

ANNUAL AUDITED ACCOUNTS

of Delhi Development Authority

2022-23



DDA Headquarter Vikas Sadan



DDA Sports Complex, Dwarka



Nehru Place Skywalk



Narela Flats



DELHI DEVELOPMENT AUTHORITY
(Ministry of Housing & Urban Affairs)

SEPARATE AUDIT REPORT

FOR THE YEAR

2022-23



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 on 31 March 2023

1. We have audited the attached Balance Sheet of Delhi Development Authority (DDA) as at 31 March 2023 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****1. Liabilities ₹ 357.99 crore**

The above includes an amount of ₹30.24 crore being 'Excess of Assets over Liabilities as per last Balance Sheet' which is in nature of Suspense account and is being carried forward year after year without any progress in clearance of the amount. As the above amount is not supported by any details, and also in the absence of any progress in reconciliation, the correctness of the amount as well as the Balance Sheet per se could not be ensured.

Assets -**2. 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 in the Separate Audit Reports since 2018-19, DDA has not calculated the amount recoverable as damage charges for the year 2022-23.

B. Nazul - II**Receipts and Payments Account****1. Other Miscellaneous Receipts - ₹ 61.78 crore**

An amount of ₹61.78 crore booked under Other Miscellaneous Receipts was not clearly identifiable with property concerned nor was the same reconciled. Further, the booking of such a huge amount under Miscellaneous Receipts without any details necessitates review in DDA. In the absence of details/ reconciliation, the Miscellaneous Receipts of ₹61.78 crore could not be vouchsafed in audit. The issue is being highlighted in the Separate Audit Reports since 2019-20.

2. Non-preparation of Balance Sheet and Income & Expenditure Account for Nazul-II

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 and 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
Balance Sheet (GDA)****1. Liabilities****1.1 Other Liabilities****Advances from allottees of various DDA Housing Schemes - ₹ 410.15 crore****Advances from allottees-MOR Land - ₹ 9.06 crore**

DDA has recognized ₹410.15 crore as 'Advances from Allottees of various DDA Housing schemes and ₹9.06 crore as 'Advances from Allottees- Ministry of Rehabilitation Land' under the head other liabilities (Schedule C). However these amounts are not supported by allottee-wise details

of advances received, date of receipt thereof and current status of the allotment. In the absence of above details, audit was unable to draw an assurance as to the correctness of balance amount of ₹419.21 crore under the head 'Advances from allottees of various DDA Housing schemes' and 'Advances from Allottees-MOR Land'. The issue has been commented upon by Audit since 2019-20, however, no corrective action has been taken by the management.

1.2 Earnest Money Deposits/Registration Money - ₹ 24.97 Crore

The above represents application money received from various applicants and as they were not allotted flats, the same was refundable. However, DDA had not taken any step to refund Earnest Money Deposits/Registration Money to respective allottees despite the amounts being pending since 2004. In the absence of a detailed schedule, the correctness of the amount could not be vouchsafed and the impact on accounts quantified. During 2021-22, the management assured to reduce the liabilities by taking appropriate action, however, no progress has been made in this regard.

1.3 GDA-Suspense Account-₹ 13.26 crore

A reference is invited to Annexure to SAR on the Financial Statements for the financial years 2019-20, 2020-21 and 2021-22 respectively, wherein non-reconciliation of Suspense account was pointed out. It was, however, noticed that an amount of ₹13.26 crore (Previous Year ₹13.19 crore) is still reflected under the 'Suspense Account' as on 31 March 2023. Corrective steps need to be taken in this respect by DDA.

2. Assets

Current Assets, Loans and Advances (Schedule F)

Sundry Debtors - ₹ 540.47 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 2023, duly reconciled was not readily available. DDA was not maintaining party-wise and age-wise breakup of debtors (except for Water Charges of ₹295.85 crore); as such audit was unable to draw an assurance as to the authenticity, existence and recoverability of Sundry Debtors amounting to ₹244.62 crore¹. 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. Significant Accounting Policies (Schedule N)

Inventories (Item No.7)

As per item No. 7 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.7. Further, non-valuation of inventories was not suitably disclosed in the notes forming part of the accounts. Though the issue was commented upon by Audit during the years 2019-20, 2020-21 and 2021-22, however, no corrective action has been taken by the management.

¹ 2540.47 crore-295.85 crore ₹244.62 crore

4. Notes to Accounts (Schedule O)**4.1 General**

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.

4.2 Employee Benefits -Note No. 4

Note 4 (ii) of Notes to Accounts states that pension liability of the Authority as on 31.03.2023 as per actuarial valuation was ₹7,939.48 crore including ₹676.31 crore pertaining 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 crores)

	2018-19	2019-20	2020-21	2021-22	2022-23
Pension liability amount computed by Actuary	559.01	623.49	508.72	529.84	676.31
Amount transferred by DDA	99	208	235	259.10	390.02
Shortfall	460.01	415.49	273.72	270.74	286.29

Thus, it can be seen from the above that there were shortfalls in remittances to Pension Trust and the cumulative shortfall increased from ₹460.01 crore in 2018-19 to ₹ 1,706.25 crore in 2022-23.

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 and 2021-22, however, no corrective action has been taken by the management.

4.3 Earmarked Funds - Note no. 9

There were differences in balances of Assets and Liabilities of each Earmarked Fund as detailed below:

(₹ in crores)

	Total Liabilities	Total Assets
Urban Development Fund	4,620.67	4,428.78
Staff Benefit Fund	0.57	0.34
Civil Work Maintenance fund	784.74	709.17
Electrical Work Maintenance fund	117.38	108.17
Yamuna Pollution Penalty fund	7.55	7.58
EWS Housing Reserve	462.13	2220.07
Special Development fund	84.89	51.28

The fact that Earmarked Funds are not represented by specifically earmarked investments or other assets as, required under item (b) of Schedule 3 of General Notes of Uniform Format of Accounts has not been disclosed in Notes.

D. Management Letter

Deficiencies not included in the Separate Audit Report will be 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 and other matters mentioned in Annexure to this Audit Report, the said financial statements read together with the Accounting Policies and Notes on Accounts, give 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 2023; 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/-
(Rajiv Kumar Pandey)
Director General of Audit (Infrastructure)
New Delhi**

Place: New Delhi

Dated: 15 March 2024

Annexure to Separate Audit Report on the Accounts of Delhi Development Authority for the year ended 31 March 2023

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. 2022-23, out of which only 34 units could be audited during the year. Thus, the scope of internal audit was not commensurate with the size of the organization. Further, there are 18,131 outstanding paras to be settled as on 31 March 2023.

2. Adequacy of Internal Control System

Internal control needs to be further strengthened, especially in respect 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 wrongdoing in the entity.
- (ii) There is no Operational, Financial and Accounting Manual or Standard Operating Procedures for effective accounting and control. Authority replied that Budget and Accounts Rules, 1982 serves as accounting manual for DDA. The reply is not acceptable as Rules do not serve as manual and SOP has to be designed based on Rules.
- (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) The Authority does not maintain details of payments made by the buyers along with copies of challans and thus is dependent on documents produced by the buyers. There is also no mechanism to trace that the amount received in bank is paid towards which property.
- (viii) The Authority has not maintained the details of properties leased out, lease rentals receivables and accounting of pending lease rents. In the absence of the same, audit is unable to ascertain the correctness and completeness of the figures accounted for as License Fee.

(ix) 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

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 and 2021- 22, however, no corrective action has been taken by the management.

(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 proceduré & 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 and 506 flats in Rohini Zone were occupied by unauthorised occupants, Further, details of encroachment in other zones were not maintained. This shows non-adherence of DDA guidelines on encroachment. This issue was also highlighted during the year 2020-21 and 2021-22, however, no corrective action has been taken by the management.

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.

DELHI DEVELOPMENT AUTHORITY

**ANNUAL ACCOUNTS
FOR THE YEAR**

2022-23



DELHI DEVELOPMENT AUTHORITY

DELHI DEVELOPMENT AUTHORITY

GENERAL DEVELOPMENT ACCOUNT ANNUAL ACCOUNTS

2022-23



DELHI DEVELOPMENT AUTHORITY

DELHI DEVELOPMENT AUTHORITY

GENERAL DEVELOPMENT ACCOUNT

BALANCE SHEET AS AT 31st March-2023

(Amount INR in Crores)

PARTICULARS	SCHEDULE	AS AT 31-March-2023	AS AT 31-March-2022
CORPUS/CAPITAL FUND AND LIABILITIES			
Reserves & Surplus	A	8,690.41	9,028.71
Earmarked/Endowment Funds	B	6,079.66	6,200.71
Current Liabilities & Provisions	C	12,778.79	12,130.49
TOTAL		27,548.86	27,359.91
ASSETS			
Fixed Assets	D	163.93	160.44
Capital Work in Progress		0.00	9.89
Assets of Earmarked/Endowment Funds	E	7,527.41	8,429.41
Current Assets, Loans & Advances	F	19,857.52	18,760.17
TOTAL		27,548.86	27,359.91
SCHEDULES FORMING PART OF FINANCIAL STATEMENTS	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)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2023

(Amount INR in Crores)

PARTICULARS	SCHEDULE	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
INCOME			
Income from Sales/Services	G	1,036.92	803.40
Income from Investments	H	84.92	87.30
Other Income	I	201.41	155.67
Increase/(Decrease) in Stock & Works - EWS	J.1	37.91	309.61
Increase/(Decrease) in Stock & Works - Others	J.2	1,087.31	1,070.18
Gross Total		2,448.46	2,426.16
Income pertaining to EWS		227.64	320.92
Total Income		2,220.82	2,105.24
EXPENDITURE			
Development & Construction Expenses			
- Land and related works		2.34	0.76
- Specified housing scheme - EWS Houses		208.40	304.76
- Other Housing Schemes		179.81	1,561.95
- Other Development Expenditure		1,420.66	12.45
- Arbitration cases settled		13.76	42.11
- Commercial Estate		0.01	11.75
Maintenance of properties		109.59	111.42
Establishment & Administration	K	341.51	436.23
Interest to Nazul II		319.45	284.36
Depreciation	D	15.77	17.21
Gross Total		2,611.30	2,783.00
Expenditure pertaining to EWS		208.40	304.76
Total Expenditure		2,402.90	2,478.24
Excess of Income over Expenditure before prior period Items & Extraordinary Items		-182.08	-373.00
Prior Period Income/(Expenditure) - EWS	L		-
Prior Period Income/(Expenditure)		2.82	-6.58
Excess of income over expenditure for the year after Extraordinary Items		-179.26	-379.58

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

GENERAL DEVELOPMENT ACCOUNT

RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2023

(Amount INR in Crores)

RECEIPTS			PAYMENT		
Head of Account	2022-23	2021-22	Head of Account	2022-23	2021-22
Opening Balance					
Cash in Hand	0.01	0.06	Administration & Establishment	260.89	278.99
Balance in Saving Accounts	1,412.37	1,526.96	Less: Amt. Recovered from works		
Remittance in Transit	4.45	0.13	TOTAL	260.89	278.99
	1,416.82	1,527.15			
Less : Balance of transactions pertaining to			Less: Share cost Recovered		
-					
NAZUL-I	6.44	2.34	Nazul A/c-I	2.35	1.73
NAZUL-II	850.19	705.58	Nazul A/c-II	177.41	157.65
Special Deposit NAZUL-II	-	-	Delhi Master Plan	0.26	0.57
	560.19	819.23	Total share cost transferred		
Add: Fixed Deposits - General Investment	-	560.19		80.88	119.04
Revenue from Work and Development Schemes			Expenditure on Works & Development Schemes	123.59	119.06
Premia from disposal of land	147.92	2.59			
Premia from disposal of houses and shops	665.59	813.51	Expenditure on construction of Houses & Shops	1,622.51	1,875.20
License Fee	-	46.09	Interest on Registration Money & Refunds		
Ground Rent	-	2.64	Stores		
Interest on General Investment	-	-	Miscellaneous expenses	18.15	1.69
Other Revenues		153.38	Purchase of Fixed Assets	7.79	3.44
General Investments	-	-	General Investments		
Encashment of Investment	-	-	Investment made	3.33	
Urban Development Fund			Urban Development Fund		
Encashment of Investment	2,398.61	3,794.60	Investment	2,104.52	3,615.06
Conversion Charges	124.80	53.22	Refund of conversion charges	8.28	1.96
Interest on Investment	303.93	369.00			
Receipt from Pension in UDF	-	80.98	Payment to Pension Fund Trust from UDF		85.54
Amount Received from NA II in UDF	1,647.08	3,371.84	Payment to NA II from UDF	1,712.65	3,369.55
Amount Received from CMF in UDF	3.10	-	Amount paid to CMF from UDF	3.10	
Amount Received from Contingency to UDF	53.00	-	Payment to Contingency from UDF	53.00	5.98



RECEIPTS					PAYMENT		
Head of Account	2022-23	2021-22	Head of Account	2022-23	2021-22		
Interest on Conversion Charges	6.37	-					
UDF Saving Interest	0.53	6.13	Grants & Loans to other Departments	689.76	4,571.30	641.36	
New Pension Scheme			New Pension Scheme				
Employee Contribution Received towards NPS			Payment to NSDL towards NPS Contribution		47.27	25.99	
Personal Accident Insurance Policy			Personal Accident Insurance Policy				
Contribution from Employees	0.05	0.04	Compensations paid		-		
EWS Houses Reserve			EWS Houses Reserve				
Encashment of Investment	0.17	171.02	Investment made	0.17			
EWS Saving Interest	0.10	1.34					
Interest on EWS Investment	2.79	11.41					
Amount received from NA II in EWS	8.25	65.46	Amount paid to NA -II from EWS	2.79		61.41	
Amount received from Pension in EWS	-	11.31	Payment to Pension Fund Trust from EWS	-	2.96	61.41	
Benevolent Fund			Benevolent Fund				
Employee Contribution received towards BF		0.71	Disbursements		0.51	1.29	
Staff Benefit Fund			Staff Benefit Fund				
Encashment of Investment	0.32	0.30	Investment	0.33		0.32	
Interest Received	0.02	0.02	Disbursements				
Amount Received from NA-II	0.33	0.67	Amount Paid to NA-II	0.33	0.66	0.32	
Electrical Maintenance Fund			Electrical Maintenance Fund				
Encashment of Investment	64.95	50.00	Investments made	31.16		58.21	
Saving Interest received	0.10						
Interest received on Investment	5.96	7.74	Amount T/f to EMF Escrow A/c				
Amount Received from GDA in EMF			Amount Paid to GDA from EMF				
Amount Received from NAI in EMF	60.45	18.22	Amount Paid to NA II from EMF	60.45		17.93	
Amount Received from CMF in EMF		131.46	Amount Paid to CMF from EMF		91.61	31.45	
Civil works maintenance schemes			Civil works maintenance schemes			107.59	
Encashment of Investment	202.92	421.55	Investments made	277.09		475.70	
Saving Interest received	0.02						
Interest received on Investment	46.77	54.06					
Amount Received from NAI in CMF	231.25	450.21	Amount paid to NA-II from CMF	232.18		453.90	
Amount Received from Pension in CMF			Amount T/f to CMF Escrow A/c				
Amount Received from GDA in CMF			Amount Paid to GDA from CMF				
Amount Received from EMF in CMF			Amount Paid to EMF from CMF			38.00	
		480.97	Refund of OTM - Maintenance Fund	-	509.27	967.60	

RECEIPTS				PAYMENT			
Head of Account	2022-23	2021-22	Head of Account	2022-23	2021-22		
Special Development Fund			Special Development Fund				
Encashment of Investment	-		Investments made	36.80			
Saving Interest-UC Cell-SDF	0.30	0.30	Remuneration to Contractual Staff-(UC Cell)	0.19		2.73	
Amount Received from NA-II in SDF	11.80	14.94	Amount paid to NA-II from SDF	33.12		8.24	
Conversion charges-Unauthorised Colonies	69.73	21.93	Conversion charges-Unauthorised Colonies	0.43	70.55		10.97
DDA Pollution Penalty A/c			DDA Pollution Penalty A/c				
Saving Interest received	0.01						
Interest received on Investment	0.33	0.17					
Encashment of Investment	6.70	3.05	Investment made		7.03		3.22
Restoration of Siri Fort Forest Area			Restoration of Siri Fort Forest Area				
Encashment of Investment	1.36		Investments made		1.43		
Saving Interest received	0.06						
Interest received on Investment	-	0.00					
Employees Benefit Schemes of employees on Deputation with DDA from other Deptt.	0.00	0.00	Employees Benefit Schemes of employees on Deputation with DDA from other Deptt.	0.00		0.00	
Provident fund	0.35	0.43	Provident fund	1.08		1.81	
LIC Premium (S) Recovery from salary of staff	-	0.35	Gratuity Fund		1.08		1.81
Contingency Reserve Fund			Contingency Reserve Fund				
Encashment of Investments	462.34	1,316.58	Investment made			1,429.22	
Interest on Contingency Investment	103.22	139.68					
Contingency Saving Interest	0.45	0.81					
Amount received from Pension in Contingency	11.55	147.38	Amount paid to pension Fund Trust from Contingency			153.15	
Amount received from NA II from Contingency	516.18	1,355.88	Amount Paid to NA II from Contingency	501.77	1,041.01	1,398.45	2,980.82
Amount Received from UDF in Contingency		5.98					
Earnest Money Deposits/Registration Money			Earnest Money Deposits/Registration Money				
-			-				
Housing Schemes		222.06	Housing Schemes		228.26		375.77
Group Insurance Scheme:			Group Insurance Scheme:				
Contribution received from employees		0.04	Payment to Employees		0.08		0.10
Recovery/Adjustment of Advances		8.40	Employee Advances		5.29		49.00
Deposits & Retentions		107.51	Deposits & Retentions		300.07		99.57
Deposit Works		3.05	Deposit Works		14.17		3.96
			Property Tax		0.81		1.33

RECEIPTS			PAYMENT		
Head of Account	2022-23	2021-22	Head of Account	2022-23	2021-22
Statutory Deductions/Collections-Taxes, Duties & Cess	172.33	197.41	Statutory Deductions/Collections-Taxes, Duties & Cess	250.06	197.46
Inter Unit Accounts	3,195.26	3,660.91	Inter Unit Accounts	3,195.26	3,660.91
Amount received from Nazul-II in GDA	2,296.56	1,820.98	Amount paid to NA-II from GDA	923.54	535.74
Amount received from PRMB Trust in GDA	4.01	1.00	Amount paid to PRMB Trust from GDA	50.01	35.00
Amount received from Nazul-I in GDA	1.57	6.78	Amount paid to NA-I from GDA	4.66	3.72
Amount received from Pension Fund Trust in GDA	0.02		Amount Paid to Pension fund trust from GDA	390.02	259.10
Amount received from Gratuity Fund Trust in GDA	-		Amount Paid to Gratuity fund trust from GDA	30.00	14.18
Amount received from General Provident Fund in GDA	29.21	51.29	Amount Paid to General Provident Fund from GDA	113.19	103.17
Amount received from Leave Encashment Fund in GDA	0.10	1.14	Amount Paid to Leave Encashment fund trust from GDA	0.17	37.11
			Bank Balance of General Provident Fund Transfer to Trust Account		
			Closing Balance		
			Cash in Hand	0.00	0.01
			Balance in Saving Accounts	896.99	1,412.37
			Remittance in transit	11.84	4.45
				908.83	1,416.82
			Less : Balance of transactions pertaining to -		
			Nazul I	9.11	6.44
			Nazul II	519.39	850.19
			Special Deposit Nazul II		
			Add: Fixed Deposits - General Investment	380.23	560.19
Total	14,086.83	19,935.23	Total	14,086.83	19,935.23

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
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-2023		AS AT 31-March-2022	
RESERVES & SURPLUS				
Surplus in Revenue Account				
Opening Balance	7,608.17		8,061.14	
Trfd. From CWG Reserve Fund				
Add: Amount Trfd. from EWS Houses Reserve	-185.00		-	
Less: Interest income on Contingency Reserve Fund	-76.43		-73.40	
Trfd. to Contingency Reserve Fund				
Add: Excess of Income over Expenditure for the year	-179.26	7,167.48	-379.58	7,608.17
Specific Reserves				
Contingency Reserve Fund				
Opening Balance	1,416.55		1,397.48	
Add : Interest Income Trfd. from Surplus in Revenue Account	76.43		73.40	
Less: Amount receivable from Pension Fund Trust	11.55		-5.77	
Less: Amount receivable from NA II	14.41		-42.57	
Less: Amount Payable to UDF	-	1,518.94	-5.98	1,416.55
Reserve for House fire risk				
Opening Balance	3.99		3.99	
Add: House Fire Risk Premia recovered during the year		3.99		3.99
TOTAL		8,690.41		9,028.71

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

SCHEDULE B

(Amount INR in Crores)

PARTICULARS	AS AT 31-March-2023	AS AT 31-March-2022
EARMARKED / ENDOWMENT FUNDS		
1) URBAN DEVELOPMENT FUND		
Opening Balance	4,997.87	5,331.05
Add: Additions to the Funds		
Conversion charges received during the year	120.06	51.26
Interest Earned on Investments & Saving Bank Interest	251.70	253.21
Other Interest	6.37	-
Amount received from contingency	-	5.98
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year (Grant given)	-689.76	-641.36
Paid to Nazul II	-65.57	2.29
Amount Payable to UDF from CMF	-	
RECEIVABLE FROM GRATUITY-UDF	-	-
Amount Paid to Pension Fund trust	-	-4.56
Closing Balance (Credit)	4,620.67	4,997.87
2) PERSONAL ACCIDENT INSURANCE POLICY FUND		
Opening Balance	0.80	0.76
Add: Additions to the Funds		
Contribution received during the year	0.05	0.04
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year	-	-
Closing Balance (Credit)	0.85	0.80
3) BENEVOLENT FUND		
Opening Balance	0.34	0.70
Add: Additions to the Funds		
Contribution received from employees	0.65	0.93
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year	-0.12	-1.29
Closing Balance (Credit)	0.87	0.34
4) STAFF BENEFIT FUND		
Opening Balance	0.54	0.67
Contribution during the year		
Interest Earned on Investment	0.03	0.02

PARTICULARS	AS AT 31-March-2023	AS AT 31-March-2022
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year	-	-0.16
Closing Balance (Credit)	0.57	0.54
5) CIVIL Works Maintenance Fund - Housing Scheme, 2010 onward		
Opening Balance	731.22	684.00
Add: Additions to the Funds		
Contribution received from Allottees	19.65	14.02
Interest on investment	34.80	30.34
Discount on Purchase of Investment		
Amount payable to NA II	-0.93	-3.69
Amount Received from UDF	-	
Less: Utilization / Expenditure towards objectives of Funds		
Refund of OTM Collected	-	-
Less: fund transfer to Escrow account		
Amount Receivable from Pension Fund trust	-	-
Amount Received from EMF	-	6.55
Disbursement during the year		
Closing Balance (Credit)	784.74	731.22
6) Electrical work Maintenance Fund- Housing Scheme, 2014 onward		
Opening Balance	103.61	101.79
Add: Additions to the Funds		
Contribution received from Allottees	8.53	3.90
Interest on Investment	5.24	4.18
Less: Amount Payable to NA II	-	0.29
Less: Amount Payable to CMF	-	-6.55
Less: Utilization / Expenditure towards objectives of Funds		
Less: fund transfer to Escrow account		
Disbursement during the year		
Closing Balance (Credit)	117.38	103.61
7) YAMUNA POLLUTION PENALTY FUND		
Opening Balance	7.20	6.86
Add: Additions to the Funds		
Interest Income	0.35	0.34
Less: Utilization / Expenditure towards objectives of Funds		
Prior Period Expenses		
Closing Balance (Credit)	7.55	7.20

PARTICULARS	AS AT 31-March-2023	AS AT 31-March-2022
8) Special Development Fund		
Opening Balance	35.34	9.13
Add: Additions to the Funds	69.29	21.93
Add: Interest Income	1.47	
Add: saving interest	0.30	0.30
Less: Expenses	-0.19	-2.73
Less: Paid to NA-II	-21.32	6.70
Closing Balance (Credit)	84.89	35.34
9) EWS Housing Reserve		
Opening Balance	323.78	303.58
Amount transferred from Reserves and Surplus	185.00	
Less: Utilization / recoverable		
Amount payable from NA-II	5.46	4.05
Amount receivable from NA-II		
Amount receivable from Pension Fund Trust	-	-
Income & Expenses pertaining to EWS		
Income	227.64	320.92
Expenditure	-208.40	-304.76
Transfer from Prior Period Expenditure	-71.35	
Closing Balance (Credit)	462.13	323.78
GRAND TOTAL	6,079.66	6,200.71

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

SCHEDULE C

(Amount INR in Crores)

PARTICULARS	AS AT 31-March-2023	AS AT 31-March-2022
CURRENT LIABILITIES & PROVISIONS		
A. CURRENT LIABILITIES:		
Sundry Creditors		
- For Expenses	76.68	108.12
- For Land	3.82	127.23
Payable to Nazul-II	9,623.64	8914.56
Payable to Post Retirement Medical Benefit Trust	303.43	234.13
Payable to Gratuity trust	-	18.07
Payable to Pension Fund Trust	1,807.23	1520.92
B. OTHER LIABILITIES		
Suspense Account	13.26	13.19
Other Liabilities	20.92	20.92
Deposits & Retentions	378.99	462.46
Earnest Money Deposits/ Registration Money(Housing and Commercial)	24.97	24.97
Advances from Allottees of various DDA Housing Schemes	410.15	591.85
Advances from Allottees - MOR Land	9.06	0.62
Branch / Divisions	-	-
C. PROVISIONS:		
Interest accrued on Deposits	11.88	10.81
D. STATUTORY LIABILITIES:		
Overdue	-	-
Other	94.74	82.65
TOTAL	12,778.79	12,130.49

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

(Amount INR in Crores)												
PARTICULARS	GROSS BLOCK					DEPRECIATION					NET BLOCK	
	GROSS COST AS AT 01.04.2022	ADDITIONS	Prior Period	SALE/ ADJUSTMENT	TOTAL AS AT 31.03.2023	UPTO 31.03.2022	DEPRECIATION FOR THE YEAR	SALE	PRIOR PERIOD ADJUSTMENT	UPTO 31.03.23	WDV AS AT 31.03.2023	WDV AS AT 31.03.2022
LAND	24.72	-	-	-	24.72	-	-	-	-	-	24.72	24.72
OFFICE BUILDINGS, STORES & GODOWNS	48.88	3.97	-	-	52.85	39.60	1.27	-	-	40.87	11.98	9.28
LET OUT PROPERTIES	44.65	-	-	-	44.65	39.79	0.49	-	-	40.28	4.37	4.86
COMMUNITY HALL/PICNIC HUTS/TOURIST COMPLEX	50.19	-	-	-	50.19	28.32	2.19	-	-	30.51	19.68	21.87
STAFF QUARTER	127.46	-	-	-	127.46	48.60	3.94	-	-	52.55	74.91	78.86
MOTOR VEHICLES	5.64	-	-	0.69	4.95	5.45	0.18	-0.94	-	4.69	0.95	1.26
OFFICE FURNITURE & FITTINGS	14.45	0.52	-	-	14.97	9.01	0.57	-	0.01	9.56	5.40	5.45
OTHER OFFICE EQUIPMENTS	5.22	0.05	-	-	5.26	4.20	0.16	-	-	4.35	0.91	1.02
ELECTRICAL INSTALLATIONS & EQUIPMENTS	15.34	0.17	-	-	15.51	9.61	0.88	-	-	10.49	5.03	5.74
PLANT & MACHINERY & OTHER EQUIPMENTS	0.40	7.65	-	-	8.06	0.39	1.15	-	-	1.54	6.52	0.01
PRINTING PRESS EQUIPMENTS	1.42	-	-	-	1.42	1.28	0.02	-	-	1.30	0.12	0.14
COMPUTERS	52.62	7.07	-	-	59.69	45.40	4.95	-	-	50.35	9.34	7.22
TOTAL	391.00	19.42	-	0.69	409.74	231.66	15.79	-0.94	0.01	246.49	163.93	160.44

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

SCHEDULE E

(Amount INR in Crores)

PARTICULARS	AS AT 31-March-2023		AS AT 31-March-2022	
ASSETS OF EARMARKED/ENDOWMENT FUNDS				
Government Securities				
(i) Central Govt. Securities				
General Provident Fund	-	-	-	-
(ii) State Govt. Securities				
Civil work maintenance fund	513.10		493.23	
Urban Development Fund	3,111.12		3,363.89	
Electric Maintenance Fund	15.11		71.88	
EWS Housing Reserve	32.52		33.51	
General Provident Fund	-	3,671.85	-	3,962.51
Debentures & Bonds				
General Provident Fund	-	-	-	-
Mutual Funds				
General Provident Fund	-	-	-	-
In Fixed Deposits				
Urban Development Fund	1,226.00		1,337.78	
Civil work maintenance fund	166.19		125.97	
Noise Pollution Deposit	0.57		0.57	
Electrical work Maintenance Fund	31.16		9.95	
Yamuna Pollution Penalty Fund	7.03		6.70	
SDF-Special Development Fund	36.80		-	
Restoration of Siri Fort forest area	1.43		1.36	
Staff Benefit Fund	0.33		0.32	
		1,469.51		1,482.65
In Saving Bank Accounts				
Urban Development Fund	8.32		2.38	
EWS Housing Reserve	5.47		50.24	
Restoration of siri Fort Forest Area	0.01		0.01	
Civil work maintenance fund	15.54		26.53	
Electrical work Maintenance Fund	60.20		16.46	
Yamuna Pollution Penalty Fund	0.28		0.28	
Special Development Fund	13.01		28.23	
		102.84		124.13

PARTICULARS	AS AT 31-March-2023		AS AT 31-March-2022	
Interest Accrued on Investments				
Urban Development Fund	83.34		67.31	
Civil Work Maintenance Fund	14.34		12.26	
Electrical Work Maintenance Fund	1.69		0.74	
Restoration of Siri Fort Forest Area	0.02		0.01	
Yamuna Pollution Penalty Fund	0.27		0.25	
EWS Housing Reserve	0.17		0.17	
Contingency Fund	-		-	
Staff Benefit Fund	0.01		-	
Special Development Fund	1.47	101.31	-	80.74
Special Deposit				
EWS Housing Reserve				
UDF	-	-	-	-
Other Assets - EWS Housing Reserve				
1. Inventories				
Work in Progress - Houses under Construction	1,360.57		1,753.58	
Finished Stock - Houses Built Up	821.33		1,000.09	
2. Advance to Contractors	0.00		25.66	
		2,181.90		2,779.34
Total		7,527.41		8,429.41

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

SCHEDULE F

(Amount INR in Crores)

PARTICULARS	AS AT 31-March-2023		AS AT 31-March-2022	
A. CURRENT ASSETS				
1. Inventories				
Stores	5.16		5.16	
Land - Raw Land	19.05		19.07	
Work in Progress			-	
Land - Under Development	1.32		1.32	
Houses - Under Construction	10,900.05		9,323.95	
Commercial Estate - Under Construction	14.87		14.86	
Finished Stock -			-	
Developed Land	107.99		107.99	
Houses - Built Up(finished stock-housing)	4,405.34		4,854.17	
Commercial Estate - Built Up	531.25		531.28	
CWG flats-(Net of recoveries from allottees towards furniture, etc.)	156.31	16,141.33	196.28	15,054.08
2. Sundry Debtors		540.47		479.59
3. Cash & Bank Balances -				
Cash in hand	0.00		0.00	
<u>Bank Balances - with Scheduled Banks -</u>				
In Current Accounts				
In Saving Bank Account	791.48		1,273.73	
Remittance in Transit	11.84		4.45	
Less : Balances pertaining to transactions of			-	
Nazul I	-9.11		-6.44	
Nazul II	-519.39		-850.19	
Special Deposit Nazul II	-		-	
			-	
In Deposit Account - General Investment	3.50	278.32	0.17	421.72
4. Investments in Insurance Companies	0.30	0.30	0.30	0.30
5. Reserve Fund Investment and Bank Balances				
Contingency Reserve Fund				
Bank Balance		2.68		14.50
Fixed Deposits with Banks	365.74		256.59	
Govt. Securities	1,070.03	1,435.77	1,134.63	1,391.22

PARTICULARS	AS AT 31-March-2023		AS AT 31-March-2022	
B. LOANS, ADVANCES & OTHER ASSETS				
1. Loans				
(a) Staff	6.19		5.31	
(b) Future Hire Purchase Instalments	132.19		93.04	
Less : Future Interest	-58.45		-39.54	
	73.74	79.93	53.50	58.81
2. Advances recoverable in cash or in kind or for value to be received/adjusted				
Advances to Contractors	5.92		174.62	
Deposit Works	158.33		144.54	
Input VAT recoverable	0.10		0.10	
Vat Refundable	-		-	
Income Tax Refund Receivable	62.42		58.03	
Recoverable from Leave Encashment Fund Trust	40.45		57.75	
Recoverable from Gratuity Fund trust	5.41		-	
Recoverable from General Provident Fund trust	243.55		159.57	
Deposit with Income Tax Authority	88.18		15.18	
Recoverable from Nazul I	435.04		409.17	
Service Tax Authority	33.870		33.86	
Advances with Municipal Tax Authority	195.86		195.86	
Other Miscellaneous Advances/Recoverables	68.94	1,338.08	47.97	1,296.65
3. Interest accrued on General Investments		-		-
4. Interest accrued on Reserve Fund Investments		28.58		23.47
5. Interest Accrued on Saving Bank Interest		3.04		3.04
6. Interest Accrued on Contractor Advances		9.03		16.84
TOTAL		19,857.52		18,760.17

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

(Amount INR in Crores)

PARTICULARS	AS AT 31-March-2023	AS AT 31-March-2022
SCHEDULE - G		
INCOME FROM SALES / SERVICES		
Premia from Sale of Land	139.48	2.59
Sale of Houses		
EWS	187.82	3.96
Others	636.92	748.14
Sale of Shops	1.87	2.81
License Fee	50.59	44.29
Interest on Hire Purchase Instalments	20.24	1.61
Total	1,036.92	803.40
SCHEDULE - H		
INCOME FROM INVESTMENTS & SAVING BANK A/Cs		
Income from General Investments	-	-
Saving Bank Interest-GDA	6.51	6.47
EWS Houses Reserve	1.91	7.36
Contingency Reserve Fund	76.43	73.40
Restoration of siri Fort Forest Area	0.07	0.07
Special Development Fund	1.47	
Civil Works Maintenance Fund	34.80	30.34
Urban Development Fund	251.70	253.21
General Provident Fund	-	-
Electrical work Maintenance Fund	5.24	4.18
Yamuna Pollution Penalty Fund	0.35	0.34
Staff Benefit Fund	0.03	0.02
Total	293.59	288.10
Less : Transfer to Earmarked Funds	-293.59	-288.10
Total	84.92	87.30
SCHEDULE - I		
Ground Rent	2.64	2.17
Service Charges	0.00	1.28
Building Plan Fee	0.00	0.00
Deficiency and Restoration Charges	0.00	0.21
Other Housing Receipts	43.33	28.42
Interest Income from Nazul - I	14.38	10.52

PARTICULARS	AS AT 31-March-2023		AS AT 31-March-2022	
Other Revenue		141.03		113.08
Profit on Sale of Assets		0.03		-
Total		201.41		155.67
SCHEDULE - J.1				
INCREASE IN STOCK & WORK IN PROGRESS - EWS				
Closing - Stock & Work in Progress				
Work in Progress -				
Houses - Under Construction	1360.57		1753.58	
Finished Stock -				
Houses - Built Up	821.33	2,181.90	1000.10	2,753.68
Opening - Stock & Work in Progress				
Work in Progress -				
Houses - Under Construction	1753.58		1443.65	
Less: Prior Period Adjustment	-609.69			
Finished Stock -				
Houses - Built Up	1000.10	2,144	1000.42	2,444.07
Increase/ (Decrease) in Stock & Work in Progress		37.91		309.61
SCHEDULE - J.2				
INCREASE IN STOCK & WORK IN PROGRESS				
Closing - Stock & Work in Progress				
Stores	5.16		5.16	
Stock in Trade				
Land - Raw Land	19.05		19.07	
Work in Progress -				
Land - Under Development	1.32		1.32	
Houses - Under Construction	10,900.05		9323.95	
Commercial Estate - Under Construction	14.87		14.86	
Finished Stock -				
Developed Land	107.99		107.99	
Houses - Built Up	4,405.34		4854.17	
Commercial Estate - Built Up	531.25		531.28	
CWG flats	156.31	16,141.33	196.22	15,054.02
Opening - Stock & Work in Progress				
Stores	5.16		5.16	
Stock in Trade	-		-	
Land - Raw Land	19.07		19.07	
Work in Progress -	-		0.00	
Land - Under Development	1.32		1.32	

PARTICULARS	AS AT		AS AT	
	31-March-2023		31-March-2022	
Houses - Under Construction	9,323.95		7731.68	
Commercial Estate - Under Construction	14.86		14.65	
Finished Stock -	-		0.00	
Developed Land	107.99		107.99	
Houses - Built Up	4,854.17		5286.02	
Commercial Estate - Built Up	531.28		505.36	
CWG flats	196.22	15,054.02	312.59	13,983.83
Increase/ (Decrease) in Stock & Work in Progress		1,087.31		1,070.18

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

(Amount INR in Crores)

PARTICULARS	FOR THE YEAR ENDED 31 MARCH 2023		FOR THE YEAR ENDED 31 MARCH 2022	
SCHEDULE - K				
ESTABLISHMENT				
Pay & Allowances	381.90		358.45	
Travel & Conveyance	3.71		1.42	
Medical Expenses	12.05		14.63	
Exgratia	1.54		2.59	
Employer Contribution to Gratuity Fun	6.52		6.74	
Employer Contribution to Pension Fund	676.31		529.84	
leave encashment disbursement	-		-	
Contribution to Post Retirement Medical	115.30		116.52	
Contribution to Leave Encashment Fund	17.36		22.64	
Contribution to Benevolent Fund	0.33		-	
Contribution to New Pension Scheme	38.80		13.10	
Staff Welfare	1.37		1.43	
ADMINISTRATION				
Fees & Honorarium	7.78		12.67	
Entertainment	0.54		0.52	
Law Charges	5.74		3.43	
Vehicle Running & Maintenance	5.89		4.71	
Repairs & Maintenance Others	3.17		9.23	
Printing, Stationery & Advertisement	7.98		10.86	
Rates & Taxes	6.81		6.20	
Telephones	4.34		1.38	
Loss on Sale of Fixed assets	-		-	
Interest on Registration Money	1.07		1.07	
Audit Fees	0.20		0.20	
Other Miscellaneous Expenses	20.3	1,319.03	3.93	1,121.56
Less: Recoveries from Works & Other Acc	-		-	
Works	-217.39		-145.94	
Delhi Master Plan	-1.10		-0.57	
Nazul I	-9.91		-3.03	
Nazul II	-749.12	-977.52	-535.79	-685.33
Total		341.51		436.23

PARTICULARS	FOR THE YEAR ENDED 31 MARCH 2023		FOR THE YEAR ENDED 31 MARCH 2022	
SCHEDULE-L				
PRIOR PERIOD & EXTRAORDINARY ITEMS				
A) PRIOR PERIOD ITEMS:				
PRIOR PERIOD INCOME				
1) Houses - Built Up	-609.69		-	
2) Work in Progress- Houses and Com	-		-	
3) Sale of Houses	-		-	
4) Interest from Nazul I	-		-	
5) Others	3.43	-606.26	-6.28	-6.58
Less:-PRIOR PERIOD EXPENSE				
1) Houses - Built Up - EWS	538.34		-	
2) Interest to Nazul II	-			
3) Others	-0.61	537.73		-
TOTAL		-68.53		-6.58

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 31.03.2023-UNCASHED CHEQUES	CHEQUES RECEIVED AND ACCOUNTED BY AUTHORITY BUT CREDIT NOT GIVEN BY BANK TILL 31.03.2023	DEBIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK AS ON 31-03.2023	CREDIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK AS ON 31.03.2023	(+)BALANCE AS PER CASH BOOK AS ON 31.03.2023	BALANCE AS PER BANK STATEMENT AS ON 31.03.2023
CAU EAST ZONE	0.00	12.79	0.00	0.04	0.03	27.90	40.67
CAU DWARKA	0.00	9.93	0.06	6.25	4.10	25.79	33.52
CAU ROHINI	0.00	21.29	24.70	1.49	28.33	15.60	39.04
CAU NORTH ZONE	0.00	1.72	1.20	0.18	0.45	6.84	7.63
CAU SOUTH ZONE	0.00	2.22	0.02	0.15	1.11	5.96	9.12
CAU CWG	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A.O. SPORTS	0.00	2.82	0.52	0.00	2.33	8.60	13.23
PAO ENGG	0.00	0.01	0.01	0.02	0.00	2.26	2.24
CAU MPR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
UTTIPEC	0.00	0.00	0.00	0.00	0.00	0.16	0.16
AO (MEDICAL)	0.00	0.01	0.00	0.00	0.00	0.85	0.86
Cash (Housing)	0.00	0.00	0.00	0.03	0.00	107.29	107.26
Staff benefit fund	0.00	0.00	0.00	0.00	0.00	0.16	0.16
Cash (Main)	0.00	8.84	25.19	35.05	87.51	576.65	612.76
CPM - II	0.00	5.14	0.00	0.00	0.11	9.66	14.91
PROJECT	0.00	1.57	0.00	0.00	0.00	3.74	5.31
Earmarked funds							
General Provident Fund	0.00	2.45	0.14	8.92	2.44	114.71	110.55
Urban Development Fund	0.00	0.00	0.00	0.61	0.19	8.32	7.89
Contingency Fund	0.00	0.00	0.00	0.00	0.00	2.68	2.68
EWS Fund	0.00	0.00	0.00	0.00	0.00	5.47	5.47
Gratuity	0.00	0.12	0.00	0.01	0.00	11.84	11.96
Pension	0.00	46.46	0.00	0.02	0.00	99.71	146.16
PRMS	0.00	0.43	0.00	1.11	0.52	49.42	49.25
Yamuna Pollution Penalty A/C	0.00	0.00	0.00	0.00	0.00	0.28	0.29
Restoration of siri Fort Forest Area	0.00	0.00	0.00	0.00	0.00	0.01	0.01
Leave Encashment fund	0.00	0.71	0.00	1.65	0.39	9.15	8.59
Civil Maintenance Fund	0.00	0.00	0.00	0.00	0.00	15.54	15.54
Electrical Maintenance Fund	0.00	0.00	0.00	0.00	0.00	60.20	60.20
Special Development Fund	0.00	0.05	0.06	0.00	0.13	13.01	13.12
Total	0.00	116.57	51.91	55.54	127.63	1181.82	1,318.57
REMITTANCE IN TRANSIT						49.37	
CASH IN HAND							0.00
BANK BALANCE AS PER C/BOOK							1,181.82
REMITTANCE IN TRANSIT							49.37
TOTAL							1,231.19
LESS:							
NAZUL I							9.11
NAZUL II							519.39
PENSION							129.71
GRATUITY							11.84
LEAVE ENCASHMENT							14.12
PRMB							49.42
GPF							117.27
Closing Balance							380.33

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS 2022-23

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

The Financial Statements are prepared on accrual basis of (other than those disclosed separately) accounting under the historical cost convention on going concern basis in accordance with the Generally Accepted Accounting Principles in India.

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

3) USE OF ESTIMATES

The preparation of financial statements, in conformity with the Generally Accepted Accounting Principles, requires Management to make estimates and assumptions to be made that affect the reported amount of assets and liabilities and contingent liabilities as on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/ materialize.

4) 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.

5) 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.

6) 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.

7) 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.

8) 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.

9) 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.

10) 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.

11) DEFICIENCY CHARGES

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

12) 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 relatable 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.

13) COMPENSATION/ ARBITRATION AWARDS

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

14) 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.

15) 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.

16) 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.

17) 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.

18) INVESTMENTS AND INTEREST INCOME

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

19) IMPAIRMENT OF ASSETS

The management has assessed as on the balance sheet date whether there are any indications with regard to impairment of any of the assets. Based on such assessment, it has been ascertained that no potential loss is present and therefore, formal estimate of recoverable amount has not been made. Accordingly, no impairment loss has been provided in the books of account.

20) PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provision is recognized when there is a present obligation as a result of a past event and it is probable that an outflow of resources will be required to settle the obligation and in respect of which a reliable estimate can be made. Provisions are determined based on management estimate required to settle the obligation at the balance sheet date and are not discounted to present value.

Contingent Liabilities are disclosed on the basis of judgement of the management. These are reviewed at each balance sheet date and are adjusted to reflect the current management estimate.

Contingent Assets are neither recognized nor disclosed in the financial statement.

Sd/-
Sr. AO (A/Cs Main)

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY**ANNUAL ACCOUNTS 2022-23****SCHEDULE O****NOTES TO ACCOUNTS**

1. Unexpired Capital Commitment at the year end, in respect of major capital contracts Nil (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 ₹ 3382.02 crore (Previous Year ₹ 3915.56 crore).

Other than above, there are 4855 court cases as at 31-March-2023 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-2023.

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 the income tax department for the A.Ys 2003-04 to 2010-2011 under VSVS. For the A.Y.s 2011-2012, 2012-13, 2013-2014, 2015-16, 2016-17 and 2017-18 the matter for refund adjustment has been taken up with the income tax department. During the F.Y. 22-23 an amount of ₹ 73 crores has been paid (₹ 18 crores for A.Y. 2013-2014, ₹ 45 crores for A.Y. 2015-2016 and ₹ 10 crores for A.Y. 2016-17).

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 ₹0.20 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, NDMC 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 payment for current year includes ₹ 19.59 crores (previous year ₹ 31.80 crore) which includes ₹ 18.79 crore (previous year ₹ 29.96 crore) on vacant land of Nazul account and ₹1.84 crore (previous year ₹1.84 crore) 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-2023.
4. Employee Benefits:
 - i) The Authority has got the Actuarial valuation of its Gratuity liability as on 31-March-2023 of ₹255.03 crore (Previous Year ₹ 341.47 crore). The contribution towards Gratuity Fund of ₹ (-)6.52 crore (Previous Year ₹ (-)6.74 crore) for the financial year 2022-23 on the basis of Actuarial Valuation includes the share of Nazul I of ₹ (-)0.07 crore (Previous Year ₹ (-)0.01 crore) and the share of Nazul II of ₹ (-) 4.43 crore (Previous Year ₹ (-) 3.68 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-2023 of ₹ 7939.48 crore (Previous Year ₹ 7541.97 crore). The contribution towards Pension Fund of ₹ 676.31 crore (Previous Year ₹ 529.84 crore) for the financial year 2022-23 on the basis of Actuarial Valuation includes the shares of Nazul I of ₹6.76 crore (Previous Year ₹ 1.00 crore) and Nazul II of ₹ 459.89 crore (Previous Year ₹ 289.84 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-2023 of ₹ 156.74 crore (Previous Year ₹ 196.53 crore). The contribution towards Leave Encashment Fund of ₹ (-)17.36 crore (Previous Year ₹ (-)22.64 crore) for the financial year 2022-23 on the basis of Actuarial Valuation includes the share of Nazul I of ₹ (-)0.17 crore (Previous Year ₹ (-)0.04 crore) and the share of Nazul II of ₹(-)11.81 crore (Previous Year ₹(-)11.85 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-2023 ₹ 801.63 crore (Previous Year ₹ 742.58 crore), and accordingly employer contribution is provided ₹ 115.30 crore (Previous Year ₹ 116.52 crore), for the financial year 2022-23 on the basis of Actuarial Valuation, which includes the share of Nazul I of ₹ 1.15 crore (Previous Year ₹ 0.22 crore) and the share of Nazul II of ₹78.41 crore (Previous Year ₹63.74 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, ₹ 13.26 crore (Previous Year ₹ 13.19 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 ₹ Nil (Previous Year ₹ 109.56 crore)
Delhi Jal Board ₹ Nil (Previous year ₹ Nil crore)
MDMC ₹121.69 crore (Previous year ₹7.25 crore)
SDMC ₹ Nil (Previous year ₹10.97 crore)
Northern Railways ₹Nil (Previous Year ₹ 2.07 crore)
Delhi urban arts commission ₹ Nil (Previous Year ₹ Nil),
DDA ₹568.07 Crore (previous Year ₹ 511.52 Crore).
8. Reserve Fund :
Contingency Reserve at the year ended 31-March-2023 is ₹ 1518.94 crore, against this fund investment is ₹ 1435.77 crore and bank balance is ₹ 2.68 crore and accrued interest is ₹ 28.58 crore.
9. Earmarked Funds:
 - i) The total amount of the UDF Fund for the year ended 31-March-2023 is ₹ 4620.67 crore and against this fund the assets of ₹4428.78 crore comprise of investment of ₹ 4337.12 crore, bank balances of ₹ 8.32 crore, Accrued Interest of ₹ 83.34 crore.
 - ii) The total amount of the DDA Staff Benefit Fund for the year ended 31-March-2023 is ₹ 0.57 Crores and against this fund the assets is 0.34 crore comprises investment ₹ 0.33 crore and Accrued Interest of ₹ 0.01 crore.
 - iii) The total amount of the Civil Work Maintenance Fund for the year ended 31.3.2023 is ₹ 784.74 crore and against this fund the assets is total of ₹ 709.17 crore comprises investment ₹ 679.29 crore, Bank Balance of ₹15.54 crore and Accrued Interest of ₹ 14.34 crore.
 - iv) The total amount of the Electrical Work Maintenance Fund for the year ended 31-March-2023 is ₹ 117.38 crore and against this fund assets are total of ₹ 108.17 crore comprises investment ₹ 46.27 crore, Bank Balance of ₹ 60.20 crore and Accrued Interest of ₹ 1.69 crore.
 - v) The total amount of the Yamuna Pollution Penalty Fund for the year ended 31-March-2023 is ₹ 7.55 crore and against this fund the assets is total of ₹ 7.58 crore comprises investment ₹ 7.03 crore, bank balance of ₹ 0.28 crore and Accrued Interest of ₹ 0.27 crore.
 - vi) EWS Housing Reserve balance as at 31-March-2023 is ₹ 462.13 crore, and against this fund the

assets are total of ₹ 2220.07 crore which comprises investments of ₹ 32.52 crore, bank balance of ₹ 5.47 crore, accrued interest of ₹ 0.17 crore, Inventories of ₹ 2181.90 crore

vii) The total amount of the special development fund for the year ended 31-March-2023 is ₹ 84.89 crore & against this fund the assets is total is ₹ 51.28 crore which comprises investments of ₹ 36.80 crore, bank balance of ₹ 13.01 crore, accrued interest of ₹ 1.47 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-2023, 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 ₹ 319.45 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 ₹ 14.38 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 31.03.2023 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/-
Sr. AO (A/Cs) Main

Sd/-
Dy. CAO(A/Cs)

Sd/-
Dir. (Fin.)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

GENERAL DEVELOPMENT ACCOUNT

DETAILS OF INVESTMENTS AND BANK BALANCE AS AT 31-MARCH-2023

SCHEDULE P

(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	3,880.63	1,226.00	3.50	365.74	7.03	-	166.19	31.16	1.43	36.80	0.33	1,838.18
Special Deposit	-											-
Govt. Securities	2,314.60			1,070.03								1,070
State Govt. Securities	9,214.58	3,111.12				32.52	513.10	15.11				3,672
Mutual Funds	288.81					-						-
Commercial Paper	-											-
Money Market	-											-
Debenture & Bonds	338.16											-
Deposit with LIC/Other insurance companies	5,848.62		0.30									0
TOTAL	21,885.40	4,337.12	3.80	1,435.77	7.03	32.52	679.29	46.27	1.43	36.80	0.33	6,580.36
Cash in Hand	0.00		0.00									0.00
Saving Banks	1,234.85	8.32	278.32	2.68	0.28	5.47	15.54	60.20	0.01	13.01	0.16	384.00
Grand Total	23,120.24	4,345.43	282.12	1,438.45	7.32	38.00	694.83	106.47	1.44	49.81	0.49	6,964.36
Head of Account	Nazul-I Account	Nazul-II Account					TRUSTS					
	Cash Bal. invest.	NA-II General Investment	Escrow (EWS)	Urban Heritage Fund	Escrow (FAR)	Sub total Nazul II	Leave Encashment Fund	PRIMB Trust	Pension Fund Trust	Gratuity Fund Trust	General Provident Fund	Sub Total
FDs		1,918.03	0.36	0.55	4.64	1,923.58	-	40.00	-	-	78.87	118.87
Special Deposit			-	-	-	-	-	-	-	-	-	-
Govt. Securities			72.45	0.45		72.90	29.00	162.00	401.00	54.00	525.67	1,171.67
State Govt. Securities		5,220.67				5,220.67	-	50.06	149.00	13.27	109.73	322.06
Mutual Funds							48.28	61.21	76.92	10.50	91.89	288.81
Commercial Paper							-	-	-	-	-	-
Money Market							-	-	-	-	-	-
Debenture & Bonds							17.00	33.20	179.00	16.00	92.96	338.16
Deposit with LIC/Other insurance companies							79.55	61.60	5,509.19	197.99	-	5,848.32
TOTAL	-	7,138.70	72.81	1.00	4.64	7,217.15	173.83	408.07	6,315.11	291.76	899.12	8,087.88
Cash in Hand	-					-						
Saving Banks	9	519.39				519.39	14.12	49.42	129.71	11.84	117.27	322.36
Grand Total	9.11	7,658.09	72.81	1.00	4.64	7,736.54	187.95	457.48	6,444.83	303.60	1,016.39	8,410.24

DELHI DEVELOPMENT AUTHORITY

NAZUL-I ANNUAL ACCOUNTS FOR THE YEAR

2022-23



DELHI DEVELOPMENT AUTHORITY

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2022-23
NAZUL ACCOUNT -I
BALANCE SHEET AS AT 31st MARCH, 2023

(Amount INR in Crores)

LIABILITIES					ASSETS				
Sr. No.	Head of Account	Schedule	As on 31.03.2023	As on 31.03.2022	Sr. No.	Head of Account	Schedule	As on 31.03.2023	As on 31.03.2022
I	Accumulated surplus funds payable to govt. under clause 9 Nazul Agreement 1937	A	21.39	22.48	I	Cash & Bank Balance		9.11	6.44
					II	Investment			
II	Amount received from other account		433.65	403.40	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 Assets over Liabilities as per last Balance sheet		(30.24)	(30.24)					
					V	Property	E	0.27	0.29
V	Excess of Income over Expenditure during the year - Part I		(66.47)	(39.97)	VI	Excess of Expenditure over Income (Part II)		222.77	222.77
					VII	Others Assets		-	0.00
VI	Amount transferred to Accumulated receipts under Nazul Agreement		(3.10)	(3.10)	VIII	Difference in opening balances			
					IX	Amount Receivable From NA II		-	0.00
vii	Other liability	C	0.00	0.00	X	TDS Receivable		-	0.00
	TOTAL		358.00	355.35		TOTAL		358.00	355.35

Sd/-
AO (A/Cs Main)

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY**ANNUAL ACCOUNTS FOR THE YEAR 2022-23****NAZUL ACCOUNT -I****RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31st MARCH, 2023****(Amount INR in Crores)**

RECEIPTS				PAYMENT			
Sr. No.	Head of Account	As on 2022-23	As on 2021-22	Sr. No.	Head of Account	As on 2022-23	As on 2021-22
I	Accumulated expenditure on land & works as on 01.04.2017			I	Receipts from disposal of Land-premia	-	-
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	3.33	4.38
	i) Officers	0.97	1.31		b) Other Receipt	0.85	3.34
					c) Damages	3.00	0.95
	ii) Estt.	2.46	1.77		d) Prior Period Income		
					e) Other Nazul Revenue	-	-
	iii) Other Charges	0.70	0.30				
				VI	License Fees	-	-
	iv) Pension Contribution	6.09	1.00				
	v) Gratuity Contribution	0.07	0.01				
	vi) Leave Encashment Contribution	0.16	0.04				
	vii) Post Retirement Medical Scheme	1.04	0.22				
	viii) New Pension Scheme	0.35	0.02				
	ix) General Provident Fund Contribution	0.00	0.00				
	x) Benevolent Fund Contribution	0.00	0.00				
	Less: Estt. Charges recovered from works	-1.96	-1.64				
V	Payment of Nazul Revenue to govt.	0.01	0.01				
VI	Depreciation	0.02	0.02				
VII	Interest to General Development Account (GDA)	14.38	10.52				
VIII	Misc. Expenditure incurred on maintenance of various schemes	0.12	0.12				
IX	Prior Period Expenses	0.00	0.00				
XI	Horticulture works	9.28	8.24				
X	Excess of Income over Expenditure (Part II)	(26.50)	-13.27				
	Total	7.18	8.67		Total	7.18	8.67

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 2022-23

NAZUL ACCOUNT -I

RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31st MARCH, 2023

(Amount INR in Crores)

RECEIPTS				PAYMENT			
Sr. No.	Head of Account	As on 2022-23	As on 2021-22	Sr. No.	Head of Account	As on 2022-23	As on 2021-22
I	Revenue from works and dev. schemes			I	Share cost of administration	4.30	3.38
	a) Premia	-	-		Less: Estt. Charges received from works	(1.96)	(1.64)
	b) Ground Rent	3.33	4.38			2.34	1.74
	c) Other Receipts	0.01	-				
				II	Expenditure on works and Dev Schemes	9.40	8.36
II	Damages	3.00	0.95				
				III	Misc. Expenditure	-	-
III	Other Nazul Revenue	-	-				
	a) Revenue from Agriculture land, other land			IV	Payment of Nazul Revenue	0.01	0.01
	b) Other Revenue	0.85	3.35				
				V	Intereset on Loan	-	-
IV	Delhi Master Plan	-	-	VI	Delhi Master Plan	0.26	0.26
V	New Master Plan for Delhi	-	-	VII	New Master Plan for Delhi	-	-
VI	Land trans. from L&DO gram sabha	-	-	VIII	Debt Repayment	-	-
VII	Interest from Investment	-	-			-	-
VIII	Development and Construction of lakes around Delhi	-	-	IX	Development and construction of Lakes around Delhi	-	-
IX	Debt Receipts	-	-	X	Land transferred from L&D	-	-
	Total	7.19	8.68		Total	12.01	10.68

(Amount INR in Crores)

RECEIPTS				PAYMENT			
Sr. No.	Head of Account	As on 2022-23	As on 2021-22	Sr. No.	Head of Account	As on 2022-23	As on 2021-22
X	DEPOSITS & ADVANCES			XI	DEPOSITS & ADVANCES		
i)	Suspense Account	-	-	i)	Suspense Account	-	-
a)	Investment - Cash Balance	-	-	a)	Investment - Cash Balance	-	-
	Investment Accounts	-	-		Investment Accounts	-	-
b)	Other suspense Items	-	-	b)	Other suspense Items	-	-
ii)	Deposits	-	-	ii)	Deposits	-	-
iii)	Advance (HBA)	-	-	iii)	Advance (HBA)	-	-
iv)	P.L.A.	10.66	7.75	iv)	P.L.A.	10.66	7.75
v)	Amount received from other account	-	-	v)	Amount received from other account	-	-
	NA II	9.69	16.79		NA II	5.18	7.77
	GDA	4.66	1.42		GDA	1.57	4.48
	General Provident Fund	0.07	0.17		General Provident Fund	0.17	0.03
	TOTAL DEPOSITS & ADVANCES	25.08	26.13		TOTAL DEPOSITS & ADVANCES	17.58	20.03
	TOTAL RECEIPTS	32.27	34.81		TOTAL RECEIPTS	29.59	30.71
	OPENING BALANCE	6.44	2.34		CLOSING BALANCE	9.12	6.44
	GRAND TOTAL	38.71	37.15		GRAND TOTAL	38.71	37.15

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

NAZUL ACCOUNT -I

SCHEDULE-A

STATEMENT OF FUNDS PAYABLE / PAID TO GOVERNMENT UNDER NAZUL AGREEMENT - 1937

(Amount INR in Crores)

Particulars	As on 31.03.2023	As on 31.03.2022
Transfer of funds upto 31.03.2022	52.58	52.58
Add: Amount transferred during the year under		
(A) BALANCE	52.58	52.58
Total Expenditure incurred on Old Delhi Master Plan/		
Zonal Plan up to 31.03.2022	27.60	27.03
Add: Expenditure during 2022-23	1.10	0.57
Less: Receipts on a/c of Sale Proceeds during the year		
Net Expenditure on Delhi Master Plan/Zonal Plan(a)	28.69	27.60
Total Expenditure incurred on New Delhi Master Plan/		
Zonal Plan up to 31.03.2022	2.50	2.50
Add: Expenditure during 2022-23		
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) TOTAL EXPENDITURE (a+b)	31.20	30.10
Balance carried forward to Balance Sheet (A-B)	21.39	22.48

DELHI DEVELOPMENT AUTHORITY**NAZUL ACCOUNT -I****SCHEDULE-B****STATEMENT OF SUNDRY CREDITORS AS ON 31.03.2023****(Amount INR in Crores)**

Particulars	As on 31.03.2023	As on 31.03.2022
Administration Pay & other charges	0.18	0.18
Amount payavble to Nazul-II	2.59	2.59
Total	2.77	2.77

DELHI DEVELOPMENT AUTHORITY**NAZUL ACCOUNT -I****SCHEDULE-C****STATEMENT OF OTHER LIABILITY AS ON 31.03.2023****(Amount INR in Crores)**

S. No.	Particulars	As on 31.03.2023	As on 31.03.2022
1	Duties and Taxes		
	Labour Cess	-	-
	TDS on CGST	-	-
	TDS on SGST	-	-
2	Deposits and Retentions		
	Deposit Part II	0.00	0.00
3	Statutory Liability		-
	TDS Payable on Contractor	-	-
	TDS Payable on Salary	-	-
	TDS Payable on Rent	-	-
4	Miscellaneous	-	-
	TOTAL	0.00	0.00

DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT -I
SCHEDULE-D
STATEMENT OF SUNDRY DEBTORS AS ON 31.03.2023

(Amount INR in Crores)

S. No.	Particulars	As on 31.03.2023	As on 31.03.2022
I	Premia (for lease of land payable by the lessee)	0.93	0.93
II	Ground Rent (Payable by the lessee of lease land)	-	-
III	Other Receipts (Staff Quarters)	1.50	1.50
IV	Damages levied for unauthorised occupation of Nazul I and /Properties	103.31	103.31
v	Other Nazul Receipts	0.16	0.16
VI	Land transferred to L&D/Gaon sabha	0.00	0.00
	Total	105.91	105.91

DELHI DEVELOPMENT AUTHORITY**NAZUL ACCOUNT -I****SCHEDULE-E****STATEMENT OF PROPERTY AS ON 31.03.2023****(Amount INR in Crores)**

S. No.	Particulars of Property	GROSS BLOCK			Depreciation	Closing Balance 31-03- 2023
		Opening Balance UPTO 1-4-2022	Additions	Total UPTO 31-3-2023		
I	Motor Vehicles	0.03	-	0.03	0.00	0.03
II	Furniture	0.03	-	0.03	0.00	0.03
III	Other Office equipment	0.01	-	0.01	0.00	0.01
IV	Survey and Drawing instruments	0.00	-	0.00	0.00	0.00
V	Staff Quarters	0.20	-	0.20	0.01	0.19
VI	D/o 128 Acres of Land for Temp. Junk Mkt. at Jhandewalan	0.01	-	0.01	-	0.01
VII	Janta Mkt. Rani Jhansi Rd.	0.00	-	0.00	-	0.00
VIII	Providing Parking arrangement at Ajmeri Gate	0.00	-	0.00	-	0.00
	Total	0.29	-	0.29	0.02	0.27

DELHI DEVELOPMENT AUTHORITY

NAZUL-II ANNUAL ACCOUNTS FOR THE YEAR

2022-23



DELHI DEVELOPMENT AUTHORITY

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2022-23
NAZUL ACCOUNT -II

RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31st MARCH, 2023

(Amount INR in Crores)

RECEIPTS				PAYMENT			
Sr. No.	Head of Account	As on 2022-23	As on 2021-22	Sr. No.	Head of Account	As on 2022-23	As on 2021-22
I-C	Receipts from Disposal of Developed Land Premia	1,077.41	1,509.84	I-C	Payment to Delhi Admn. (L&B Dept.) for Acquisition of Land	79.62	90.46
		-	-		AMOUNT OF COURT ATTACHMENT	-	-
		-	-		AMOUNT OF ENHANCED COMPENSATION	-	-
		-	-		Payment to Special Rehabilitation Package	-	-
II-C	Receipts from Disposal of Undeveloped Land Premia	383.99	631.63	II-C	Expenditure on Development of Land	859.35	1,130.87
		-	-		Master Plan & Other Concomitant Schemes	1,342.88	1,008.38
		-	-		Sports Complexes	279.59	252.65
		-	-		Total expenditure on D/o land 2-C	2,481.82	2,391.89
III-C	Ground Rent and Other Receipts	270.81	249.28	III-C	CWG-2010 Expenditure		
IV-C	Receipts pertaining to Sports Complexes	77.25	36.40				
	Grants from UDF	568.07	511.52				
	Grants from Central Govt.- CWG 2010	-	-		Expenditure on C/O Roads other than those in Schemes		-
	Receipts from disposal of CWG flats	-	-				
V-C	Miscellaneous Receipts	-	-				
(a)	Composition Fee	-	-	IV-C	Expenditure on Building other than those included in the Development Schemes		-
(b)	Interest from investments	-	-				
	Interest on Nazul II-investment	521.29	629.81		Payment to MCDs	18.79	26.63
	Interest on Sports investment	-	-			-	-
	Saving Interest NA-II	40.64	35.44			-	-
	Interest on Escrow EWS (Saving + Invt.)	5.45	5.45			-	-
	Interest on Escrow FAR (Saving + Invt.)	0.28	0.11			-	-



RECEIPTS					PAYMENT		
Sr. No.	Head of Account	As on 2022-23	As on 2021-22	Sr. No.	Head of Account	As on 2022-23	As on 2021-22
	Interest on HRD	-	-			-	-
	Interest on UHF	0.03	0.05			-	-
(c)	Other Misc. Receipts	61.78	57.64			-	-
	Subletting Charges	1.58	1.81			-	-
	Misuse Charges	4.53	5.39			-	-
	INTT. ON COST/ PREMIA	3.57	8.65			-	-
	INTT ON GROUND RENT	16.94	2.54			-	-
	Composition Fee	27.94	13.16			-	-
	Unearned Increase	1.47	0.87			-	-
	Plantation Receipts from various Departments	114.43	45.55			-	-
	Other Receipts- Licence Fees	83.95	138.44	V-C	Share Cost of Admn. Charges	325.23	240.39
	Interest from Urban Heritage A/c	-	-		Deduct Estt. Charges	-147.82	-82.74
	Sports Complex	-	-		Net Share Cost	177.41	157.65
	E.W.S.Fund	-	-	VI-C	Interest on Loan (ways and means advances)	-	-
	Interest on EWS Fund	-	-		Refund of Premia	19.55	9.64
						-	-
	V C Total	883.89	944.91			-	-
						-	-
VI-C	Adhoc increase / Adhoc cut made by Delhi Administration	-		VII-C	Less: Adhoc cut made by Delhi Admn.	-	-
						-	-
					Grants given to AAI	-	-
					Amount paid to DMRC	80.00	130.00
	Total	3,261.42	3,883.58		Total	2,679.78	2,648.63
VII-C	Debt Receipt			VIII-C	Debt. Repayment		
i)	Loan from Central Govt. (ways & means advances)			i)	Repayment of Loan to Central Govt.		-
ii)	Amount received from other accounts			ii)	Amount paid back to other accounts		-

RECEIPTS					PAYMENT		
Sr. No.	Head of Account	As on 2022-23	As on 2021-22	Sr. No.	Head of Account	As on 2022-23	As on 2021-22
					Amount paid to BGDA towards sale proceeds of 74 CWG Flats		-
VIII-C	Deposits & Advances			IX-C	Deposits and Advances		
i)	Recovery of Amount paid to other accounts			i)	Amount advanced to other Accounts		-
ii)	Suspense Account:	-	-	ii)	Suspense Account:		-
a)	Investment - Cash Balance Investment Account	6,030.02	11,310.18	a)	Investment - Cash Balance Investment Account	5,481.12	10,937.95
		-	-		FD's	-	-
		-	-		Securities	-	-
		-	-		Premium Paid on Investment	-	-
		-	-		Interest Paid on Investment	-	-
		-	-			-	-
b)	ESCROW (EWS) Investment	-	-	b)	Escrow EWS Investment	0.36	-
c)	ESCROW FAR Investment	5.00	-	c)	Escrow FAR Investment	4.64	5.00
d)	Special Deposit Account	-	-	d)	Special Deposit Account	-	-
e)	Investment A/c Sports	-	-	e)	Investment A/c Sports	-	-
f)	Escrow encashment	-	-	f)	Investment Escrow Account	-	-
g)	HRD Encashment	-	-	g)	HRD Encashment	-	-
h)	Urban Heritage Award Fund Encashment	-	-	h)	Urban Heritage Award Fund Investment	0.55	-
i)	Road Restoration Investment	-	-	i)	Road Restoration Investment	8.83	-
	Earnest Money Deposit	0.91	0.70		Refund/Adjustment of Earnest Money	3.89	5.35
	Other Deposits	78.06	65.29		Other Deposits	58.29	62.81
		-	-			-	-
	Funds from Escrow Account (GHS) for Construction of EWS Houses	-	-		Fund from Escrow Account (GHS) for construction of EWS Houses	-	-
	Receipt in Urban Heritage fund	-	-		Urban Heritage Fund disbursement	-	-
	Other Suspense Account	-	-		Other Suspense Account	-	-
	Deposits	-	-		Deposits	-	-
		-	-			-	-
	Amount received from Revolving Fund	2,481.82	2,391.87		Amount paid to Revolving Fund	2,481.82	2,391.87
	Amount received from GDA	1,032.27	378.09		Amount paid to GDA	2,405.29	1,663.33

RECEIPTS					PAYMENT		
Sr. No.	Head of Account	As on 2022-23	As on 2021-22	Sr. No.	Head of Account	As on 2022-23	As on 2021-22
	Amount Received from SBF	0.33	-		Amount Paid To SBF	0.33	-
	Amount Received from Road Restoration	8.83	-		Amount Paid To Road Restoration	8.83	-
	Amount Received from Siri Fort Area	2.86	-		Amount Paid To Siri Fort Area	2.86	-
	Amount Received from GPF	21.60	42.12		Amount paid to GPF	3.36	50.55
	Amount Received from Leave Encashment Fund	-	-		Amount paid to Leave Encashment Fund	-	2.46
	Amount Received from Contingency Fund	501.77	1,398.45		Amount Paid to Contingency	516.18	1,355.88
	Amount Received From EWS	4.19	61.41		Amount paid to EWS	9.65	65.46
	Amount Received From Escrow EWS	5.44	-		Amount paid to Escrow EWS	5.44	-
	Amount Received From Escrow FAR	1.07	5.00		Amount paid to Escrow FAR	1.07	5.00
	Amount Received From UDF	1,709.33	3,369.55		Amount Paid to UDF	1,643.76	3,371.84
	Amount payable to SDF	33.12	8.24		Amount Paid to SDF	11.80	14.94
	Amount Received From Civil Maintenance Fund	232.18	453.90		Amount Paid to Civil Maintenance Fund	231.25	450.21
	Amount Received From Electrical Maintenance Fund	60.45	17.93		Amount Paid to Electrical Maintenance Fund	60.45	18.22
	Amount Received from Pension Fund	-	440.48		Amount Paid to Pension Fund	-	466.00
	Amount Received from NA I	5.18	7.77		Amount Paid to NA I	9.69	16.79
	Amount Received from Gratuity Fund	-	-		Amount Paid to Gratuity Fund	-	-
	Amount Received from PRMS Fund	-	-		Amount Paid to PRMS Fund	-	-
	Amount Received from Urban Heritage Fund	0.03	0.05		Amount Paid to Urban Heritage Fund	0.03	0.05
	Amount Received from PLA	2,702.19	2,271.78		Amount Paid to PLA	2,702.19	2,271.78
	TOTAL DEPOSITS & ADVANCES	14,916.66	22,222.80		TOTAL DEPOSITS & ADVANCES	15,651.69	23,155.50
	TOTAL RECEIPTS	18,178.08	26,106.39		TOTAL PAYMENTS	18,508.88	25,961.77
	OPENING BALANCE	850.20	705.58		CLOSING BALANCE	519.40	850.20
	GRAND TOTAL	19,028.28	26,811.97		GRAND TOTAL	19,028.28	26,811.97

Sd/-

AO (A/Cs Main)

Sd/-

Dy. CAO (A/cs)

Sd/-

Dir. (Fin)

Sd/-

Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

**GENERAL PROVIDENT FUND TRUST
FOR THE YEAR**

2022-23



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 General Provident Fund Trust ("the Trust"), which comprise the Balance Sheet as at 31st March, 2023, the Statement of Income and Expenditure Account for the year then ended 31st March 2023 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2023, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for 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 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.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair 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 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

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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants
(Firm Reg. No. 035855N)

Sd/-

CA Ashish Kumar Tiwari

(Proprietor)
M. No.554092

Place: New Delhi
Date: 26/06/2023

U DIN: 23554092BGTUQAQ4064

DELHI DEVELOPMENT AUTHORITY
GENERAL PROVIDENT FUND TRUST
BALANCE SHEET AS ON 31st MARCH 2023

(Amount INR in Rupees)

Particulars	As on 31.03.2023		As on 31.03.2022	
EQUITY & LIABILITIES				
Opening Balance of Fund	10,82,63,08,748		12,25,41,45,715	
Add: Employer Contribution	3,54,76,569		74,95,64,378	
Add/Less: Prior Period Adjustment	-		-	
Less: General Provident disbursements	(2,26,65,59,027)		(3,12,70,48,289)	
Add: Excess of Income over Expenditure	75,66,17,742		94,96,46,943	
Balance of General provident Fund		9,35,18,44,031		10,82,63,08,748
Payable to Delhi Development Authority		2,43,54,89,624		1,59,57,06,317
Unamortised Discount		4,67,95,013		6,20,24,484
Payable to Leave Encashment Fund Trust		29,711		29,711
Amount Payable to NA II		(53,90,76,169)		(35,67,24,462)
		-		
		11,29,50,82,211		12,12,73,44,798
ASSETS				
Investments		8,99,11,87,012		9,71,88,67,012
Interest accrued on Investments		36,12,75,447		37,10,42,783
Bank Balance		1,17,26,84,736		1,70,56,20,040
Receivable from Pension Fund Trust		35,97,74,221		8,23,05,291
Receivable from Gratuity Fund Trust		40,29,41,000		24,01,16,000
Amount Receivable From NA I		7,42,000		17,07,000
Unamortised Premium		64,77,796		76,86,672
TDS Receivable		-		-
		11,29,50,82,211		12,12,73,44,798

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26 /06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY**GENERAL PROVIDENT FUND TRUST****INCOME AND EXPENDITURE for the year ended 31st March 2023**

(Amount INR in Rupees)

Particulars	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
INCOME		
Interest earned on Investments	72,63,08,328	91,34,37,832
Saving Interest	3,02,50,916	3,61,64,928
Miscellaneous Income (Authority Share)	85,531	66,102
Prior period Income	-	-
	75,66,44,775	94,96,68,862
EXPENDITURE		
Misc. Expenses	27,033	21,919
	27,033	21,919
Excess of Income over Expenditure	75,66,17,742	94,96,46,943

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26 /06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
GENERAL PROVIDENT FUND TRUST
RECEIPT & PAYMENT FOR THE YEAR 31ST MARCH 2023

(Amount INR in Rupees)

RECEIPTS		PAYMENTS	
Head of Account	Progressive total for the year	Head of Account	Progressive total for the year
General Provident Fund		General Provident Fund	
GPF Contribution from Employees	40,15,98,574	GPF disbursement	53,67,90,119
Interest on GPF Advance			
Saving Interest	3,02,50,916	Retd. GPF Disbursement	-
GPF Investments	1,62,08,98,855	GPF Investments	91,07,95,722
		Discount on purchase of GPF Investment	-
Interest on GPF Investments	73,96,31,937	Interest on GPF Investments	-
Interest credited on GPF Balance	-	Payment towards Deposit Linked Insurance Scheme	10,50,000
Premium on purchase of GPF Investment	-	Interest paid on GPF balance	-
		GPF Final Payment	1,97,55,49,001
GPF Advances Recovery	1,50,16,850	Advances Given	13,43,08,762
Amount Received from Gratuity	-	Amount Paid to Gratuity	16,28,25,000
Amount Received from Pension	2,54,17,410	Amount Paid to Pension	30,28,86,340
Amount Received from GDA	1,13,18,53,084	Amount Paid to GDA	29,20,69,777
Amount Received from LEFT	-	Amount Paid to LEFT	-
Amount Received from PRMB	-	Amount Paid to PRMB	-
Amount Received from NAIL	3,36,20,000	Amount Paid to NAIL	21,59,71,707
Amount Received from NAI	17,00,000	Amount Paid to NAI	7,35,000
Transfer of GPF Balance	3,38,76,34,165	Transfer of GPF Balance	3,38,76,34,165
Inter-Unit Account	-	Inter-Unit Account	-
Misc. Receipts	85,531	Misc. Expenses	27,033
TOTAL RECEIPTS	7,38,77,07,322	TOTAL EXPENDITURE	7,92,06,42,626
OPENING BALANCE	1,70,56,20,040	CLOSING BALANCE	1,17,26,84,736
GRAND TOTAL	9,09,33,27,362	GRAND TOTAL	9,09,33,27,362

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari

M. No.: 554092

FRN : 035855N

Place: New Delhi

Date: 26 /06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)

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. Investment 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.
- 2. The amount of Interest income on Mutual Fund Investment 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: 26 /06/2023

Chief Accounts Officer
Trustee

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

DELHI DEVELOPMENT AUTHORITY

**PENSION FUND TRUST
FOR THE YEAR**

2022-23



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, 2023, the Statement of Income and Expenditure Account for the year then ended 31st March 2023 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2023, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for 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 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.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair 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

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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants
(Firm Reg. No. 035855N)

Sd/-

CA Ashish Kumar Tiwari

(Proprietor)
M. No.554092

Place: New Delhi
Date: 26/06/2023

U DIN: 23554092BGTVAQ4064



DELHI DEVELOPMENT AUTHORITY
PENSION FUND TRUST
BALANCE SHEET AS ON 31st MARCH 2023

(Amount INR in Rupees)

PARTICULARS	As on 31.03.2023		As on 31.03.2022	
EQUITY & LIABILITIES				
Opening Balance of Fund	75,41,97,12,867		72,01,45,58,131	
Add: Employer Contribution				
- Current Year	6,76,31,07,904		5,29,83,90,850	
Less: Prior Period Adjustment				
Less: Disbursements	(7,47,03,11,258)		(6,88,98,95,553)	
Add: Excess of Income over Expenditure	4,68,22,40,206		4,99,66,59,439	
Closing Balance of Fund		79,39,47,49,719		75,41,97,12,867
Payable to Contingency Reserve Fund		(44,200)		11,54,55,800
Payable to EWS House Reserve		15,945		15,945
Payable to UDF		46,74,35,286		46,74,35,286
Payable to General Provident Fund Trust		35,97,74,221		8,23,05,291
Payable to Nazul-II		1,61,41,61,909		1,61,41,61,909
Payable to LEF		7,51,69,740		9,83,12,740
Payable to PRMS		23,75,31,992		30,03,43,992
Pending Liabilities		56,27,45,464		57,17,85,798
Unamortise discount		3,05,42,453		3,35,73,106
		82,74,20,82,529		78,70,31,02,734
ASSETS				
Investments		63,15,11,08,106		61,73,76,38,206
Interest accrued on Investments		17,16,90,087		19,87,22,380
Bank Balance		1,29,71,47,707		1,51,76,50,924
TDS Receivable		82,04,856		82,04,856
Receivable from Civil Maintenance fund		39,043		39,043
Receivable from Gratuity Fund Trust		4,15,61,000		3,16,23,500
Receivable from Delhi Development Authority		18,07,23,31,730		15,20,92,23,826
		82,74,20,82,528		78,70,31,02,734

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26/06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY**PENSION FUND TRUST****INCOME AND EXPENDITURE for the year ended 31st March 2023**

(Amount INR in Rupees)

Particulars	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
INCOME		
Interest earned on Investments	4,67,22,46,408	4,95,05,33,093
Saving Interest	2,23,64,303	4,61,38,863
Total of Income	4,69,46,10,711	4,99,66,71,956
EXPENDITURE		
Miscellaneous Expenditure	5,634	12,517
Provision on Investment	-	-
Prior Period Adjustments	1,23,64,871	-
Total of Expenditure	1,23,70,506	12,517
Excess of Income over Expenditure	4,68,22,40,206	4,99,66,59,439

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26/06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
PENSION FUND TRUST
RECEIPT & PAYMENT FOR THE YEAR 31ST MARCH 2023

(Amount INR in Rupees)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
RECEIPTS		
Pension Fund investment	3,81,01,47,283	11,31,71,06,579
Interest on Pension Fund Investment	71,58,13,276	1,32,38,67,229
Interest on saving balance of fund	2,23,64,303	4,61,38,863
Received from BGDA	3,90,00,00,000	2,59,10,00,000
Received from UDF	-	85,54,23,700
Receipts form Leave Encashment	17,34,57,000	44,32,93,000
Receipts form PRMS	23,74,88,000	30,03,13,000
Receipts form GP Fund Trust	30,28,86,340	15,28,86,340
Receipts form GDA Contingency	-	1,53,15,12,150
Receipts form Gratuity Fund Trust	-	30,44,18,607
Receipts form NA-II	-	4,65,99,59,966
TOTAL RECEIPT	9,16,21,56,202	23,52,59,19,434
OPENING BALNCE	1,61,43,50,924	1,03,12,25,845
TOTAL	10,77,65,07,126	24,55,71,45,279
PAYMENTS		
Pension Fund Investments	1,25,55,47,283	8,06,68,56,181
Pension paid	7,47,93,51,592	6,72,53,89,050
Payment to LEFT	19,66,00,000	61,14,00,000
Payment to UDF	-	80,98,00,000
Payment to PRMS	30,03,00,000	27,24,00,000
Payment to Gratuity fund Trust	99,37,500	30,44,18,607
Payment to GPF	2,54,17,410	27,39,28,000
Payment to NA-II	-	4,40,47,90,000
Payment to GDA Contingency	11,55,00,000	1,47,38,00,000
CCL Charges/Bank Charges	5,634	12,517
TOTAL EXPENDITURE	9,38,26,59,419	22,94,27,94,355
CLOSING BALANCE	1,39,38,47,707	1,61,43,50,924
TOTAL	10,77,65,07,126	24,55,71,45,279

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26/06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
PENSION FUND TRUST
SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

1. Significant Accounting Policies

- A. The Financial Statements are prepared under Historical Cost Convention.
- B. Investment 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 06.06.2023.
- 2. The amount of Interest income on Mutual Fund Investment 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: 26 /06/2023

Chief Accounts Officer
Trustee

Sd/-
Sr. AO (A/Cs) Main

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin.) / Consultant

DELHI DEVELOPMENT AUTHORITY

**LEAVE ENCASHMENT FUND TRUST
FOR THE YEAR**

2022-23



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, 2023, the Statement of Income and Expenditure Account for the year then ended 31st March 2023 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2023, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for 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 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.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair 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

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.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants
(Firm Reg. No. 035855N)

Sd/-

CA Ashish Kumar Tiwari

(Proprietor)
M. No.554092

Place: New Delhi
Date: 26/06/2023

U DIN: 23554092BGTVAS5741

DELHI DEVELOPMENT AUTHORITY
LEAVE ENCASHMENT FUND TRUST
BALANCE SHEET AS ON 31st MARCH 2022

(Amount INR in Rupees)

PARTICULARS	As on 31.03.2023		As on 31.03.2022	
EQUITY & LIABILITIES				
Opening Balance of Fund	1,96,53,15,819		2,42,41,73,977	
Add: Employer Contribution				
- Current Year	17,36,38,453		22,64,34,096	
Less: Disbursements	(69,68,38,196)		(81,45,63,316)	
Add: Excess of Income over Expenditure	12,53,16,795		12,92,71,062	
Closing Balance of Fund		1,56,74,32,871		1,96,53,15,819
Payable to Delhi Development Authority		40,45,43,574		57,74,57,099
Payable to NA II		41,742		41,742
Payable to PRMS		2,50,00,000		-
Branch & Divisions		-		-
		1,99,70,18,187		2,54,28,14,660
ASSETS				
Investments		1,73,83,01,262		2,00,75,02,543
Interest accrued on Investments		2,18,37,223		3,27,37,385
Bank Balance		14,11,55,775		39,32,27,805
TDS Receivable		14,54,476		14,54,476
Receivable From Gratuity Fund Trust		1,90,70,000		95,50,000
Receivable From general provident fund		29,711		29,711
Receivable from Pension Fund Trust		7,51,69,740		9,83,12,740
		1,99,70,18,187		2,54,28,14,660

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26/06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
LEAVE ENCASHMENT FUND TRUST
INCOME AND EXPENDITURE for the year ended 31st March 2022

(Amount INR in Rupees)

Particulars	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
INCOME		
Interest earned on Investments	11,75,47,728	14,03,70,662
Other Income	77,73,763	50,61,169
Total of Income	12,53,21,491	14,54,31,831
EXPENDITURE		
Miscellaneous Expenditure	4,696	1,156
Total of Expenditure	4,696	1,156
Excess of Income over Expenditure	12,53,16,795	14,54,30,675
Add:- Prior period adjustment	-	(1,61,59,613)
Net Excess of Income over Expenditure	12,53,16,795	12,92,71,063

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26/06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
LEAVE ENCASHMENT FUND TRUST
RECEIPT & PAYMENT FOR THE YEAR 31ST MARCH 2022

(Amount INR in Rupees)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 2022-23	FOR THE YEAR ENDED 2021-22
RECEIPTS		
Encashment of Investment	35,67,03,315.00	39,32,00,000.00
Misc. Receipt	2,64,318.00	
Interest on Leave Fund Investment	7,26,49,170.75	10,69,54,431.21
Interest on Leave Fund Saving Interest	69,79,818.00	50,61,168.84
Received from GDA	7,24,928.00	37,60,44,480.00
Received from Gratuity Fund	-	1,27,80,000.00
Received from Post Retirement Benefit Fund Trust	2,50,00,000.00	-
Received from Pension Fund	19,66,00,000.00	61,14,00,000.00
Received from NA II	-	2,46,00,000.00
Inter-Unit Account	56,87,71,575.00	65,71,34,100.00
TOTAL RECEIPTS	1,22,76,93,124.75	2,18,71,74,180.05
ADD:-OPENING BALANCE	39,32,27,805.01	16,78,52,074.36
TOTAL	1,62,09,20,929.76	2,35,50,26,254.41
PAYMENTS		
LEFT Investments	3,17,03,314.00	1,00,00,000.00
Leave Encashment Paid	69,63,08,569.00	81,45,63,316.00
Misc. Expense	4,696.00	1,156.40
Payment to Pension Fund Trust	17,34,57,000.00	44,32,93,000.00
Payment to Gratuity Fund Trust	95,20,000.00	95,20,000.00
Payment to GDA	-	1,62,86,877.00
Payment to GP Fund Trust	-	1,10,00,000.00
Inter-Unit Account	56,87,71,575.00	65,71,34,100.00
TOTAL PAYMENTS	1,47,97,65,154.00	1,96,17,98,449.40
ADD:-CLOSING BALANCE	14,11,55,775.36	39,32,27,805.01
TOTAL	1,62,09,20,929.36	2,35,50,26,254.41

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26 /06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)

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

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 31.03.2023

The amount of Interest income on Mutual funds Investments is to be recognised at the time of redemption of Mutual Funds.

The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and insurance Companies.

Place: New Delhi
Date: 26 /06/2023

Chief Accounts Officer
Trustee

Sd/-
Sr. AO (A/Cs) Main

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin.)

DELHI DEVELOPMENT AUTHORITY
POST RETIREMENT MEDICAL BENEFIT FUND
TRUST
FOR THE YEAR

2022-23



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 Benefit Fund Trust ("the Trust"), which comprise the Balance Sheet as at 31st March, 2023, the Statement of Income and Expenditure Account for the year then ended 31st March 2023 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2023, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for 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 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.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair 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

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.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants
(Firm Reg. No. 035855N)

Sd/-

CA Ashish Kumar Tiwari

(Proprietor)
M. No.554092

Place: New Delhi
Date: 26 /06/2023

U DIN: 23554092BGT VAT1764

DELHI DEVELOPMENT AUTHORITY
POST RETIREMENT MEDICAL BENEFIT FUND TRUST
BALANCE SHEET AS ON 31st MARCH 2022

(Amount INR in Crores)

PARTICULARS	As on 31.03.2023		As on 31.03.2022	
CORPUS FUND & LIABILITIES				
Opening Balance of Fund	742.58		615.45	
Add: Employer Contribution				
- Current Year	115.30		116.52	
Less: Disbursements	(88.51)		(88.67)	
Add: Excess of Income over Expenditure	32.26		39.28	
Closing Balance of Fund		801.63		742.58
		801.63		742.58
ASSETS				
Investments		408.07		355.33
Interest accrued on Investments		8.06		6.11
Bank Balance		49.42		112.71
TDS Receivable		0.78		0.78
Receivable from Pension Fund Trust		23.75		30.03
Receivable from Leave Encashment Fund Trust		2.50		-
Receivable from Delhi Development Authority		303.43		234.13
Receivable form Gratuity Fund Trust		5.63		3.49
		801.63		742.58

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26/06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
POST RETIREMENT MEDICAL BENEFIT FUND TRUST
INCOME AND EXPENDITURE for the year ended 31st March 2023

(Amount INR in Crores)

Particulars	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
INCOME		
Interest earned on Investments	28.76	36.31
Saving Interest	3.50	2.97
Misc. Receipts	-	
	32.26	39.28
EXPENDITURE		
Bank Charges	0.00	0.00
Prior Period Adjustments	-	-
	0.00	0.00
Excess of Income over Expenditure	32.26	39.28

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26 /06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
POST RETIREMENT MEDICAL BENEFIT FUND TRUST
RECEIPT & PAYMENT FOR THE YEAR 31ST MARCH 2023

(Amount INR in Crores)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
RECEIPTS		
Encashment of PRMS Fund Investment	54.60	76.35
Interest on PRMS Fund Investment	22.57	32.23
Interest on PRMS Fund Saving Interest	3.50	2.97
Received from GDA	50.00	34.20
Received from Pension Fund Trust	30.03	27.24
Inter-Unit Account	87.03	110.64
Total Receipts	247.73	283.63
ADD:-OPENING BALNCE	112.70	67.98
Remittance in Transit	-	-
Grand Total	360.43	351.61
PAYMENTS		
PRMS Fund Investment	103.09	9.36
Medical benefit paid	88.51	88.67
Misc. Expenses/Bank Charges	0.00	0.00
Payment to BGDA	4.00	0.20
Payment to Leave Encashment Fund Trust	2.50	-
Payment to Gratuity Fund Trust	2.14	-
Payment to Pension Fund Trust	23.75	30.03
Inter-Unit Account	87.03	110.64
Total Expenditure	311.02	238.90
ADD:-CLOSING BALANCE	49.41	112.70
Remittance in Transit	-	-
Grand Total	360.43	351.61

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants]

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26 /06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)

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. Investment 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 06.06.2023.
- 2. The amount of Interest income on Mutual Fund Investment 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: 26 /06/2023

Chief Accounts Officer
Trustee

Sd/-
Sr. AO (A/Cs) Main

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)/Consultant

DELHI DEVELOPMENT AUTHORITY

**GRATUITY FUND TRUST
FOR THE YEAR**

2022-23



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, 2023, the Statement of Income and Expenditure Account for the year then ended 31st March 2023 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2023, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for 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 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.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair 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

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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants
(Firm Reg. No. 035855N)

Sd/-

CA Ashish Kumar Tiwari
(Proprietor)
M. No.554092

Place: New Delhi
Date: 26/06/2023

U DIN: 23554092BGTUAQ4064

DELHI DEVELOPMENT AUTHORITY
GRATUITY FUND TRUST
BALANCE SHEET AS ON 31st MARCH 2023

(Amount INR in Crores)

PARTICULARS	AS AT 31 MARCH 2023		AS AT 31 MARCH 2022	
EQUITY & LIABILITIES				
Opening Balance of Fund	341.47		435.45	
Add: Employer Contribution	6.52		6.74	
Add/Less: Prior Period Adjustment	-		-	
Less: Gratuity disbursements	(118.18)		(135.50)	
Add: Excess of Income over Expenditure	25.22		34.78	
Balance of Gratuity Fund		255.03		341.47
Payable to General Provident Fund Trust		40.29		24.01
Payable to Pension Fund Trust		4.16		3.16
Payable to PRMS Fund		5.63		3.49
Payable to Leave Encashment Fund Trust		1.91		0.96
Payable to UDF		2.04		2.04
Amount payable From NA II		0.11		0.11
Amount payable to GDA		5.41		-
		314.58		375.24
ASSETS				
Investments		291.76		330.02
Interest accrued on Investments		10.69		10.68
Bank Balance		11.84		16.18
TDS Receivable		0.30		0.30
Receivable from Delhi Development Authority		-		18.07
		314.58		375.24

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26/06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy CAO (A/cs)

Sd/-
Dir. (Fin)

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY**GRATUITY FUND TRUST****INCOME AND EXPENDITURE for the year ended 31st March 2023****(Amount INR in Crores)**

Particulars	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
INCOME		
Interest earned on Investments	23.81	33.77
Saving Interest	0.45	0.98
Prior Period Items	0.96	0.03
	25.22	34.77
EXPENDITURE		
Misc. Expenses	0.00	0.00
	0.00	0.00
Excess of Income over Expenditure	25.22	34.77

As Per Our Report Attached**Ashish Kumar Tiwari & Co.**

Chartered Accountants

Sd/-**CA Ashish Kumar Tiwari**

M. No.: 554092

FRN : 035855N

Place: New Delhi

Date: 26 /06/2023

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

DELHI DEVELOPMENT AUTHORITY
GRATUITY FUND TRUST
RECEIPT & PAYMENT FOR THE YEAR 31ST MARCH 2023

(Amount INR in Crores)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2023	FOR THE YEAR ENDED 31 MARCH 2022
RECEIPTS		
Gratuity Fund investment	55.99	132.30
Interest on Gratuity Fund Investment	9.53	22.47
Interest from Saving Account	0.45	0.98
Received from Pension Fund	0.99	30.44
Received from BGDA	30.00	15.17
Received From PRMS	2.14	-
Received From LEFT	0.95	0.95
Received From GPF	16.28	17.59
TOTAL Receipts	116.34	219.90
OPENING BALANCE	16.18	23.24
TOTAL	132.52	243.14
PAYMENTS		
Gratuity Fund Investment	2.50	58.76
Gratuity paid	118.18	135.50
CCL/CHARGES/BANK CHARGES	0.00	0.00
Payment to BGDA	-	0.99
Payment to Pension Fund	-	30.44
Payment to LEFT	-	1.28
TOTAL PAYMENTS	120.68	226.96
CLOSING BALANCE	11.84	16.18
TOTAL	132.52	243.14

As Per Our Report Attached
Ashish Kumar Tiwari & Co.
Chartered Accountants

Sd/-
CA Ashish Kumar Tiwari
M. No.: 554092
FRN : 035855N

Place: New Delhi
Date: 26/06/2023

Sd/-
AO (A/Cs Main)

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin)

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. Investment 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.
- 2. The amount of Interest income on Mutual Fund Investment 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.

Income Tax exemption for the "Delhi Development Leave Encashment Fund Trust" received during the year. Therefore separate financial statements of these trusts drawn up for the first time during the year. Investments of these trusts are still in the name of GDA and yet to be transferred in the names of trusts.

Place: New Delhi
Date: 26 /06/2023

Chief Accounts Officer
Trustee

Sd/-
Sr. AO (A/Cs) Main

Sd/-
Dy. CAO (A/cs)

Sd/-
Dir. (Fin.) / Consultant

REPLY OF SEPRATE AUDIT REPORT

OF THE ACCOUNTS

FOR THE YEAR

2022-23



DELHI DEVELOPMENT AUTHORITY

DDA DEVELOPMENT AUTHORITY
SAR COMPLIANCE REPORT 2022-23

	Observations	Reply
A. Nazul-I		
1. Balance Sheet		
Liabilities - Rs.357.99 crore		
	The above includes an amount of Rs. 30.24 crore being 'Excess of Assets over Liabilities as per last Balance sheet' which is in nature of Suspense account and is being carried forward year after year without any progress in clearance of the amount. As the above amount is not supported by any details, and also in the absence of any progress in reconciliation, the correctness of the amount as well as the Balance Sheet per se could not be ensured.	It is submitted that the amount of Rs. 30.24 Crore relates to old balances dating back to 10-15 years and hence, no details are available in respect of the same. Therefore, action for write off shall be taken with the approval of Competent Authority.
2. Assets-Sundry Debtors – Rs. 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 in the Separate Audit Reports since 2018-19, DDA has not calculated the amount recoverable as damage charges for the year 2022-23.	<p>Last survey of Damage Property was conducted in 1959. About 18,536 properties were found under unauthorized occupation that was recorded in Sikni Girdawari in the year 1959. Subsequently, it was noticed that there has been significant increase in the number of Damage Payee properties due to horizontal subdivision and vertical development of the property. Since no survey was conducted after 1959, the exact assessment due to non availability of the current status of such properties is not feasible. Therefore, a door to door survey is under process to take the stock/latest status of damage payee properties.</p> <p>The DDA has taken sincere efforts from time-to-time to recover the damages, which are follows:-</p> <ul style="list-style-type: none"> • A Scheme of waiver of upto 50% interest on delayed payment of damage charges was implemented in the year 2019. • A portal for self-assessment of damage property was made online on 10th July 2020 wherein, damage payees could register themselves and provide the details of their property.

	Observations	Reply
		<ul style="list-style-type: none"> Door to door survey of damage properties is under process to take the current status of damage payee properties as the properties have been increased multifold due to its vertical and horizontal division. Awareness camps on all the Nazul Estates and advertisements were also given in leading newspapers. An online LMIS portal has been launched 10.10.2022 by Hon'ble LG vide which that the facility of issuance of notice regarding recovery of damage charges and self assessment of damage charges. <p>An amnesty scheme containing the benefits for waiver of interest component calculated on outstanding damage charges shall be applicable to the unauthorized occupants, who have ever paid any damages to DDA, in 23 Nazul Estates as per records. The scheme, on its approval, will be launched in four consecutive phases, each phase being for a period of six months giving rebate on interest component in graded manner as follows:-</p> <ol style="list-style-type: none"> 100% waiver of the entire interest component in the FIRST Phase. 75% waiver of the entire interest component in the SECOND Phase. 50% waiver of the entire interest component in the THIRD Phase. 25% waiver of the entire interest component in the FOURTH Phase.
B. Nazul-II		
1. Receipts and Payments Account		
	<p>Other Miscellaneous Receipts –Rs. 61.78 crore</p> <p>An Amount of Rs. 61.78 crore booked under Other Miscellaneous Receipts were not clearly identifiable with property concerned nor were the same reconciled. Further, the booking of such a huge amount under Miscellaneous Receipts without any details necessitates review in DDA.</p>	<p>Miscellaneous receipts amounting to Rs. 61.78 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.</p>

	Observations	Reply
	<p>In the absence of details/ reconciliation, the Miscellaneous Receipts of Rs. 61.78 crore could not be vouchsafed in audit. The issue is being highlighted in Separate Audit Reports since 2019-20.</p>	<p>However, DDA is maximizing online receipt collection system for various types of receipts with the provision of online generation of challan and any payment may not be allowed to be deposited till all the fields in the challan have been entered. This will ensure identification of correct head of receipts. Already, Integrated Disposal of Land Information System (IDLIS) 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. (https://dda.gov.in/online-payment).</p> <p>The amount under unclassified receipts has since reduced considerably to Rs. 61.78 Crore during FY 2022-23 as compared to miscellaneous receipts of Rs. 481.63 Crore in FY 2019-20. Misc receipt is 13.85% of total NA II receipts in FY 2019-20, which is substantially reduced to 1.89% during the current FY. For reconciliation of this amount, date wise record of amount received is being circulated to concerned units for identification of head of account so that the said receipts are booked under the head of account so identified by passing a rectification entry.</p> <p>It is expected that with further reconciliation and automation of receipts, the amount of miscellaneous receipts will significantly come down during next financial year. Moreover, reconciliation of unidentifiable amount is also under process.</p>
2.	<p>Non-preparation of Balance Sheet and Income & Expenditure Account for Nazul- II</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 had prepared Receipts & Payments Account only. Resultantly Assets & Liabilities and Income & Expenditure 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>Nazul II account pertains to Central Government and DDA is required to maintain a record of receipts and payments relating to Nazul II while implementing the scheme of large scale acquisition, development and disposal of land as per the accounting procedure detailed vide MOF letter dated 30.06.1961. DDA Budget and Accounts Rules, 1982 also specify formats for maintaining only the Receipts and Payment Account of Nazul II. Thus, DDA is maintaining Nazul II accounts as per applicable rules.</p> <p>However, efforts are being made to prepare record of properties under Nazul II for which reconciliation of land awards is in progress. Upto date, out of total 1786 awards, 1393 awards have been reconciled with LAC. Concerned units have been asked to prepare a database of assets and liabilities of Nazul II so that preparation of Balance Sheet could be made in a time bound manner. A chartered Accountant firm has been hired for preparation of Balance Sheet of Nazul II in a time bound manner.</p>

	Observations	Reply
C.	General Development Account	
1.	Balance Sheet	
1.1	Current Liabilities and Provisions (Schedule C)- other Liabilities- Advances from allottees of various DDA Housing Schemes-Rs.410.15 crore and Advances from allottees-Ministry of Rehabilitation Land – Rs. 9.06 crore	
	DDA has recognized Rs. 410.15 crore as 'Advances from Allottees of various DDA Housing schemes' and Rs. 9.06 crore as 'Advances from Allottees- Ministry of Rehabilitation Land' under the head Other Liabilities (Schedule C). However, these amounts are not supported by allottee-wise details of advances received, date of receipt thereof and current status of the allotment. In the absence of above details, audit was unable to draw an assurance as to the correctness of balance amount of Rs. 419.21 crore under the head 'Advances from allottees of various DDA Housing Schemes' and 'Advances from Allottees-MOR Land'. The issue has been commented upon by Audit since 2019-20, however, no corrective action has been taken by the management.	Efforts are being made to reconcile the sundry debtors for which exercise for issue of recovery notices was undertaken, conversion has been made completely online through Awaas Software, data entry of records is being made in the Awaas software. Here, it is pertinent to mention that the amount booked under advances has reduced from Rs. 645.76 Crore as on 31.03.2020 to Rs. 419.21 Crore (410.15+9.06) as on 31.03.2023. The said advances relates to various housing schemes launched over the past years and efforts are being made to reconcile the same with the data available in Awaas starting from the latest housing scheme.
1.2	Earnest Money Deposits/Registration Money –Rs. 24.97 crore	
	The above represents application money received from various applicants and as they were not allotted flats, the same was refundable. However, it was observed that DDA had not taken any step to refund Earnest Money Deposits/Registration Money to respective allottees despite the amounts being pending since 2004. In the absence of a detailed schedule, the correctness of the amount could not be vouchsafed and the impact on accounts quantified. Though the management assured to reduce the liabilities by taking appropriate action, no progress has been made in this regard.	The registration money of Rs. 24.97 Crore pertains to six old schemes namely, NPRS 1979, AAY 1989, JHRS 1996, General Housing and RPS Scheme and EHS Scheme. Before 2004, a FDR was issued to each applicant in lieu of registration money deposit. Surrendering of FDR is done at the time of unsuccessful allottee/registrant applying for refunds, successful registrant/allottee but applying for refund. The surrender slips for surrendering of FDR issued against registration money deposit is still being issued by the Housing Wing. However, in order to further reduce the liabilities, concerned units have been asked to create awareness amongst the allottees by issue of public notice or other modes for claiming refund of registration money pertaining to the aforesaid schemes. Further, it is being considered to give one last opportunity to allottees to claim back the registration amount after which the same shall be forfeited and recorded as income in the books of accounts.

	Observations	Reply
1.3	GDA - Suspense Account – Rs. 13.26 crore	
	A reference is invited to comment no. 2(xi), 2(ix) and 2(x) of Annexure to SAR on the Financial Statement of DDA for the F.Y. 2019-20, 2020-21 and 2021-22 respectively, wherein the issue of non-reconciliation of Suspense A/c was pointed out. It was, however, noticed that an amount of Rs. 13.26 crore (Previous Year Rs. 13.19 crore) is still reflected under the 'Suspense Account' as on 31 March 2023. Corrective steps need to be taken in this respect by DDA.	The amount which are deposited by the allottees through NEFT/RTGS and that too without generating challan resulting in the said amount being shown as unclassified receipt under the head suspense. Further, a mechanism has been put in place 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 which will minimise accumulation of balances under suspense head. Sincere efforts are being made by DDA to reconcile the balance amount lying under suspense head in coordination with the concerned bank.
2.	Assets	
	Current Assets, Loans & Advances (Schedule F)	
	Sundry Debtors – Rs. 540.47 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 2023, duly reconciled was not readily available. DDA was not maintaining party-wise and age-wise breakup of debtors (except for water charges of Rs. 295.85 crore); as such audit was unable to draw an assurance as to the authenticity, existence and recoverability of sundry Debtors amounting to Rs. 244.62 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.	Out of total sundry debtors of Rs. 540.47 Crore, an amount of Rs. 295.85 Crore pertains to recoverable on account of water charges. The party wise details in respect of water charges are available and the same have been provided to Audit. This account for almost 55% of total sundry debtors carried in the books of accounts. In respect of debtors relating to hire purchase installments, it is submitted that the same relates to old allotments. The conversion of these flats is being carried out and all the dues are recovered from the allottees being issuing NOC for conversion. Moreover, the process of conversion and collection of outstanding dues has been made online through Awaas portal for speedy recovery and reconciliation of outstanding debtors.
3.	Significant Accounting Policies (Schedule N)	
	Inventory (Item No.7)	

	Observations	Reply
a.	<p>As per item No. 7 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.7. Further, non-valuation of inventories was not suitably disclosed in the notes forming part of the accounts.</p> <p>Though the issue was commented upon by Audit during the years 2019-20, 2020-21 and 2021-22, 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 1.4.2016) on the basis of the construction cost, land cost and allocated overheads only.</p> <p>Here, it is pertinent to mention that 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 & electrical work maintenance charges. Out of these, Interest cost, one time civil and electrical maintenance charges doesn't form part of cost of inventory. As such, tentative disposal cost or the net realizable value of inventory of DDA is always higher than cost of inventory. Hence, there appears no violation of Accounting policy/Standard as DDA is depicting inventory at lower of cost and realizable value (disposal cost).</p> <p>As per AS – 2 Valuation of Inventory:</p> <ol style="list-style-type: none"> 1. Para 1-5 of AS 2 deals with measurement of Inventory which states that inventory should be valued at cost or net realisable value. 2. Para 6-19 of AS 2 deals with cost of inclusion or exclusion from inventory including cost formulas, techniques etc. 3. Para 20-25 deals with inventory which have been damaged or are not valued at cost and are shown at net realizable value in books. 4. Para 26 of AS 2 deals with disclosure of inventory accounting policies adopted and valuation of inventory in financial statements. <p>Based on the above facts, NRV is more than cost, inventory has been valued at cost which is lower than NRV. Accordingly, disclosure as per AS 2 valuation of inventory i.e. Cost or NRV whichever is lower is fully met out.</p>
4.	Notes to Accounts (Schedule O)	
4.1	General	
	<p>As per Uniform format of Accounts, the investment in government securities should be disclosed at cost/book value, however, difference between such value and marked value should be given in notes to Balance sheet, Audit noticed that the difference was not disclosed in notes to accounts.</p>	<p>DDA invests in Government securities for a period of up to 3 years. Hence, they shall be classified as long- term investments which are booked at cost as per Uniform Format of Accounts. Further, DDA generally holds the Government securities till maturity and interest on investment is recognized on accrual basis. The face value of the investment in the securities is received on maturity of the investments.</p>

Observations	Reply																				
	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. Till date, investments in Government securities have been held till maturity by DDA. The said treatment is being followed consistently. However, as pointed out by Audit, the market value of government securities shall be reflected in the Investment Ledgers from next financial year onwards.																				
4.1	<p>Employee Benefits –Note No. 4</p> <p>Note 4 (ii)of Notes to Accounts states that pension liability of the authority as on 31.03.2023 as per actuarial valuation was Rs. 7939.48 crore including Rs. 676.31 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:</p> <div>(Rs. in crore)</div> <table><tr><th></th><th>2018-19</th><th>2019-20</th><th>2020-21</th><th>2021-22</th></tr><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></table> <p>Thus, it can be seen from the above that there were shortfall in remittances to Pension Trust and cumulative shortfall increased from Rs. 460.01 crore in 2018-19 to Rs. 1706.25 crore in 2022-23.</p> <p>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 and 2021-22, however, no corrective action has been taken by the management.</p>		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
	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>Due to deficit position of funds under GDA, contribution as calculated by the Actuary could not be made during the F.Y. 2020-21, 2021-22 and 2022-23. However, contribution of Rs. 235.00 Crore, Rs. 259.10 Crore and Rs. 390.00 Crore was made to the Trust during F.Y. 2020-21, 2021-22 and 2022-23 respectively. Here, it is pertinent to mention that the shortfall in the Trust for meeting yearly liability towards pension disbursement after considering the interest income of the Trust is being met by GDA. The details are given as under:-</p> <table><tr><th>Particulars</th><th>FY 2020-21</th><th>FY 2021-22</th><th>FY 2022-23</th></tr><tr><td>Benefits paid</td><td>623.49 Cr.</td><td>688.99 Cr.</td><td>747.03 Cr.</td></tr><tr><td>Interest income</td><td>452.65 Cr.</td><td>499.67 Cr.</td><td>468.22 Cr.</td></tr><tr><td>Shortfall</td><td>170.84 Cr.</td><td>189.32 Cr.</td><td>278.81 Cr.</td></tr><tr><td>Contribution made by GDA to the Trust</td><td>235.00 Cr.</td><td>259.10 Cr.</td><td>390.00 Cr.</td></tr></table> <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 gradually during the current financial year as per availability of funds under GDA.</p>	Particulars	FY 2020-21	FY 2021-22	FY 2022-23	Benefits paid	623.49 Cr.	688.99 Cr.	747.03 Cr.	Interest income	452.65 Cr.	499.67 Cr.	468.22 Cr.	Shortfall	170.84 Cr.	189.32 Cr.	278.81 Cr.	Contribution made by GDA to the Trust	235.00 Cr.	259.10 Cr.	390.00 Cr.
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Contribution made by GDA to the Trust	235.00 Cr.	259.10 Cr.	390.00 Cr.																		

	Observations	Reply																								
4.3 Earmarked Funds – Note no. 9																										
	<p>There were differences in balances of Assets and Liabilities of each Fund as detailed below:</p> <p style="text-align: right;">(Rs. in crore)</p> <table border="1"> <thead> <tr> <th>Fund</th><th>Total Liabilities</th><th>Total Assets</th></tr> </thead> <tbody> <tr> <td>Urban Development Fund</td><td>4620.67</td><td>4428.78</td></tr> <tr> <td>Staff Benefit Fund</td><td>0.57</td><td>0.34</td></tr> <tr> <td>Civil Work Maintenance fund</td><td>784.74</td><td>709.17</td></tr> <tr> <td>Electrical Work Maintenance fund</td><td>117.38</td><td>108.17</td></tr> <tr> <td>Yamuna Pollution Penalty fund</td><td>7.55</td><td>7.58</td></tr> <tr> <td>EWS Housing Reserve</td><td>462.13</td><td>2220.07</td></tr> <tr> <td>Special Development fund</td><td>84.89</td><td>51.28</td></tr> </tbody> </table> <p>The fact that Earmarked Funds are not represented by specifically earmarked investments or other assets as required under item(b) of schedule 3 of General Notes of Uniform format of Accounts has not been disclosed in Notes.</p>	Fund	Total Liabilities	Total Assets	Urban Development Fund	4620.67	4428.78	Staff Benefit Fund	0.57	0.34	Civil Work Maintenance fund	784.74	709.17	Electrical Work Maintenance fund	117.38	108.17	Yamuna Pollution Penalty fund	7.55	7.58	EWS Housing Reserve	462.13	2220.07	Special Development fund	84.89	51.28	<p>The fund position of Assets and Liabilities is given as under:-</p> <p>Urban Development Fund:-The shortfall of Rs. 191.89 Crore is due to receipt of conversion charges pertaining to UDF in GDA account as common bank accounts were being maintained upto 2016-17. The said shortfall is therefore, receivable from GDA which shall be made good during the financial year 2023-24.</p> <p>Staff Benefit Fund:-The shortfall of Rs. 0.23 Crore is receivable from GDA which shall be made good during the financial year 2023-24.</p> <p>Civil Works Maintenance Fund:- The shortfall amount of Rs. 75.57 Crore is due to inflated figure on the liabilities on account of non-adjustment of expenditure incurred on maintenance of houses from GDA account. The same shall be reconciled and adjustment with regard to same shall be made during next financial year through prior period.</p> <p>Electrical Works maintenance fund:- The shortfall amount of Rs.9.22 Crore is due to inflated figure on the liabilities on account of non-adjustment of expenditure incurred on maintenance of houses from GDA account. The same shall be reconciled and adjustment with regard to same shall be made during next financial year through prior period.</p> <p>EWS Houses Reserve Fund:- There is excess assets under EWS Houses Reserve Fund. This is mainly due to the fact that prior to 2018-19, the EWS Houses Reserve Fund was not accounted for as a separate earmarked fund and the expenditure on construction of EWS Houses was being met out of GDA funds.</p> <p>Special Development Fund:- The shortfall under the fund of Rs. 33.61 Crore is receivable from GDA which shall be made good during the financial year 2023-24.</p>
Fund	Total Liabilities	Total Assets																								
Urban Development Fund	4620.67	4428.78																								
Staff Benefit Fund	0.57	0.34																								
Civil Work Maintenance fund	784.74	709.17																								
Electrical Work Maintenance fund	117.38	108.17																								
Yamuna Pollution Penalty fund	7.55	7.58																								
EWS Housing Reserve	462.13	2220.07																								
Special Development fund	84.89	51.28																								

Sd/-
CAO, DDA

Sd/-
Director (Finance)

Sd/-
Dy. CAO (Accounts)

Sd/-
AO (A/C's) Main



**Annexure to Draft Separate Audit Report on the Accounts of Delhi Development Authority
for the year ended 31 March 2023**

Para No.	Audit Observation	Reply
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. 2022-23, out of which only 34 units could be	Out of 216 auditable units under the administrative control of Internal Audit Wing, 52 units were planned for Internal Audit during the financial year 2022-23. Out of 52 units, 34 units could be audited during the year by the Internal Audit Wing. For increasing the number of audits, the manpower consisting of AO's and AAO's have been increased in Internal Audit Cell. Hence, two Internal Audit parties will be deputed for Audit work to cover as many as units possible in the FY 2023-24.
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.	No specific whistle blower policy exists presently. The action for framing whistle blower policy for DDA shall be considered as per suggestions of the Audit.
(ii)	There is no Operational, Financial and Accounting Manual or Standard Operating Procedures for effective accounting and control. Authority replied that Budget and accounts Rules, 1982 serves as accounting manual for DDA. The reply is not acceptable as rules do not serve as manual and SOP has to be designed based on Rules.	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.
(iii)	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.

Para No.	Audit Observation	Reply
(iv)	There is no risk assessment policy of DDA.	The suggestion of Audit relating to formulation of risk assessment policy shall be examined and decided as per the requirement of DDA.
(v)	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)	The Authority does not maintain details of payments made by the buyers along with copies of challans and thus is dependent on documents produced by the buyers. There is also no mechanism to trace that the amount received in bank is paid towards which property.	In case the allottee is not able to produce challans, there is a mechanism considering and verification of payment on production of bank certificate and indemnity bond. Further, Awaas software has been developed in which flat wise ledger is being maintained. However, since the Awaas has started functioning since 2000 onwards, therefore, old records are not fully maintained in Awaas since the same dates back to 1979. Demand and collection ledger (file wise) is being maintained in Awaas software. However, there are some reconciliation issues with respect old allotments which relates to 1979 and hence, the same are being sorted out gradually with reconciliation and computerisation of housing records. Upto date, around 580 demand and collection registers have been verified and are being scanned and digitised, after which they shall be updated in Awaas Software.
(viii)	The Authority does not maintain details of properties leased out, lease rentals receivables and accounting of pending lease rents. In the absence of the same, audit is unable to ascertain the correctness and completeness of the figures accounted for as License fee.	Maintenance of property wise record of lease rentals is under progress and a software has been got developed from 3 I Infotech for collection of license fees. A module for collection of licensed properties and ground rent for lease hold properties. The data entry work has been made in the software and it shall be operationalised shortly. Further efforts are being made to prepare record of all leasehold properties so that lease rental recovery could be ensured. The record of let out properties under GDA is available in the fixed assets register.

Para No.	Audit Observation	Reply
(ix)	<p>Non-Preparation of accounts on accrual basis</p> <p>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 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 and 2021-22, however, no corrective action has been taken by the management.</p>	<p>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.</p> <p>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.</p>
(x)	<p>Lack of Internal control and poor monitoring resulted in non-submission of monthly details of encroachment land.</p> <p>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.</p>	<p>The issue of encroachment of land is being addressed by way of various measures which include hiring of agency for preparation of computerized 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 has been designed for addressing the issue of encroachment as the software has the provision of GIS mapping of properties, uploading of survey results, etc.</p>

Para No.	Audit Observation	Reply
	<p>However, Audit noticed that no monthly reports were prepared by the concerned officials and 506 flats in Rohini Zone were occupied by unauthorised occupants. Further, details of encroachment in other zones were not even maintained. This shows non-adherence of DDA guidelines on encroachment. This issue was also highlighted during the year 2020-21 and 2021-22, however, no corrective action has been taken by the management.</p>	<p>Further the monthly demolition report indicating the number of encroachment removal programs carried out by the various wings of DDA (LM, HORT., ENGG.) and the area reclaimed therein is prepared and the same is also sent to LG Office. With these efforts, the issue of encroachment prevention, detection & removal is being addressed in a time bound manner.</p> <ul style="list-style-type: none"> 506 no. of One Room Tenements (ORT) flats of DDA at Sector-4, Rohini were unauthorizedly occupied by the evictees of Motia Khan JJ cluster. In this regard, final notices were issued to each unauthorized occupant on 08.01.2021 with a direction to approach DDA for regularization of occupancy after payment of dues within 30 days from the date of issue of notice, failing which it would be presumed that there is nothing to be said and necessary action of eviction would be initiated. However, none of the 506 unauthorized occupants approached DDA to regularize their occupancy. Since, none of the occupants approached DDA to regularize their occupancy, the matter was referred to Legal Department to opine on further course of action.
		<p>The Legal Department has opined that in case of un-authorized occupants, DDA must follow the procedure prescribed in The Public Premises (Eviction of Unauthorized Occupants) Act, 1971. Accordingly, after approval of competent authority, a list of unauthorized occupants has been sent to concern Estate Officer on 27.04.2023 to initiate eviction proceedings against un-authorized occupants in 506 ORT flats at Sec-4, Rohini under the PP Act 1971.</p>

Para No.	Audit Observation	Reply
		<ul style="list-style-type: none"> In this regard, it is further mentioned that watch and ward provisions in respect of DDA flats is being taken up with engineering wing to ensure that no such unauthorized occupation takes place in future. However, the observation of Audit is noted for compliance in future. approached DDA to regularize their occupancy. <p>Since, none of the occupants approached DDA to regularize their occupancy, the matter was referred to Legal Department to opine on further course of action. The Legal Department has opined that in case of un-authorized occupants, DDA must follow the procedure prescribed in The Public Premises (Eviction of Unauthorized Occupants) Act, 1971. Accordingly, after approval of competent authority, a list of unauthorized occupants has been sent to concern Estate Officer on 27.04.2023 to initiate eviction proceedings against un-authorized occupants in 506 ORT flats at Sec-4, Rohini under the PP Act 1971.</p> <p>In this regard, it is further mentioned that watch and ward provisions in respect of DDA flats is being taken up with engineering wing to ensure that no such unauthorized occupation takes place in future. However, the observation of Audit is noted for compliance in future.</p>
3.	<p>System of Physical Verification of Inventory</p> <p>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.</p>	<p>While some of the units have furnished item wise details of vacant inventory, efforts are being made that all the units furnish item with physical verification report for which instructions have been issued to the concerned units from time to time.</p>

Para No.	Audit Observation	Reply
4.	Regularity in payment of statutory dues No shortcomings in payment of statutory dues were notices 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.	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.

Sd/-
CAO, DDA

Sd/-
Director (Finance)

Sd/-
Dy. CAO (Accounts)

Sd/-
AO (A/C's) Main



NOTES

[illegible]



NOTES

[illegible]



Astha Kunj








Yamuna Asita



Baansera



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