA has not prepared flow chart listing steps in various operations, procedures and activities which were specific to its working.	SOP's have been framed during the year on e-Auction, freezing of accounts, chargeback, audit para settlement, etc. Further, computerisation of internal processes is underway for which these processes are being documented.
(vii)	Interest earned amounting to Rs.1.56 Crore on Investment of Urban Development Fund in Fixed Deposits with Karnataka Bank, Punjab National Bank and Axis bank which matured during February 2022 was not considered in the accounts depicting lack of internal control.	Interest income of Rs.1.56 Crore in respect of fixed deposit pertaining to UDF was not booked due to oversight. It is submitted that the necessary rectification in this regard shall be made in the annual accounts of the next financial year through prior period.
(viii)	Non-Preparation of accounts on accrual basis	
	There are seven Central Accounting Units (CAU), namely CAU (North Zone), CAU (South Zone), CAU (East Zone), CAU (Dwarka), CAU (Rohini), CAU (P&CWG) and CAU (Sports). In addition, there are seven accounting units other than CAU viz. Cash (Main), Cash (Housing), Staff Benefit Fund, Medical, Bhikaji Cama Place, PAO and Uttipee. The DDA basically follows the CPWD pattern of preparation of monthly accounts at CAU level. The monthly accounts rendered by the CAUs are posted in the Classified and Consolidated abstracts at headquarter level. The accounts are finalized by conversion of cash basis accounts to an accrual basis by the Tax Consultant by passing adjustment entries at the year-end. Thus, DDA does not record its transaction on an accrual basis as and when these transactions take place. Immediate steps are warranted for implementation of some tailor-made accounting software system which may help in streamlining accounting of DDA. This shows lack of internal control and poor monitoring by DDA. This comment was also raised during the year 2020-21, however, no corrective action has been taken by the management.	DDA is following double entry system and converting its accounts from cash basis to accrual basis at the end of the year in respect of GDA and Nazul I Accounts.  As regards the implementation of accounting software, it is submitted that the implementation of Tally software has been made operational in account rendering units w.e.f. 01.04.2019. Moreover, development of Integrated Financial management System (IFMIS) for DDA is also being undertaken.
<b>(ix)</b>	<b>GDA - Suspense Account - Rs 13.19 crore</b>  A reference is invited to comment no. 2(xi) & 2(ix) of Annexure to SAR of C&AG of India on the Financial Statement of DDA for the F.Y. 2019-20 and 2020-21 respectively, wherein the issue of Non-reconciliation of Suspense A/c was pointed out. It was, however, noticed an amount of Rs.13.19 crore (Previous Year Rs.12.07 crore) is still reflected under the 'Suspense Account' as on 31.03.2022. Corrective steps need to be taken in this respect by DDA.	Amount which is deposited by the allottees through NEFT/RTGS without generating challan resulting in accumulation of such amount and is being shown as unclassified receipt under the suspense head.  Further, a mechanism is being developed to ensure that the allottees deposit their payment through DDA's public service portal after generating challan. This will ensure that payments are made only after challans have been generated within designated Head of accounts. This will minimise accumulation of balances under suspense head. Efforts are being made by DDA to reconcile the amount lying under suspense head, this will reduce the amount significantly during the next financial year.



(x)	<b>Lack of internal control and poor monitoring resulted in non-submission of monthly details of encroachment land.</b>	DDA, vide order dated 27 September 2018, issued guidelines regarding procedure & mechanism for land protection in DDA which inter alia stated that the Superintendent Engineer (S.E.) concerned shall submit a detailed report in the prescribed proforma to PC(LM) through DLM-I indicating number of encroachments detected/reported, number of cases initiated for demolition, number of cases approved and demolition programme executed during each month in prescribed proforma. However, Audit noticed that no monthly reports were prepared by the concerned officials. This issue was also highlighted during the year 2020-21, however, no corrective action has been taken by the management.	The issue of encroachment of land is being addressed by way of various measures which include hiring of agency for preparation of computerised database of encroached land and taking steps for demolition and reclamation of encroached land. Further, Land Information Management System along with DDA Geographical Information System is being designed for addressing the issue of encroachment as the software has the provision of GIS mapping of properties, uploading of survey results, etc. With these efforts, the issue of encroachment will be addressed in a time bound manner.  As the system is being made online and details of encroachment, etc. are to be uploaded on the LMIS software, therefore, the progress in this regard shall be shown to next Audit.
(xi)	GDA - Other Liabilities Rs.20.92 Crores	Details of creditors for the amount of Rs 20.92 crore were not available with the Authority and as such the balances have also not been confirmed. This shows lack of Internal Control and improper maintenance of records also.	The creditors amounting to Rs.20.92 Crore were carried forward from previous year's balance Sheet. The same will be examined and in case, these are not further payable, then the amount will be written off in the next financial year.
4.	Regularity in payment of statutory dues	No shortcomings in payment of statutory dues were notices during Audit.	
5.	Regularity in payment of Statutory dues	System of Physical verification of Fixed Assets	
6.	As per Rule 213(1) of General Financial Rules, 2017 the inventory of fixed assets shall ordinarily be maintained at site. Fixed assets should be verified at least once in a year and the outcome of the verification recorded in the corresponding register. In this regard, DDA has considered certificate of physical verification confirming physical existence as provided by its units, however, item-wise physical verification report of all the Fixed Assets was not furnished to audit, in the absence of which audit is unable to draw an assurance in respect of the authenticity and existence of Fixed Assets shown in the Balance sheet.	Fixed assets are considered in the annual accounts on the basis of certificate of physical verification confirming the physical existence of Fixed assets furnished by the respective units. As regards, item wise verification of fixed assets is concerned, efforts are being made that all the units furnish item wise physical verification report for which instructions have been issued to the concerned units from time to time. With these efforts, the item wise physical verification report shall be furnished to Audit during the course of subsequent Audit.	

Sd/-

CAO, DDA

Sd/-

Director (Finance)/Consultant

Sd/-

Dy.CAO (Accounts)

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Sr. AO (A/C's) Main/Consultant



# NOTEES









# DELHI DEVELOPMENT AUTHORITY

Vikas Sadan, INA, New Delhi- 110023  
[www.dda.gov.in](http://www.dda.gov.in)