

# ANNUAL AUDITED ACCOUNTS

OF  
DELHI DEVELOPMENT AUTHORITY

## 2019-20



**DELHI DEVELOPMENT AUTHORITY**  
(Ministry of Housing & Urban Affairs)

**SEPARATE AUDIT REPORT  
ON THE ACCOUNTS  
FOR THE YEAR 2019-2020**



**DELHI DEVELOPMENT AUTHORITY**





## Separate Audit Report of the Comptroller and Auditor General of India on the Accounts of the Delhi Development Authority for the year ended 31 March 2020

We have audited the attached Balance Sheet of Delhi Development Authority (DDA) as at 31 March 2020 and the Income and Expenditure account/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 Authority's 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 observation on financial transactions with regard to compliance with the law, 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 amount and disclosure in the financial statements. Our audit also includes assessing the accounting principles 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:
    - 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.
    - Balance Sheet, Income and expenditure Account and Receipts and Payment Account in respect of Nazul-I prepared under DDA (Budget & Accounts) Rules, 1982.
    - 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-1

#### 1 Balance Sheet

##### 1.1 Assets

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

A reference is invited to comment no. A. 1 .1.1 in SAR of CAG of India on the Financial Statement of DDA



for the year 2018-19 wherein non booking of accrued income in respect of all the damaged property was commented.

DDA has not booked income from damages for ₹73.21 crore through prior period income as pointed out by the audit in SAR of CAG for the year 2018-19. Also, DDA should have booked the income from damages amounting to ₹38.31 crore during 2019-20 in the financial statements as per accrual system of accounting. This resulted in understatement of income from damages for the year 2019-20 by ₹38.31 crore, understatement of prior period income by ₹73.21 crore and understatement of Sundry Debtors by Rs.111.52 crore.

## **B. Nazul-II**

### **1.1 Non-preparation of Balance Sheet and Income & Expenditure Account:**

Nazul-II relates to large scale acquisition, development and disposal activities of land by DDA on behalf of Government of India. In respect of Nazul-II accounts, DDA had prepared Receipts & Payments Account only. Resultantly important Assets and Liabilities of Nazul-II accounts have not been depicted in the financial statements. This account had an investment including bank balance of ₹ 8425.93 crore at the end of March, 2020. 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.

During test check, following few transactions were noticed which were not depicted due to non-preparation of Balance Sheet and Income and Expenditure Account

- (a) DDA allotted land measuring 20.70 Acres to NHAI, for which a demand of ₹ 140.91 crore was raised against which a balance of ₹48.52 crore is still receivable by DDA. Due to non-preparation of Balance Sheet and Income and Expenditure Account, receivable amount of ₹ 48.52 crore is not being reflected in the books of account.
- (b) Under DDA (Disposal of Developed Nazul Land) Rules, 1981, land measuring 4.18 Acres was allotted (May 2019) to NHAI for construction of Urban Extension Road (UER-II) at Sector-24, Dwarka @ ₹ 573.22 lakh per acre (provisional) with annual ground rent of 2.5 per cent of total premium which amounts to ₹24.56 crore.

In this respect, a meeting was held (June 2018) between Hon'ble L.G., V.C of DDA and Secretary of Ministry of Road, Transport & Highways to discuss transfer of DDA land free of cost to NHAI and it was agreed to take a decision on the matter in consultation with the Secretary of Ministry of Housing and Urban Affairs. However, there is no provision for allotment of Nazul land free of cost as per DDA Rules, 1981 and Relaxation of Nazul Rules is in absolute domain of Central Government since as per the DDA Act, 1957, rule-making power is only with the Central Government.

A letter was sent (July 2019) to Ministry of Housing and Urban Affairs for seeking directions for waiver of cost for allotment of land stated above on permanent basis/working permission for construction of UER-11 at Sector - 24, Dwarka, Delhi. No directions have been received from Ministry yet.

Due to non-preparation of Balance Sheet and Income and Expenditure Account, receivable amount of ₹ 24.56 crore is not being reflected in books of accounts.

- (c) NHAI was allotted (May 2016) land measuring 39508 square metre at Pocket-A, Gazipur, Food & Vegetable Market on temporary basis for two years. NHAI intimated that they had vacated the land and handed it over to DDA by paying ₹4.64 crore vide letter dated 08 August 2019 by NHAI's Concessionaire (M/s Welspun Delhi Meerut Expressway Pvt. Ltd.).

In this regard, DDA had intimated that C&D waste/malba of quantity approx. one lac cum has been

dumped on the subject land and ₹2.92 crore was estimated as cleaning charges for the same. DDA has requested NHAI to handover the site to Engineering Wing, DDA and NHAI would be required to pay the license fees as well as cleaning charges amounting to ₹2.92 crore, as land cannot be taken over under the present condition. Due to non-preparation of Balance Sheet and Income and Expenditure Account, receivable amount of ₹2.92 crore is not being reflected in books of Account.

## 1.2 Receipts and Payments Account

### Other Misc. Receipts: -₹ 481.63 crore

The details of ₹ 481.63 crore booked under Other Miscellaneous Receipts was not clearly identifiable with property concerned nor the same was reconciled. Further, the booking of such huge amount under Miscellaneous Receipts without any details necessitates review in DDA. In the absence of details/reconciliation, the amount of Miscellaneous Receipts of ₹ 481.63 crore could not be vouch safed in audit.

## C. General Development Account

### 1. Balance Sheet

#### 1.1 Current Assets, Loans and Advance (Schedule F) -₹ 18455.91 crore

The revenue from Sales included ₹214 crore booked in respect of sale of flats to Central Reserve Police Force (CRPF) after entering (March 2019) into Memorandum of Understanding (MoU). The MoU stipulated that 10 per cent amount is to be retained by CRPF for Defect Liability Period (DLP) of one year which will be completed in 2020-21. According to Accounting Policy -7 relating to Revenue Recognition, the premia and sale consideration received on disposal of land, built-up/constructed units like houses, offices, shops etc. is recognised using the full accrual method for issuance of Possession letter. CRPF retained the amount of ₹21 crore and paid balance amount of ₹ 193 crore towards sale consideration.

DDA booked ₹214 crore as income from sale according to accrual concept. However, the amount of ₹21 crore was not shown as recoverable from CRPF. Instead the same was adjusted from Advances from Allottees of various DDA Housing Schemes. This resulted in understatement of amount recoverable from CISF (Current Assets, Loans and Advances) and Other Liabilities (Advances from Allottees of various DDA Housing Schemes) by ₹21 crore.

#### 1.2 Sundry Debtors - ₹ 493.65 crore

DDA has shown an amount of ₹ 493.65 crore as Sundry Debtors in the Balance Sheet as on 31 March 2020. Note No. 11 of the Notes to Accounts disclosed that party wise and age-wise details of Sundry Debtors as on 31 March 2020, duly reconciled was not readily available. Further, DDA was not maintaining party-wise and age-wise breakup of debtors; as such audit was unable to draw an assurance as to the authenticity, existence and recoverability of Sundry Debtors valuing ₹ 493.65 crore. Mere disclosure in Notes to Accounts that debtors had not been reconciled, was not sufficient.

Despite the fact that 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.

## 2. Corpus/Capital Fund and Liabilities

### 2.1 Current Liabilities & Provisions (Schedule - C)



### **Interest accrued on Deposits - ₹ 7.62 crore**

The above is understated by ₹ 1.05 crore towards liability of accrued interest payable on deposits. This has also resulted in understatement of expenditure and Excess of expenditure over income by ₹ 1.05 crore.

## **2.2 Other liabilities (Schedule C)**

### **Advances from Allottees of various DDA Housing Schemes - ₹ 645.76 crore.**

Allottee wise details of advances, date of advance, current status of the allotment and possession letter issued, if any, with respect to advances taken from allottees were requisitioned. However, DDA replied that allottees wise details of advances was not readily available and same was correlated with the Sundry Debtors. The concerned branches of DDA have been directed to reconcile the Sundry Debtors in a time bound manner. Thus, in the absence of above details and reconciliation, audit was unable to draw assurance as to the authenticity, existence of "Advances from allottees of various Housing schemes" valuing ₹ 645.76 crore.

Though this issue was commented upon in 2018-19 through Management Letter (ML), no corrective action has been taken by DDA.

## **3 Income & Expenditure Account**

### **3.1 Income from sales/services: - ₹ 713 crore**

The MoU with Delhi Police (2 March 2019) for sale of LIG flats at Narela and Rohini, Delhi at ₹88.11 crore was entered into by DDA and possession letters were issued for all flats to Delhi Police (DP). The above head did not include the income from Sales made to DP through sale of flats at Narela/Rohini, Delhi of ₹ 83.86 crore during 2019-20. Only ₹ 28.14 crore were booked as sales. Accordingly, non-booking of sale consideration had resulted in understatement of income from sales by ₹ 55.72 crore and overstatement of excess of expenditure over income by ₹ 55.72 crore. Similarly, there was understatement of Earmarked/ Endowment Funds (amount to be transferred to OTM Civil and Electrical Fund as per Para 12(B) of Housing Scheme 2014) by ₹ 4.25 crore and consequently, understatement of amount recoverable from DP under Current Assets, Loans and Advances by ₹ 59.97 crore.

### **3.2 Income from Investment & Saving Bank A/Cs (Schedule H): ₹ 158.23 crore**

- (i) Above is understated by ₹ 2.83 crore on account of accrued interest on Fixed Deposits-Urban Development Fund (UDF), as the same was not booked in accounts resulting in understatement of Income and Current Assets (Interest accrued on General Investments) by ₹ 2.83 crore. Consequently, Excess of Expenditure over Income was overstated by a similar amount.

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

### **4.1 Policy No. 7 - Revenue Recognition**

As per Significant Accounting Policies 7(c), rental income is recognized on accrual basis and as per policy 7(d) Ground rent and service charges are accounted for as Income on cash basis. However, as the financial statements are being prepared on accrual basis, the ground rent and service charges should also be accounted for on accrual basis and provision should be made for the portion of income where realization is doubtful. Thus, DDA should book the income on account of ground rent yearly on accrual basis.

**No corrective action has been taken by DDA despite comment on this issue being included in SAR of DDA since 2014-15.**

#### **4.2 Policy No. 6 - Inventories**

As per Significant Accounting Policy No. 6, Inventories are valued at lower of cost or Net Realizable Value (NRV). Para 25 of Accounting Standard-2 "Valuation of Inventories" states that an assessment is made of NRV as at each balance sheet date. DDA made no such assessment of NRV as on 31 March 2020 on the presumption that NRV of Inventories carried out in the books is generally more than the cost of inventories and accordingly, inventories are valued at cost.

Thus, adequate disclosure regarding no valuation of inventories as on 31 March 2020 was conducted, as Management considers that NRV of its inventories are more than cost of inventories in its books may be provided.

#### **4.3 Significant Accounting Policies**

Para 24 of Accounting Standard-I "Disclosure of Accounting Policies" states that all significant accounting policies adopted in preparation and presentation of financial statements should be disclosed. The various accounting policies were disclosed with annual accounts for the year 2019-20 by DDA. However, accounting policy on 'Provisions, Contingent Liabilities and Contingent Assets' was not disclosed in the financial statements.

### **5. Notes to Accounts**

#### **5.1 Contingent Liability:**

The North Delhi Municipal Corporation Assessment & Collection Department (GRP Cell) demanded (17 January 2020) ₹ 400 crore from DDA on account of outstanding dues of property tax/service charges against various properties falling under jurisdiction of North Delhi Municipal Corporation. DDA had not disclosed this contingent liability resulting in understatement of the same by ₹ 400 crore.

**5.2** A reference is invited to Note 2(d) on Contingent Liabilities wherein it was stated that Municipal Corporations of North Delhi, South Delhi and East Delhi had issued Distress Warrants of ₹ 746.05 crore to DDA and collected ₹ 195.85 crore by attachment of bank accounts of the Authority. The amount was disputed and a writ was filed by the Authority before the Hon'ble Delhi High Court; however, the case is pending for decision, as stated in the note.

A review of Order of Hon'ble Delhi High Court dated 30 October 2014 revealed that the Hon'ble Judge has put a stay on the impugned demand; however, DDA has mentioned in the Notes to accounts that all the demand was set aside by the Hon'ble High Court.

DDA has shown this amount as Advances with municipal authorities in Assets; however, as the certainty of recovery of this amount is not known, disclosure of the same in line with Accounting Standard 29 should have been made in the Notes to Accounts. Thus, the note is deficient to that extent.

### **D. General**

#### **1.1 Non-preparation of separate accounts of Urban Development Fund**

A reference is invited to comment no. E 1.1 (General) in the SAR of CAG of India on financial statements for 2018-19 wherein non-preparation of a separate set of accounts of Urban Development Fund (UDF) was pointed out. As on 31 March 2020, UDF had funds of ₹4740.26 crore





including savings account balance of ₹ 123.90 crore. Due to non- preparation of separate sets of accounts, transactions relating to investments, interest thereon, assets and liabilities and accrued expenses etc., were not depicted separately. Thus, for better presentation and to ensure that all the assets and liabilities are properly depicted, audit is of the firm opinion that separate set of accounts should be prepared by DDA for UDF as well. This point was repeatedly raised in the previous SARs since 2017-18.

## 1.2 Non preparation of Combined Financial Statements

DDA prepares annual accounts under three major heads/segments viz. General Development Account (GDA), Nazul - I and Nazul - II. DDA prepares separate Balance Sheet, Income and Expenditure Account and Receipt and Payment accounts for GDA and Nazul - I; however, in respect of Nazul II it prepares only Receipt and Payment account.

To present financial information about DDA as a whole and its heads/segments as a single economic entity and to show the economic resources controlled by the DDA, it should prepare combined Financial Statements by incorporating accounts of these three heads/segments which comes under the ambit of single authority i.e. DDA.

Though, this point was commented in 2018-19 through Management Letter (ML), no action has been taken by DDA.

## E. Management Letter

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

- (v) Subject to our observations in the preceding paragraphs, we report that the Balance Sheet and Income & Expenditure Account/Receipt & Payment Account dealt with by this report are in agreement with the books of accounts.
- (vi) In our opinion and to the best of our information and according to the explanation given to us, the said financial statements read together with the Accounting Policies and Notes on Accounts, and subject to significant matters stated above and other matters mentioned in Annexure to this Audit Report gives a true and fair view in conformity with the accounting principles generally accepted in India:
- In so far as it relates to the Balance Sheet, of the state of affairs of Delhi Development Authority as at 31 March 2020; and
  - In so far as it relates to the Income & Expenditure Account, of the deficit for the year ending on

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

Place: New Delhi  
Dated: 02 July, 2021

Sd/-  
(Rina Akoijam)  
Director General of Audit (Infrastructure)  
New Delhi

that date.

## Annexure

(to Separate Audit Report on the Accounts of Delhi Development Authority for the year 2019-20)

### 1. Adequacy of Internal Audit System:

(i) The Internal Audit of DDA had been conducted by its own Internal Audit Wing headed by Director (Internal Audit). It was observed from the records that DDA has a total of 216 auditable units under the administrative control of Internal Audit Wing. The internal audit planned to cover 80 auditee units out of which only 44 units have been audited during the year 2019-20. Thus, there were arrears in units indicating that the internal audit function was not commensurate to the size of the organization. Further it was observed that there was substantial pendency of old outstanding internal audit paras. During the last five years, only 663 paras were settled by DDA. The latest position of outstanding Paras for 2015-16, 2016-17, 2017-18, 2018-19 and 2019-20 is 16915, 18473, 19718, 20836 and 21258, respectively. This indicates that adequate efforts had not been made to settle the outstanding Paras.

### (ii) Lack of in-house expertise

DDA is dependent upon outside agency for finalization of its Accounts. There is urgent need for development of in-house expertise for preparation of financial statements by DDA instead of getting the work done through Tax Consultant as DDA has a batch of professionally qualified officers. Further, immediate steps are warranted for implementation of some tailor-made accounting software system which may help in streamlining of financial and accounting of DDA.

### 2. Adequacy of Internal Control System

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

- (i) No Audit Committee has been formed by DDA to exercise oversight of DDA's financial reporting process and disclosure of its financial system in pursuit of high standards of governance and transparency.
- (ii) There is no approved Whistle Blower Policy in DDA. The management has replied that complaints/suggestions received through CPGRAMS, L.G. Listening post are duly responded and addressed. However, 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.
- (iii) There is no Operational, Financial and Accounting Manual or Standard Operating Procedures for effective accounting and control.
- (iv) There are no prescribed, documented, approved Key Performance Indicators (KPIs).
- (v) There is no Risk Assessment Policy of DDA.
- (vi) There is no approved Fraud Detection and Prevention Policy of DDA.
- (vii) DDA has not prepared Flow Chart Listing Steps in various operations, procedures and activities which were specific to its working.
- (viii) The management has stated in one of agendas of Pension Trust that Annual Accounts of the trust are being audited by the O/o the Comptroller & Auditor General which is factually incorrect.
- (ix) **Lack of Internal control and poor monitoring resulted in non-submission of monthly**



### **details of encroachment land.**

As per orders issued from the O/o Pr. Commr. (Coord.) dated 27 September 2018, which stated that the S.E. concerned shall submit a detailed report in the prescribed proforma to PC(LM) through DLM-I indicating number of encroachments detected/reported, number of cases initiated for demolition, number of cases approved and demolition programme executed during each month in prescribed proforma. However, Audit noticed that monthly reports are not being submitted by the concerned S.E. The management furnished only a single report vide dated 24 August, 2020 in which it has stated that the total encroached land area is 73.90 acres in respect of 11 land management zones of DDA.

#### **(x) 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, Bikaji Cama Place, PAO and Uttipeec. 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.

#### **(xi) Suspense Account - ₹ 12.53 crore**

DDA had reflected 'Suspense Account' of ₹ 6.29 crore under the head Current Liabilities & Provisions of Balance Sheet for the year 2018-19 and the same had been increased to ₹12.53 crore during the year 2019-20. This indicates lack of internal control as these payments were made without generating any challan by adopting online method i.e. through NEFT/RTGS, details of which are not identifiable.

### **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 the absence of item-wise physical verification of goods and material, the quantity and value of inventories have not been reported correctly in the financial statements of DDA. For reflecting the correct picture of inventories in accounts, item-wise physical verification of inventories may be got conducted every year. DDA has not submitted any physical verification report of inventory. In the absence of item-wise physical verification report of inventory, audit is unable to draw an assurance as to the authenticity of and existence of inventories shown in the Balance Sheet ended as at 31 March 2020.

### **4. Regularity in payment of statutory dues.**

- (i) While scrutinizing New Pension Scheme, it is noticed that amount of ₹ 8.64 crore was shown under the head of Receipt and Payment Account and amount of ₹ 7.79 crore was shown under the head of Establishment (Schedule-K). The management replied that difference is due to non-payment of statutory dues of NPS related to February 2020 amounting to ₹ 0.51 crore which could not be credited to subscribers account due to wrong feeding of account number which was eventually credited in

May 2020.

- ii) In contravention of Pension Trust Deed, the DDA is not fulfilling its obligation to transfer the funds as calculated by Actuary from 2017-18 to 2019-20 annually. The funds to be transferred in 2018-19 and 2019-20 were ₹ 559.01 crore and ₹623.49 crore respectively. The amount actually contributed during 2018-19 and 2019-20 by DDA amounted to ₹ 99 crore and ₹ 208 crore respectively. The shortfall in funds to be contributed by DDA to Pension Trust according to actuarial valuation has increased from ₹560.98 crore in 2018-19 to ₹976.47 crore in 2019-20.
- iii) Similarly in contravention of Gratuity Trust Deed, the DDA is not fulfilling its obligation to transfer the funds as calculated by Actuary from 2017-18 to 2019-20. The funds to be transferred in 2019-20 were ₹31.81 crore.

#### 5. System of Physical verification of fixed Assets

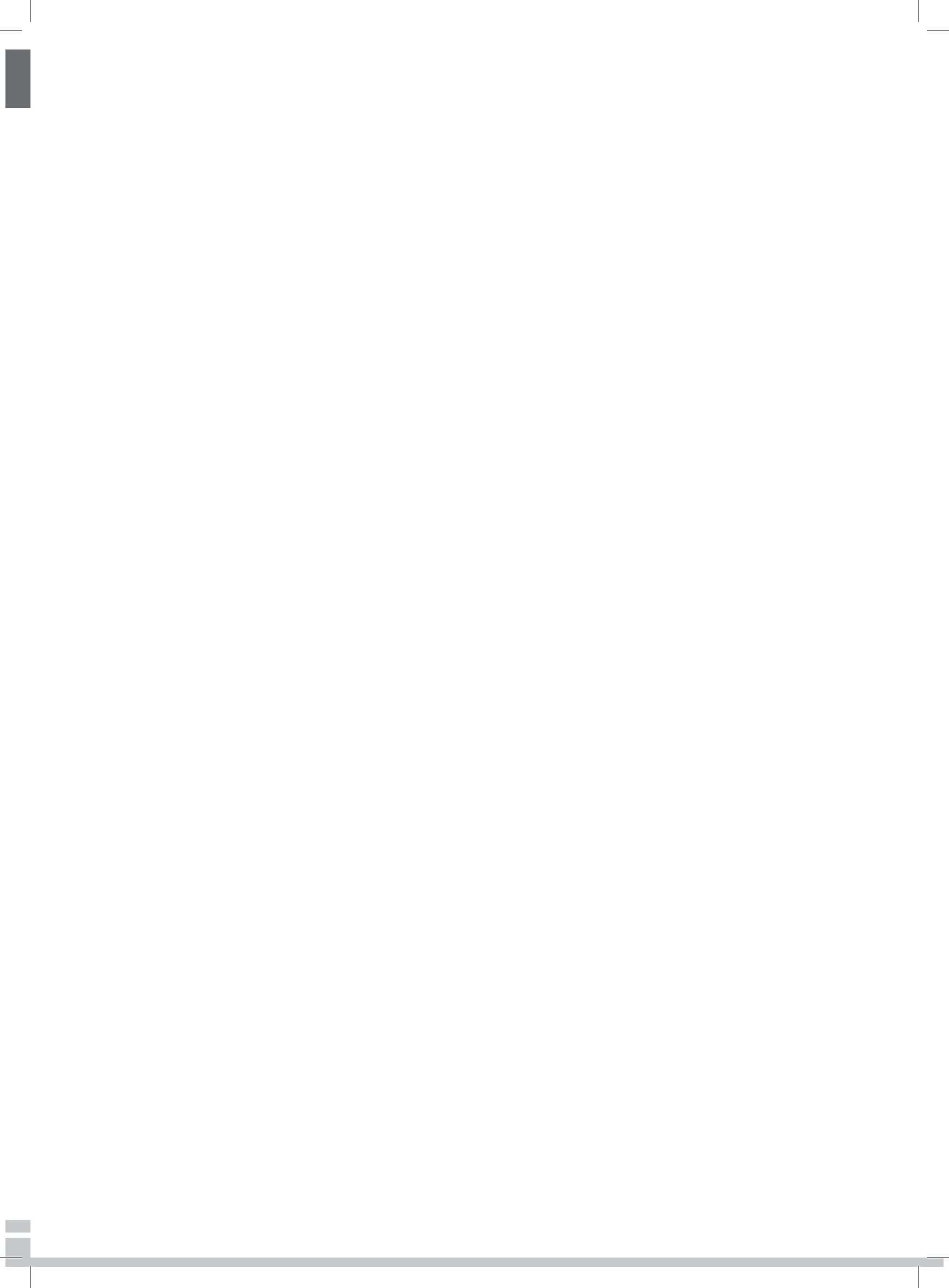
DDA has not provided physical verification report of fixed Assets as on 31 March 2020.



**Annual Accounts  
For the Year  
2019-2020**



**DELHI DEVELOPMENT AUTHORITY**



**General Development Account  
For the Year  
2019-2020**



**DELHI DEVELOPMENT AUTHORITY**







**DELHI DEVELOPMENT AUTHORITY**  
**GENERAL DEVELOPMENT ACCOUNT**  
**BALANCE SHEET AS AT 31ST MARCH, 2020**

(₹ in Crore)			
PARTICULARS	SCHEDULE	As at 31 March, 2020	As at 31 March, 2019
<b>CORPUS/CAPITAL FUND AND LIABILITIES</b>			
Reserves & Surplus	A	11,454.19	11,590.48
Earmarked/Endowment Funds	B	6,003.22	7,260.08
Current Liabilities & Provisions	C	9,477.58	7,049.33
<b>TOTAL</b>		<b>26,934.99</b>	<b>25,899.89</b>
<b>ASSETS</b>			
Fixed Assets	D	174.31	177.22
Capital Work in Progress		8.50	6.98
Assets of Earmarked/Endowment Funds	E	8,296.27	9,851.09
Current Assets, Loans & Advances	F	18,455.91	15,864.60
<b>TOTAL</b>		<b>26,934.99</b>	<b>25,899.89</b>
<b>SCHEDULES FORMING PART OF FINANCIAL STATEMENTS</b>			
Statement Showing Balance of Cash and Bank	M		
Significant Accounting Policies	N		
Notes To Accounts	O		
Statement Showing Balance of Investments and Cash & Bank	P		

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

Sd/-  
Dir .(FIN)/ Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
INCOME & EXPENDITURE ACCOUNT**

(₹ in Crore)					
PARTICULARS	SCHEDULE		FOR THE YEAR ENDED 31 MARCH 2020		FOR THE YEAR ENDED 31 MARCH 2019
<b>INCOME</b>					
Income from Sales/Services	G		713.04		676.45
Income from Investments	H		158.23		161.29
Other Income	I		203.89		249.96
Increase/(Decrease) in Stock & Works - EWS	J.1		83.51		1,477.83
Increase/(Decrease) in Stock & Works - Others	J.2		2,398.20		921.07
<b>Gross Total</b>			<b>3,556.86</b>		<b>3,486.61</b>
<b>Income pertaining to EWS</b>			<b>177.41</b>		
<b>Total Income</b>			<b>3,379.45</b>		
<b>EXPENDITURE</b>					
Development & Construction Expenses					
- Land and related works		4.27		1.73	
- Specified housing scheme - EWS Houses		331.99		448.79	
- Other Housing Schemes		1,720.20		2,020.61	
- Other Development Expenditure		517.50		0.00	
- Arbitration cases settled		64.10		0.00	
- Commercial Estate		0.05	2,638.11	0.97	2,472.10
Maintenance of properties			112.07		121.75
Establishment & Administration	K		718.64		614.67
Interest to Nazul II			297.16		264.40
Depreciation	D		15.59		12.44
<b>Gross Total</b>			<b>3,781.56</b>		<b>3,485.36</b>
<b>Expenditure pertaining to EWS</b>			<b>331.99</b>		
<b>Total Expenditure</b>			<b>3,449.58</b>		
<b>Excess of Income over Expenditure before prior period Items &amp; Extraordinary Items"</b>			<b>(70.13)</b>		<b>1.24</b>
<b>Prior Period Income/(Expenditure) - EWS</b>	L		<b>(21.14)</b>		
<b>Prior Period Income/(Expenditure)</b>			<b>(11.32)</b>		<b>99.01</b>
<b>Excess of income over expenditure for the year</b>			<b>(81.44)</b>		<b>100.25</b>

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

Sd/-  
Dir .(FIN)/ Consultant

Sd/-  
Chief Accounts Officer

**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020**

(₹ in Crore)

Head of Account	RECEIPTS		PAYMENT		2018-19	2019-20	2018-19	2019-20	2018-19	2019-20
	2019-20	2018-19	2019-20	2018-19						
<b>Opening Balance</b>										
Cash in Hand	-	0.03	-	-	-	-	-	-	-	529.72
Balance in Saving Accounts	1,060.75	682.41	-	-	-	-	-	-	-	129.90
Remittance in Transit	54.69	0.41	-	-	-	-	-	-	-	399.82
	<b>1,115.44</b>	<b>682.85</b>	-	-	-	-	-	-	-	-
Less : Balance of transactions pertaining to -	-	-	-	-	-	-	-	-	-	-
NAZUL-I	4.67	2.45	-	-	-	-	-	-	-	2.74
NAZUL-II	326.81	-	-	-	-	-	-	-	-	159.29
Special Deposit NAZUL-II	333.00	430.10	-	-	-	-	-	-	-	0.88
	450.96	-	-	-	-	-	-	-	-	<b>162.91</b>
	-	<b>250.30</b>	-	-	-	-	-	-	-	236.91
Add: Fixed Deposits - General Investment	-	547.21	450.96	797.51	-	-	-	-	-	-
<b>Revenue from Work and Development Schemes</b>	-	-	-	-	-	-	-	-	-	-
Premia from disposal of land	25.61	0.06	-	-	-	-	-	-	-	-
Premia from disposal of houses and shops	925.86	999.05	951.48	999.11	-	-	-	-	-	126.29
License Fee	-	-	90.82	78.04	-	-	-	-	-	2,311.43
Ground Rent	-	-	7.96	3.99	-	-	-	-	-	0.06
Interest on General Investment	-	-	9.39	0.07	-	-	-	-	-	3.84
Other Revenues	-	-	168.67	186.88	-	-	-	-	-	3.17
Recovery of deptt. Charges	-	-	-	8.78	-	-	-	-	-	8.71
<b>General Investments</b>	-	-	-	-	-	-	-	-	-	-
Encashment	-	-	821.99	-	-	-	-	-	-	-
Urban Development Fund	-	-	-	-	-	-	-	-	-	-
Encashment of Investment	2,583.00	4,924.49	-	-	-	-	-	-	-	2,697.90
Conversion Charges	164.12	184.39	-	-	-	-	-	-	-	-
Interest on Investment	355.58	421.35	-	-	-	-	-	-	-	60.00
Receipt from Pension	111.29	27.04	-	-	-	-	-	-	-	2,094.47
Amount Received from NA II	158.54	1.10	-	-	-	-	-	-	-	(3.00)
Interest on Conversion Charges	0.33	1.16	-	-	-	-	-	-	-	35.88
UDF Saving Interest	2.16	3,375.03	-	-	-	-	-	-	-	1.86
										0.54





**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020**

(₹ in Crore)

RECEIPTS		PAYMENT										
	-	-	-	-	-	-	-	176.01	-	-	774.55	-
	-	-	-	-	-	-	-	-	-	-	133.38	-
	-	-	-	-	-	-	-	-	-	-	0.01	-
	-	-	-	-	-	5,559.53	-	-	-	2,875.77	47.03	5,546.86
<b>General Provident Fund</b>	-	-	-	-	-	-	-	-	-	-	-	-
Provident Fund Contribution	142.44	-	-	164.72	-	-	-	115.80	-	-	296.35	-
Encashment of GPF Investment	147.39	-	-	129.61	-	-	-	0.29	-	-	0.49	-
Transfer of GPF Balance	379.15	-	-	142.53	-	-	-	-	-	-	44.67	-
Interest on contribution	31.14	-	-	48.97	-	-	-	0.00	-	-	-	-
Interest on GPF Investment	121.17	-	-	111.26	-	-	-	-	-	-	-	-
Saving Interest	1.02	-	-	3.88	-	-	-	38.39	-	-	48.29	-
Received from Pension Fund Trust	17.36	-	-	-	-	-	-	31.14	-	-	142.53	-
Misc. Receipt	-	-	-	-	-	-	-	379.15	-	-	-	-
Received from Gratuity Fund Trust	5.11	-	-	14.65	-	-	-	171.26	-	-	-	-
	-	-	-	-	-	-	-	15.11	-	-	-	-
GPF advance recovery	9.84	-	-	-	-	-	-	6.95	-	-	-	-
Deposit Link Insurance	-	-	-	0.28	-	-	-	-	-	-	-	-
Deputationists	-	-	-	0.14	-	-	-	15.93	774.01	-	-	-
Amount received from NA II in GPF	5.28	-	-	-	-	-	-	-	-	-	72.50	-
	-	-	859.89	-	-	615.90	-	-	-	-	8.44	-
	-	-	-	-	-	-	-	-	-	-	0.32	-
	-	-	-	-	-	-	-	-	-	-	2.10	-
	-	-	-	-	-	-	-	-	-	-	1.49	-
	-	-	-	-	-	-	-	-	-	-	0.53	617.18
<b>New Pension Scheme</b>	-	-	-	-	-	-	-	-	-	-	-	-
Employee Contribution Received towards CPF	8.64	-	-	5.81	-	-	-	16.43	-	-	9.49	-
Employers Contribution Received towards NPS	0.00	8.64	-	-	-	5.81	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	16.43	-	9.49
<b>Personal Accident Insurance Policy</b>	-	-	-	-	-	-	-	-	-	-	-	-
Contribution from Employees	0.05	-	-	0.06	-	-	-	-	-	-	-	-
Compensation recd. From Insurance Co.	-	-	0.05	-	-	0.06	-	0.03	0.03	-	-	-

**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020**



(₹ in Crore)

RECEIPTS		PAYMENT											
<b>EWS Houses Reserve</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Encashment of Investment	496.01	-	1,073.00	-	-	-	-	-	-	-	-	-	-
EWS Saving Interest	0.09	-	-	-	-	252.94	-	-	-	-	-	475.00	-
Interest on EWS Investment	55.16	-	76.12	1,149.12	-	-	-	-	-	-	-	243.33	-
Amount received from NA II	235.05	-	-	-	-	-	-	-	-	-	-	-	-
Amount received from Pension	11.79	798.11	-	-	-	-	-	-	-	-	-	1.32	-
	-	-	-	-	-	-	-	-	-	-	-	7.43	-
	-	-	-	-	-	-	-	-	-	-	-	214.07	-
	-	-	-	-	-	-	-	-	-	-	-	9.03	950.18
<b>Benevolent Fund</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Contribution received towards BF	1.30	-	1.48	-	-	-	-	-	-	1.11	-	-	1.33
Interest	-	1.30	-	1.48	-	-	-	-	-	-	-	-	-
<b>Contingency Reserve Fund</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Encashment of Investment	-	-	1,297.00	-	-	-	-	-	-	-	-	-	-
Interest Received	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount received from NA II	55.99	55.99	-	93.47	1,390.47	-	663.90	663.90	-	-	-	791.00	-
	-	-	-	-	-	-	-	-	-	-	-	558.57	-
	-	-	-	-	-	-	-	-	-	-	-	3.73	-
	-	-	-	-	-	-	-	-	-	-	-	9.12	-
	-	-	-	-	-	-	-	-	-	-	-	4.73	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Staff Benefit Fund</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Encashment of Investment	-	-	0.10	-	-	-	-	-	-	-	-	-	-
Interest Received	-	-	0.02	0.12	-	-	-	-	-	-	-	0.51	0.51
<b>Post Retirement Medical Fund Investment</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
Encashment of Investment	-	-	53.21	-	-	-	-	-	-	-	-	1.00	-
Received from Pension Fund Trust	-	-	9.25	-	-	-	-	-	-	-	-	46.01	-
Interest Received	-	-	37.27	99.73	-	-	-	-	-	-	-	-	47.01
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020**

(₹ in Crore)

RECEIPTS				PAYMENT			
<b>Leave Encashment Investment</b>	-	-	-	<b>Leave Encashment Investment</b>	-	-	-
Encashment of Investment	-	54.04	-	Investments made	-	1.00	-
Received from Pension Fund Trust	-	6.46	-	Payment to Nazul-II	-	-	-
Interest Received	-	49.38	109.88	Disbursements	-	66.12	67.12
<b>Electrical Maintenance Fund</b>	-	-	-	<b>Electrical Maintenance Fund</b>	-	-	-
Encashment of Investment	48.00	45.00	-	Investments made	62.76	48.00	48.00
Interest received	3.54	3.02	48.02		-	-	-
<b>Civil works maintenance schemes</b>	-	-	-	<b>Civil works maintenance schemes</b>	-	-	-
Encashment of Investment	390.70	443.00	-	<b>Investments</b>	-	-	-
Interest received	34.20	-	-		-	-	-
Amount Received from Pension NA II	1.45	-	-		-	-	-
Amount Received from Pension	2.66	429.01	474.13	FD's	459.24	390.70	-
	-	-	-	Securities	-	78.21	-
	-	-	-	Premium Paid on Investment	-	1.95	-
	-	-	-	Cum Interest paid on Investment	-	459.24	468.59
	-	-	-	Amount paid to NA-II from GDA	1,021.00	1,604.25	247.87
	-	-	-	Amount paid to NA-II from CMS	1.45	-	-
	-	-	-	Amount paid to NA - II from EWS	238.26	-	-
	-	-	-	Amount paid to NA II- Contingency	54.93	-	-
	-	-	-	Amount paid to NA II from UDF	285.76	-	-
	-	-	-	Amount paid to NA-II From SDF	2.86	-	-
	-	-	-	Amount paid to Pension Fund Trust from CMF	3.88	-	-
	-	-	-	Amount paid to Pension Fund Trust from EWS	11.21	-	-
	-	-	-	Amount paid to pension Fund Trust- Contingency	22.23	-	-
	-	-	-	Amount paid to Pension Fund Trust from UDF	99.82	-	-
	-	-	-	Amount paid to PRMB Trust	22.24	-	3.62
Amount received from Nazul-II	-	1,974.78	2,009.30	Amount paid to NA-I	10.22	-	99.00
Amount received from Pension Fund Trust	-	-	7.10	Amount Paid to Pension fund trust	208.00	377.59	10.00
Amount received from Gratuity Fund Trust	-	-	18.87	Amount Paid to Gratuity fund trust	-	1.50	43.49
Amount received from LEFT	-	46.87	-	Bank Balance of Leave Encashment Fund Transfer to Trust Account	-	-	46.00

**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT**

**RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020**

(₹ in Crore)

RECEIPTS				PAYMENT			
	-	-	-	Bank Balance of General Provident Fund Transfer to Trust Account	-	67.94	-
	-	-	-	Amount Paid to Leave Encashment fund trust	-	9.46	-
<b>DDA Pollution Penalty A/c</b>	-	-	-	<b>DDA Pollution Penalty A/c</b>	-	-	-
Interest	0.38	-	0.36	Investment	5.95	5.95	5.58
Investment	5.58	5.96	5.23		-	-	-
	-	-	-	<b>Restoration of Siri Fort Forest Area</b>	-	-	-
<b>Restoration of Siri Fort Forest Area</b>	-	-	-	Investments made	1.22	-	1.14
Encashment of Investment	1.14	-	1.07	Disbursement	-	1.22	1.14
Interest	0.08	1.22	0.07		-	-	-
	-	-	-	<b>Employees Benefit Schemes of employees on Deputation with DDA from other Deptt.</b>	-	-	-
<b>Employees Benefit Schemes of employees on Deputation with DDA from other Deptt.</b>	0.05	-	-	provident fund	-	0.59	-
provident fund	0.03	-	-	Gratuity Fund	-	0.99	-
Gratuity Fund	-	-	-	PM Relief fund	-	0.03	-
PM Relief fund	-	-	-	others	-	1.61	-
LI Premium (S) Recovery from salary of staff	0.02	-	-		-	-	-
Flag Day	-	-	-		-	-	-
Earmarked & Reserve Funds	-	0.10	-		-	-	-
	-	-	-		-	-	-
<b>Contingency Reserve Fund invt</b>	-	-	-		-	-	-
Encashment	579.50	-	-		-	-	-
Interest on Contingency Investment	90.92	-	-		-	-	-
Contingency Saving Interest	0.49	-	-		-	-	-
Amount received from Pension	18.29	689.20	-		-	-	-
<b>Earnest Money Deposits/Registration Money -</b>	-	-	-	<b>Earnest Money Deposits/Registration Money -</b>	-	-	-
Housing Schemes	1,556.96	-	-	Housing Schemes	1,512.41	-	91.93
Commercial Schemes	-	1,556.96	-	Commercial Schemes	-	1,512.41	23.62
	-	-	-		-	-	-
<b>Group Insurance Scheme:</b>	-	-	-	<b>Group Insurance Scheme:</b>	-	-	-
Contribution received from employees	0.04	-	0.04	Payment to Employees	-	0.08	0.08







**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020**

(₹ in Crore)

RECEIPTS			PAYMENT					
Compensation received from Insurance company	-	0.04	-	0.04	-	-	0.01	0.09
Employee Advances Recovery	-	-	-	-	-	-	-	-
	-	-	-	-	-	60.68	-	-
Amount recd. NA-II	-	7.35	-	-	-	-	-	-
	-	-	-	-	-	212.50	-	-
Recovery/Adjustment of Advances	-	0.11	-	-	-	24.54	-	12.15
Other Advances	-	-	15.56	15.56	-	-	-	301.82
Deposits & Retentions	-	229.81	-	345.97	1.09	1.09	-	46.82
Deposit Works	-	0.66	-	14.39	-	-	-	-
	-	-	-	-	-	-	-	236.08
	-	-	-	-	-	339.52	-	-
	-	-	-	-	-	5,051.34	-	-
	-	-	-	-	-	-	-	-
"Statutory Deductions/Collections - Taxes, Duties & Cess"	-	202.07	-	209.62	0.27	-	-	203.07
	-	-	-	-	-	2,092.41	-	1,060.75
Inter Unit Accounts	-	5,051.34	-	-	4.88	-	-	54.69
	-	-	-	-	-	2,097.56	-	1,115.44
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	4.67	-	-	4.67
	-	-	-	-	1,591.71	-	-	326.81
	-	-	-	-	-	-	-	333.00
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>Total</b>	-	<b>17,847.33</b>	-	<b>14,156.21</b>	-	<b>17,847.33</b>	-	<b>14,156.21</b>

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

Sd/-  
Dir.(Fin)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
INCOME & EXPENDITURE ACCOUNT**

**SCHEDULE-A**

(₹ in Crore)

PARTICULARS		AS AT 31 March, 2020		AS AT 31-March-2019
<b>RESERVES &amp; SURPLUS</b>				
<b>Surplus in Revenue Account</b>				
Opening Balance	10,364.18		9,955.10	
Trfd. From CWG Reserve Fund				
Add: Amount Trfd. from EWS Houses Reserve	-51.97		392.86	
Less: Interest income on Contingency Reserve Fund Trfd. to Contingency Reserve Fund	-96.84		84.04	
Add: Excess of Income over Expenditure for the year	-81.44	10,133.93	100.25	10,364.18
<b>Specific Reserves</b>				
<b>Contingency Reserve Fund</b>				
Opening Balance	1,222.31		1,150.45	
Add : Interest Income Trfd. from Surplus in Revenue Account	96.84		84.04	
Less: Amount receivable from Pension Fund Trust	-3.94		7.45	
Less: Amount receivable from NA II	1.07		4.73	
		1,316.28		1,222.31
<b>Reserve for House fire risk</b>				
Opening Balance	3.99		3.96	
Add: House Fire Risk Premia recovered during the year		3.99	0.03	3.99
<b>TOTAL</b>		<b>11,454.19</b>		<b>11,590.48</b>



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT  
INCOME & EXPENDITURE ACCOUNT**

**SCHEDULE-B**

(₹ in Crore)

PARTICULARS	AS AT 31-March-2020	AS AT 31-March-2019
<b>EARMARKED / ENDOWMENT FUNDS</b>		
<b>1) URBAN DEVELOPMENT FUND</b>		
Opening Balance	4,825.16	5,214.62
Add: Additions to the Funds		
Conversion charges received during the year	159.27	195.64
Interest Earned on Investments & Saving Bank Interest	361.18	359.84
Discount received at the time of purchase of investment		0.68
Other Interest	0.33	2.26
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year (Grant given)	-248.95	774.55
Misc. Expenses		0.01
Paid to Nazul II	-99.72	126.27
Amount Paid to Pension Fund trust	11.47	47.03
<b>Closing Balance (Credit)</b>	<b>5,008.74</b>	<b>4,825.16</b>
<b>2) GENERAL PROVIDENT FUND</b>		
Opening Balance	1,376.88	1,421.01
Add: Additions to the Funds		
Contribution received (net) during the year including Interest on Contribution	142.44	221.80
Interest Earned on Investments	122.36	114.96
Add: Amount received/receivable during the year		
Gratuity Fund Trust	-10.00	
Pension Fund Trust	-0.64	3.88
Misc. Receipt		0.00
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year	-315.83	384.75
Provision on Investments	-8.00	
Premium on Purchase of Investment(net of discount)		0.00
Prior Period Adjustment		0.02
Misc. Expenditure	-0.03	0.00
NA II	-1.67	0.00
Balance transferred to trust account	-1,305.51	
<b>Closing Balance (Credit)</b>	<b>-</b>	<b>1,376.88</b>
<b>3) PERSONAL ACCIDENT INSURANCE POLICY FUND</b>		
Opening Balance	0.70	0.64
Add: Additions to the Funds		
Contribution received during the year	0.05	0.06
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year	-0.02	0.00
<b>Closing Balance (Credit)</b>	<b>0.72</b>	<b>0.70</b>
<b>4) BENEVOLENT FUND</b>		
Opening Balance	0.72	0.57
Add: Additions to the Funds		

<b>PARTICULARS</b>	<b>AS AT 31-March-2020</b>	<b>AS AT 31-March-2019</b>
Contribution received from employees	0.75	1.48
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year	-0.48	1.33
<b>Closing Balance (Credit)</b>	<b>0.99</b>	<b>0.72</b>
<b>5) LEAVE ENCASHMENT FUND</b>		
Opening Balance		<b>369.95</b>
Add: Additions to the Funds		
Interest Earned on Investment		57.30
Contribution during the year		-28.00
Receipt for Gratuity Fund Trust		0.00
Prior Period Adjustment		0.01
Received from Pension Fund		6.46
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year		66.12
Balance Transfer to Trust Account		339.60
<b>Closing Balance (Credit)</b>	<b>-</b>	<b>-</b>
<b>6) POST RETIREMENT MEDICAL FUND</b>		
Opening Balance		
Add: Additions to the Funds		498.12
Contribution during the year		52.29
Interest Earned on Investments		40.71
Amount received from Pension Fund Trust		9.25
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year		46.01
Prior Period Adjustment		0.00
Balance Transfer to Trust Account		534.26
<b>Closing Balance (Credit)</b>	<b>-</b>	<b>-</b>
<b>7) STAFF BENEFIT FUND</b>		
Opening Balance	<b>0.12</b>	<b>0.37</b>
Contribution during the year	0.40	0.25
Interest Earned on Investment	0.00	0.01
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year	-0.50	0.51
<b>Closing Balance (Credit)</b>	<b>0.02</b>	<b>0.12</b>
<b>8) CIVIL Works Maintenance Fund - Housing Scheme, 2010 onward</b>		
Opening Balance	<b>581.45</b>	<b>500.53</b>
Add: Additions to the Funds		
Contribution received from Allottees	24.46	47.39
Interest on investment	38.98	32.95
Discount on Purchase of Investment		0.58
Amount received from NA II	-	
Less: Utilization / Expenditure towards objectives of Funds		
Refund of OTM Collected	-13.14	
Amount Receivable from Pension Fund trust	-1.22	
Disbursement during the year		-
<b>Closing Balance (Credit)</b>	<b>630.53</b>	<b>581.45</b>
<b>9) Electrical work Maintenance Fund- Housing Scheme, 2014 onward</b>		
Opening Balance	<b>79.09</b>	<b>60.01</b>
Add: Additions to the Funds		



Contribution received from Allottees	8.82	15.75
Interest on Investment	4.19	3.33
Less: Utilization / Expenditure towards objectives of Funds		
Disbursement during the year		-
<b>Closing Balance (Credit)</b>	<b>92.10</b>	<b>79.09</b>
<b>10) YAMUNA POLLUTION PENALTY FUND</b>		
Opening Balance	<b>6.10</b>	<b>5.76</b>
Add: Additions to the Funds		
Interest Income	0.40	0.35
Less: Utilization / Expenditure towards objectives of Funds		
Prior Period Expenses		0.00
<b>Closing Balance (Credit)</b>	<b>6.50</b>	<b>6.10</b>
<b>11) Special Development Fund</b>		
Opening Balance		
Add: Additions to the Funds	3.00	
Less: Paid to NA-II	-2.86	
<b>Closing Balance (Credit)</b>	<b>0.14</b>	<b>-</b>
<b>12) EWS Housing Reserve</b>		
Opening Balance	389.87	791.76
Amount transferred from Reserves and Surplus	51.97	
Less: Utilization / recoverable		
Amount receivable from NA-II	-3.21	
Amount receivable from Pension Fund Trust	0.58	-9.03
Income & Expenses pertaining to EWS		
Income	177.41	55.93
Expenditure	-353.13	-448.79
<b>Closing Balance (Credit)</b>	<b>263.49</b>	<b>389.87</b>
<b>GRAND TOTAL</b>	<b>6,003.22</b>	<b>7,260.08</b>



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

**SCHEDULE-C**

(₹ in Crore)

PARTICULARS	AS AT 31-March-2020	AS AT 31-March-2019
<b>CURRENT LIABILITIES &amp; PROVISIONS</b>		
<b>A. CURRENT LIABILITIES:</b>		
<b>Sundry Creditors</b>		
- For Expenses	95.32	135.40
- For Land	555.79	183.83
Payable to Nazul-II	6,601.17	5,415.51
Payable to Post Retirement Medical Benefit Trust	146.87	84.11
Payable to General Provident Fund Trust		
Payable to Gratuity trust	31.81	
Payable to Pension Fund Trust	976.47	560.98
<b>B. OTHER LIABILITIES</b>		
Suspense Account	12.53	6.29
Other Liabilities	20.92	17.19
Deposits & Retentions	312.21	247.80
Earnest Money Deposits/ Registration Money(Housing and Commercial)	21.52	21.52
Advances from Allottees of various DDA Housing Schemes	645.76	337.19
Advances from Allottees - MOR Land	0.62	0.62
<b>C. PROVISIONS:</b>		
Interest accrued on Deposits	7.62	7.62
<b>D. STATUTORY LIABILITIES:</b>		
Overdue		-
Other	48.99	31.28
<b>TOTAL</b>	<b>9,477.58</b>	<b>7,049.33</b>



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

**SCHEDULE-D**  
(₹ in Crore)

PARTICULARS	GROSS BLOCK			DEPRECIATION				NET BLOCK			
	GROSS COST AS AT 31-Mar-2019	ADDITIONS	SALE/ADJUSTMENT	TOTAL AS AT 31-Mar-2020	ACC DEP AS AT 31-Mar-2019	DEP FOR THE YEAR	SALE/ADJUSTMENT	PRIOR PERIOD ADJUSTMENT	ACC DEP AS AT 31-Mar-2020	WDV AS AT 31-Mar-2020	WDV AS AT 31-Mar-2019
LAND	24.72	-	-	24.72	-	-	-	-	-	24.72	24.72
OFFICE BUILDINGS, STORES & GODOWNS	48.88			48.88	36.16	1.27			37.43	11.45	12.73
LET OUT PROPERTIES	44.65			44.65	37.99	0.67			38.65	5.99	6.66
COMMUNITY HALL/ PICNIC HUTS/TOURIST COMPLEX	50.19			50.19	20.19	3.00			23.19	27.00	30.00
STAFF QUARTER	127.46			127.46	35.49	4.60			40.09	87.38	91.97
MOTOR VEHICLES	7.14	0.25	(0.69)	6.70	5.03	0.34	(0.59)		4.78	1.92	2.11
OFFICE FURNITURE & FITTINGS	12.35	1.78		14.13	7.02	0.71			7.73	6.40	5.32
OTHER OFFICE EQUIPMENTS	4.41	0.80		5.22	3.56	0.25			3.80	1.41	0.86
ELECTRICAL INSTALLATIONS & EQUIPMENTS	8.80	0.14		8.94	7.72	0.18			7.91	1.03	1.08
PLANT & MACHINERY & OTHER EQUIPMENTS	0.40			0.40	0.38	0.00			0.38	0.02	0.02
PRINTING PRESS EQUIPMENTS	1.42			1.42	1.19	0.03			1.22	0.20	0.23
COMPUTERS	28.81	9.81		38.62	27.30	4.53			31.82	6.79	1.52
<b>TOTAL</b>	<b>359.24</b>	<b>12.78</b>	<b>(0.69)</b>	<b>371.34</b>	<b>182.02</b>	<b>15.59</b>	<b>(0.59)</b>		<b>197.02</b>	<b>174.31</b>	<b>177.22</b>
<b>PREVIOUS YEAR TOTAL</b>	<b>360.40</b>	<b>5.87</b>	<b>7.03</b>	<b>359.24</b>	<b>169.73</b>	<b>12.44</b>	<b>0.52</b>	<b>0.37</b>	<b>182.02</b>	<b>177.22</b>	<b>190.67</b>



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

**SCHEDULE-E**

(₹ in Crore)

PARTICULARS		AS AT 31-March-2020		AS AT 31-March-2019
<b>ASSETS OF EARMARKED/ENDOWMENT FUNDS</b>				
<b>Government Securities</b>				
(i) Central Govt. Securities				
General Provident Fund	-	-	719.67	719.67
(ii) State Govt. Securities				
Civil work maintenance fund	77.12		76.52	
Urban Development Fund	2,143.82		2,172.15	
EWS Housing Reserve	244.28		244.36	
General Provident Fund	-	2,465.22	261.95	2,754.98
<b>Debentures &amp; Bonds</b>				
General Provident Fund	-	-	196.90	196.90
<b>Mutual Funds</b>				
General Provident Fund	-	-	139.63	139.63
<b>In Fixed Deposits</b>				
Urban Development Fund	2,472.54		2,269.00	
Civil work maintenance fund	459.24		390.70	
Electrical work Maintenance Fund	62.76		48.00	
Yamuna Pollution Penalty Fund	5.95		5.58	
Restoration of Siri Fort forest area	1.22		1.14	
EWS Housing Reserve	236.00		265.00	
General Provident Fund	-	3,237.71	45.37	3,024.79
<b>In Saving Bank Accounts</b>				
Urban Development Fund	123.90		64.14	
General Provident Fund	-		36.77	
EWS Housing Reserve	27.97		1.28	
Restoration of siri Fort Forest Area	0.01		0.01	
Staff Benefit Fund	-		0.04	
Civil work maintenance fund	6.20		41.41	
Electrical work Maintenance Fund	2.25		13.22	
Yamuna Pollution Penalty Fund	0.26		0.24	
Special Development Fund	0.13			
Post Retirement Medical Fund		160.73	-	157.12





<b>Interest Accrued on Investments</b>				
Urban Development Fund	166.57		165.74	
Civil work maintenance fund	28.87		25.42	
Electrical work Maintenance Fund	2.54		2.12	
Restoration of siri Fort Forest Area	0.02		0.02	
Yamuna Pollution Penalty Fund	0.30		0.28	
EWS Housing Reserve	12.54		17.74	
General Provident Fund	-	210.84	42.94	254.25
<b>Special Deposit</b>				
EWS Housing Reserve			214.07	
UDF	-	-	60.00	274.07
<b>Other Assets - EWS Housing Reserve</b>				
1. Inventories				
Work in Progress - Houses under Construction	1,251.98		1,736.81	
Finished Stock - Houses Built Up	947.21		510.02	
2. Advance to Contractors	22.59	2,221.78	82.84	2,329.67
<b>Total</b>		<b>8,296.27</b>		<b>9,851.09</b>



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

**SCHEDULE-F**

(₹ in Crore)

PARTICULARS		AS AT 31-March-2020		AS AT 31-March-2019
<b>A. CURRENT ASSETS</b>				
<b>1. Inventories</b>				
Stores	5.16		5.16	
Land - Raw Land	19.07		19.07	
Work in Progress				
Land - Under Development	1.32		1.32	
Houses - Under Construction	6,905.47		6,078.49	
Commercial Estate - Under Construction	14.64		14.64	
Finished Stock -				
Developed Land	107.99		107.99	
Houses - Built Up(finished stock-housing)	4,988.99		3,308.11	
Commercial Estate - Built Up	505.36		517.15	
(Net of recoveries from allottees towards furniture, etc.)	467.55	13,015.54	467.55	10,519.47
<b>2. Sundry Debtors</b>		<b>493.65</b>		<b>494.86</b>
.				
<b>3. Cash &amp; Bank Balances -</b>				
Cash in hand	0.27		0.00	
Bank Balances - with Scheduled Banks -				
In Saving Bank Account	1,911.83		887.91	
Remittance in Transit	4.88		54.69	
Less : Balances pertaining to transactions of				
Nazul I	-4.67		-4.67	
Nazul II	-1,591.71		-326.81	
Special Deposit Nazul II	-		-333.00	
			<b>278.12</b>	
In Deposit Account - General Investment	0.17	320.78	0.17	278.29
<b>4. Investments in Insurance Companies</b>	<b>0.28</b>	<b>0.28</b>	<b>93.94</b>	<b>93.94</b>
<b>5. Reserve Fund Investment and Bank Balances</b>				
Contingency Reserve Fund				
Bank Balance		19.85		15.71
Fixed Deposits with Banks	632.00		576.00	
Govt. Securities	610.82	1,242.82	582.01	1,158.01
<b>B. LOANS, ADVANCES &amp; OTHER ASSETS</b>				
<b>1. Loans</b>				
(a) Staff	4.36		1.67	



(b) Future Hire Purchase Instalments	98.70		57.89	
Less : Future Interest	-42.27		-22.56	
	56.43	60.79	35.33	37.00
<b>2. Advances recoverable in cash or in kind or for value to be received/adjusted</b>				
Advances to Contractors	229.37		322.86	
Deposit Works	152.74		129.60	
Input VAT recoverable	0.10		0.01	
Vat Refundable			0.09	
Income Tax Refund Receivable	87.52		87.52	
Recoverable from Leave Encashment Fund Trust	68.88		99.62	
Recoverable from Gratuity Fund trust			55.98	
Recoverable from General Provident Fund Trust	17.11			
Deposit with Income Tax Authority	2,015.86		1,878.54	
Recoverable from Nazul I	386.40		361.28	
Service Tax Authority	23.86		23.86	
Advances with Municipal Tax Authority	195.86		195.86	
Other Miscellaneous Advances/Recoverables	34.63	3,212.34	40.96	3,196.18
<b>3. Interest accrued on General Investments</b>		0.01		0.01
<b>4. Interest accrued on Reserve Fund Investments</b>		53.79		48.59
<b>5. Interest Accrued on Saving Bank Interest</b>		3.18		3.53
<b>6. Interest Accrued on Contractor Advances</b>		32.88		19.01
<b>TOTAL</b>		<b>18,455.91</b>		<b>15,864.60</b>



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

(₹ in Crore)

PARTICULARS		AS AT 31-March-2020		AS AT 31-March-2019
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**SCHEDULE-G**

<b>INCOME FROM SALES / SERVICES</b>				
Premia from Sale of Land		26.83		0.06
Sale of Houses				
EWS	43.98			
Others	503.76	547.74		602.97
Sale of Shops		45.55		8.29
License Fee		91.85		58.75
Interest on Hire Purchase Instalments		1.06		6.39
<b>Total</b>		<b>713.04</b>		<b>676.45</b>

**SCHEDULE-H**

<b>INCOME FROM INVESTMENTS &amp; SAVING BANK A/Cs</b>				
Income from General Investments		1.44		6.76
Saving Bank Interest-GDA		9.95		14.49
EWS Houses Reserve		49.92		55.93
Contingency Reserve Fund		96.84		84.04
Restoration of siri Fort Forest Area		0.08		0.07
Civil Works Maintenance Fund	38.98		32.95	
Urban Development Fund	361.18		359.84	
General Provident Fund	122.36		114.96	
Leave Encashment Fund	-		57.30	
Post Retirement Medical Fund	-		40.71	
Electrical work Maintenance Fund	4.19		3.33	
Yamuna Pollution Penalty Fund	0.40		0.35	
Staff Benefit Fund	0.00		0.01	
Total	527.12		609.43	
Less : Transfer to Earmarked Funds	-527.12	-	-609.43	-
<b>Total</b>		<b>158.23</b>		<b>161.29</b>

**SCHEDULE-I**

<b>OTHER INCOME</b>				
Ground Rent		7.96		3.99
Service Charges		2.91		0.82
Building Plan Fee		0.13		3.03
Deficiency and Restoration Charges		17.14		
Other Housing Receipts		35.50		17.65
Interest Income from Nazul - I		12.66		15.02
Other Revenue		127.59		209.46
<b>Total</b>		<b>203.89</b>		<b>249.96</b>



### SCHEDULE-J.1

<b>INCREASE IN STOCK &amp; WORK IN PROGRESS - EWS</b>				
<b>Closing - Stock &amp; Work in Progress</b>				
Work in Progress -				
Houses - Under Construction	1,251.98		1,736.81	
Finished Stock -				
Houses - Built Up	947.21	2,199.19	400.01	2,136.82
<b>Opening - Stock &amp; Work in Progress</b>				
Work in Progress -				
Houses - Under Construction	1,736.81		446.31	
Finished Stock -				
Houses - Built Up	400.01	2,136.82	212.68	658.99
<b>Increase/ (Decrease) in Stock &amp; Work in Progress</b>		<b>83.51</b>		<b>1,477.83</b>

### SCHEDULE-J.2

<b>INCREASE IN STOCK &amp; WORK IN PROGRESS</b>				
<b>Closing - Stock &amp; Work in Progress</b>				
Stores	5.16		5.16	
Stock in Trade				
Land - Raw Land	19.07		19.07	
Work in Progress -				
Land - Under Development	1.32		1.32	
Houses - Under Construction	6,905.47		6,078.49	
Commercial Estate - Under Construction	14.64		14.64	
Finished Stock -				
Developed Land	107.99		107.99	
Houses - Built Up	4,988.99		3,418.12	
Commercial Estate - Built Up	505.36		517.15	
CWG flats	467.55	13,015.54	467.55	10,629.48
<b>Opening - Stock &amp; Work in Progress</b>				
Stores	5.16		5.16	
Stock in Trade				
Land - Raw Land	19.07		19.07	
Work in Progress -				
Land - Under Development	1.32		1.32	
Houses - Under Construction	6,078.49		5,998.84	
Commercial Estate - Under Construction	14.64		15.92	
Finished Stock -				
Developed Land	107.99		107.99	
Houses - Built Up	3,418.12		2,587.47	
Commercial Estate - Built Up	517.15		505.10	
CWG flats	467.55	10,629.48	467.55	9,708.41
<b>Increase/ (Decrease) in Stock &amp; Work in Progress</b>		<b>2,398.20</b>		<b>921.07</b>



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

(₹ in Crore)

PARTICULARS		AS AT 31-March-2020		AS AT 31-March-2019
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**SCHEDULE-K**

<b>ESTABLISHMENT</b>				
Pay & Allowances	391.64		409.09	
Travel & Conveyance	3.02		6.81	
Medical Expenses	14.20		19.76	
Exgratia	6.00		0.57	
Employer Contribution to Gratuity Fund	89.29		22.94	
Employer Contribution to Pension Fund	623.49		559.01	
Contribution to Post Retirement Medical Fund	87.27		52.29	
Contribution to Leave Encashment Fund	-6.67		-28.00	
Contribution to Benevolent Fund	0.08			
Contribution to New Pension Scheme	7.79		4.00	
Staff Welfare	1.27		0.74	
<b>ADMINISTRATION</b>				
Fees & Honorarium	9.77		8.31	
Entertainment	0.63		0.62	
Law Charges	5.33		8.02	
Vehicle Running & Maintenance	5.86		4.82	
Repairs & Maintenance - Others	10.06		0.94	
Printing, Stationery & Advertisement	30.56		27.59	
Rates & Taxes	1.09		2.23	
Telephones	1.90		2.53	
Loss on Sale of Fixed assets	-		0.08	
Interest on Registration Money	0.02		1.11	
Audit Fees	0.11			
Other Miscellaneous Expenses	5.31	1,288.01	27.87	1,131.34
Less : Recoveries from Works & Other Accounts -				
Works	-98.12		129.90	
Delhi Master Plan	-0.89		0.88	
Nazul I	-5.20		3.90	
Nazul II	-465.16	-569.37	381.99	516.67
<b>Total</b>		<b>718.64</b>		<b>614.67</b>

**SCHEDULE-L**

<b>PRIOR PERIOD &amp; EXTRAORDINARY ITEMS</b>				
<b>A) PRIOR PERIOD ITEMS:</b>				
<b>PRIOR PERIOD INCOME</b>				
1) Houses - Built Up	-12.14		-	
2) Work in Progress- Houses and Commercial Estate			4.83	
3) Sale of Houses	0.82		17.59	
4) Interest from Nazul I			115.62	
5) Others		-11.32	3.69	141.73
<b>Less:-PRIOR PERIOD EXPENSE</b>				
1) Houses - Built Up - EWS	-21.14		-	
2) Interest to Nazul II			-9.18	
3) Others		-21.14	-33.55	-42.72
<b>TOTAL</b>		<b>-32.46</b>		<b>99.01</b>



**DELHI DEVELOPMENT AUTHORITY  
GENERAL DEVELOPMENT ACCOUNT**

**SCHEDULES FORMING PART OF FINANCIAL STATEMENTS**

**STATEMENT SHOWING CLOSING BALANCE OF CASH & BANK AS AT 31 MARCH, 2020**

**SCHEDULE-M**

(₹ in Crore)

DEPARTMENT	CASH IN HAND	CHEQUES ISSUED BUT NOT DEBIT-ED BY BANK	CHEQUES RECEIVED BUT NOT CREDITTED BY BANK	DEBIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK	CREDIT GIVEN BY BANK BUT NOT AC-COUNTED FOR IN CASH BOOK	BALANCE AS PER CASH BOOK	BALANCE AS PER BANK STATEMENT
CAU EAST ZONE	0.04	2.24	-0.00	0.00	0.00	28.56	30.81
CAU DWARKA	0.00	0.71	0.02	0.20	0.07	53.85	54.40
CAU ROHINI	0.07	0.60	0.14	0.74	0.42	53.05	53.19
CAU NORTH ZONE		5.91	0.30	0.34	0.89	42.15	48.31
CAU SOUTH ZONE	0.09	2.34	0.01	0.08	0.12	38.38	40.75
CAU CWG	0.00	1.95	-	0.00	0.00	1.09	3.04
CAU FLYOVER	0.02	0.49		0.00	0.00	1.00	1.49
A.O. SPORTS	0.02	9.93	0.19	0.01	1.91	33.14	44.78
PAO ENGG	0.03	0.01		0.02	0.00	10.68	10.66
BHIKAJI CAMA							-
CAU MPR	0.01	0.41	0.00	0.00		7.44	7.84
UTTIPEC	0.00				0.00	0.40	0.40
AO (MEDICAL)		0.13		0.00	0.01	3.03	3.18
Cash (Housing)				0.03	0.00	92.33	92.31
Staff benefit fund						0.08	0.08
Cash (Main)		4.97	16.02	31.50	54.07	1,546.65	1,558.18
<b>Earmarked funds</b>							
General Provident Fund		0.96	0.14	2.15	0.51	67.94	67.13
Gratuity		1.02		0.01		25.04	26.06
Pension		1.23		0.02		92.36	93.57
PRMS		0.84		0.00	0.02	50.53	51.38
Leave Encashment fund		0.98		0.00	0.01	10.95	11.94
Urban Development Fund			0.00	0.61	0.01	123.90	123.30
Contingency Fund				0.00		19.85	19.85
EWS Fund						27.97	27.97
Yamuan Pollution Penalty A/C			0.00			0.26	0.26
Restoration of siri Fort Forest Area						0.01	0.01
Civil Maintenance Fund						6.20	6.20
Electrical Maintenance Fund						2.25	2.25
Special Development Fund						0.13	0.13
Total	0.27	34.73	16.81	35.71	58.04	2,339.23	2,379.20
REMMITANCE IN TRANSIT						6.04	

CASH IN HAND	0.27
BANK BALANCE AS PER CASH BOOK	2,339.23
REMITTANCE IN TRANSIT	6.04
<b>TOTAL</b>	<b>2,345.54</b>
LESS: BALANCE OF TRANSACTIONS	
NAZUL I	4.67
NAZUL II	1,591.71
PENSION	92.36
GRATUITY	25.04
LEAVE ENCASHMENT	12.11
PRMB	50.53
GPF	67.94
<b>CLOSING BALANCE</b>	<b>501.18</b>



**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS 2019-20**  
**SCHEDULE - N**  
**SIGNIFICANT ACCOUNTING POLICIES**

**1) BASIS OF PRESENTATION**

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

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

**2) BASIS OF PREPARATION OF ACCOUNTS**

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

**3) FORMAT OF FINANCIAL STATEMENT**

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

**4) FIXED ASSETS**

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

**5) DEPRECIATION**

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





## 6) INVENTORIES:

Inventories are valued at lower of cost or net realizable value

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

## 7) REVENUE RECOGNITION

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

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

## 8) STORE

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

## 9) INTEREST/COMPENSATION PAYMENT TO ALLOTTEES

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

## 10) DEFICIENCY CHARGES

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

## 11) RECOVERIES / PAYMENTS TO NAZUL ACCOUNTS

### A. Recovery of Establishment & General Administrative costs:

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

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

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

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

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

## 12) COMPENSATION/ ARBITRATION AWARDS

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

## 13) RECOVERIES AGAINST SPECIFIED LIABILITIES / FUNDS

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

## 14) EMPLOYEE'S SCHEMES AND RETIREMENT BENEFITS

- a. Employee's contribution towards General Provident Fund Scheme is credited to the General Provident Fund Account and is invested in approved securities as per prescribed guidelines. Interest accrued on the accumulated contribution, payments, advances and interest earned on the investment of the fund are adjusted to the Fund Balance.
- b. Amounts contributed towards Gratuity and Pension has been made on actuarial valuation at the year end 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 Post Retirement Medical Benefits Fund Trust, Delhi Development Authority have been drawn up. Investments are made from the respective Trust Fund in approved securities. Payment of pension, gratuity, Leave Encashment and Post Retirement Medical Benefits



and interest earned on the investments of the funds are adjusted in the respective Trust Fund Accounts.

## 15) EARMARKED FUNDS

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

### a. **Urban Development Fund:**

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

### b. **Personal Accident Insurance Policy Fund:**

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

### c. **General Provident Fund:**

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

### d. **Benevolent Fund:**

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

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

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

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

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

### g. **Yamuna Pollution Penalty Fund:**

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

### h. **EWS Houses Reserve**

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

**16) SPECIAL RESERVES**

**a. Reserve For House Fire Risk**

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

**b. Contingency Reserve Fund**

This represents fund retained for meeting any future contingencies.

**17) INVESTMENTS AND INTEREST INCOME**

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

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

Sd/-  
Dir. (Fin.)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS 2019-20**  
**SCHEDULE O**  
**NOTES TO ACCOUNTS**

1. Unexpired Capital Commitment at the year end, in respect of major capital contracts ₹ 4.54 crore (Previous Year ₹ 4.54 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 ₹ 3751.18 crore (Previous Year ₹ 3304.06 crore).

Other than above, there are 4855 court cases as at 31-March-2020 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 years 2003-04 to 2016-17, the Assessing Officer has not allowed the benefit of exemption under section 11 of the Act and taxed its income even though in the opinion of the management, the Authority meets all the conditions stipulated in the said section for exemption under the Income Tax Law. DDA has also filed an application for the notification of income tax exemption U/s 10(46) of the Income Tax Act, 1961, outcome of which is pending as at 31-March-2020.

There is a subsisting demand of ₹ 2939.09 crore in the said assessment years which are disputed in appeals before the Income Tax Appellate Tribunal (for assessment years 2003-04 and 2005-06 to 2015-16) and Commissioner (Appeals) (assessment year 2016-17 and 2017-18). 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.

The Authority has deposited ₹ 2015.86 crore (including adjustment of income tax refunds of ₹ 3.65 crore) with the Income Tax Authority up to 31-March-2020, against the total demand of ₹ 2939.09 crore to meet the requirement of stay order granted by Assessing Officer and Hon’ble Income Tax Appellate Tribunal, Delhi. Further, if above tax liability is ultimately confirmed, interest and penalty also may entail, as per the provisions of the Income Tax Act, 1961.

Since the demand is under dispute, the Authority has not made any provision in the books of account towards income tax on its income for the year and for the demands aggregating to ₹ 2939.05 crore for the assessment years 2003-04 and 2005-06 to 2017-18.

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.”

c. Demand due to TDS default of ₹ 0.87 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 ₹ 195.85 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 set aside 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 brought 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.

The DDA has paid ₹14.15 crore (₹ 10.07 crore previous year) to MCDs on account of property tax & service charges for the year 2019-20. This amount includes ₹ 13.06crore (₹ 8.15 crore Previous Year) on vacant land of Nazul account and ₹ 6.64 crore (₹ 1.92 crore Previous Year) on DDA built up properties. These amounts are charged in the respective accounts.

- e. The Office of Joint Labour Commissioner has vide its notice dated 29-April-2013 demanded an amount to ₹ 25.34 crore pertaining to the period from 1-Jan-1996 to 31- March-2013 towards labour cess for various construction projects in DDA raised based on report submitted by the CAG. DDA has filed written submission against the said demand on which decision is pending before Joint Labour Commissioner. During the year there is no change in the status of the case, accordingly, no provision regarding the same is considered necessary in the books.
- f. The Commissioner Service Tax, Delhi vide order dated 30-April-2013 adjudicated and confirmed a demand of service tax of ₹ 949.60 crore on receipts of disposal of undeveloped and developed Nazul II lands and ground rent on GDA, Nazul I & Nazul II for the years from 1-April-2005 to 31-March-2012 treating the same as "Renting of Immovable Properties" and has also raised a demand for interest of ₹ 553.06 crore and imposed penalty of ₹ 845.95 crore on the same. The Authority has challenged the said order before the Customs, Excise and Service Tax Tribunal.

Customs, Excise and Service Tax Tribunal has set aside the above impugned orders and remanded back to the original authority for a fresh decision; vide order dt. 24-April-2017

Further for the years 2013-14 and 2014-15 commissioner Service Tax, Delhi has vide 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-2020.

Income Tax exemption for the “Delhi Development Authority General Provident 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.

#### 4. Employee Benefits:

- i) The Authority has got the Actuarial valuation of its Gratuity liability as on 31-March-2020 of ₹ 535.64 crore (Previous Year ₹ 542.69 crore). The contribution towards Gratuity Fund of ₹ 89.29 crore (Previous Year ₹ 22.94 crore) for the financial year 2019-20 on the basis of Actuarial Valuation includes the share of Nazul I of ₹ 0.25 crore (Previous Year ₹ 0.04 crore) and the share of Nazul II of ₹ 33.89 crore (Previous Year ₹ 8.37 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-2020 of ₹ 6863.58 crore (Previous Year ₹ 6396.75 crore). The contribution towards Pension Fund of ₹ 623.49 crore (Previous Year ₹ 559.01 crore) for the financial year 2019-20 on the basis of Actuarial Valuation includes the shares of Nazul I of ₹ 1.74 crore (Previous Year ₹ 1.06 crore) and Nazul II of ₹ 236.68 crore (Previous Year ₹ 204.00 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-2020 of ₹ 299.07 crore (Previous Year ₹ 345.14 crore). The contribution towards Leave Encashment Fund of ₹ (-)66.74 crore (Previous Year ₹ (-)28.00 crore) for the financial year 2019-20 on the basis of Actuarial Valuation includes the share of Nazul I of ₹ (-)0.02 crore (Previous Year ₹ (-)0.05 crore) and the share of Nazul II of ₹ (-)2.53 crore (Previous Year ₹ (-)10.21 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-2020 ₹ 606.40 crore (Previous Year ₹ 544.85 crore), and accordingly employer contribution is provided ₹ 87.27 crore (Previous Year ₹ (-)52.29 crore), for the financial year 2019-20 on the basis of Actuarial Valuation, which includes the share of Nazul I of ₹ 0.24 crore (Previous Year ₹ (-)0.09 crore) and the share of Nazul II of ₹ 33.13 crore (Previous Year ₹ (-)19.08 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, is ₹ 12.53 crore (Previous Year ₹ 6.29 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 ₹ 571.50 crore).
Delhi Jal Board	₹ 56.93 crore (Previous year ₹ 7.20)
NDMC	₹ 49.33 crore (Previous year ₹ 51.15)
SDMC	₹13.83 crore (Previous year ₹ 8.00 crore)
CPWD	₹ 12.17 crore (Previous Year ₹ 114.70 crore)
EDMC	₹ 41.72 crore (Previous year ₹ 12.00 crore)
Northern Railways	₹ 1.03 Crore (Previous Year ₹ NIL)
Delhi urban arts commission	₹ 1.00 Crore (Previous Year ₹ NIL),
DDA	₹ 72.93 Crore (previous Year ₹ 103.59 Crore).

**8. Reserve Fund :**

Contingency Reserve at the year ended 31-March-2020 is ₹ 1316.27 crore, against this fund investment is ₹ 1242.82 crore and bank balance is ₹ 19.85 crore and accrued interest is ₹ 53.78 crore.

**9. Earmarked Funds:**

- i) The total amount of the UDF Fund for the year ended 31-March-2020 is ₹ 5008.73 crore and against this fund the assets of ₹ 4906.83 crore comprises of investment of ₹ 4616.35 crore, bank balances of ₹ 123.89 crore, Accrued Interest of ₹ 166.57 crore.
  - ii) The total amount of the DDA Staff Benefit Fund for the year ended 31-March-2020 is ₹ 0.02 Crores. against this fund the assets is Nil.
  - iii) The total amount of the Civil Work Maintenance Fund for the year ended 31-March-2019 is ₹ 630.53 crore and against this fund the assets is total of ₹ 536.35 crore comprises investment ₹ 534.05 crore, Bank Balance of ₹ 6.20 crore and Accrued Interest of ₹ 28.87 crore.
  - iv) The total amount of the Electrical Work Maintenance Fund for the year ended 31-March-2020 is ₹ 92.10 crore and against this fund assets are total of ₹ 65.00 crore comprises investment ₹ 62.76 crore, Bank Balance of ₹ 2.24 crore and Accrued Interest of ₹ 2.54 crore.
  - v) The total amount of the Yamuna Pollution Penalty Fund for the year ended 31-March-2020 is ₹ 6.50 crore and against this fund the assets is total of ₹ 6.50 crore comprises investment ₹ 5.95 crore, bank balance of ₹ 0.26 crore and Accrued Interest of ₹ 0.30 crore.
  - vi) EWS Housing Reserve balance as at 31-March-2020 is ₹ 263.49 crore, and against this fund the assets are total of ₹ 2748.38 crore which comprises investments of ₹ 480.28 crore, bank balance of ₹ 27.96 crore, accrued interest of ₹ 12.54 crore, Inventories of ₹ 2199.19 crore and advance to contractors of ₹ 22.59 crore.
  - vii) The total amount of the special development fund for the year ended 31-March-2020 is ₹ 0.13 crore & against this fund the assets is total is ₹ 0.13 crore which comprises of bank balance of ₹ 0.13 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-2020, 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 ₹ 297.16 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 ₹ 12.66 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 01-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. During the previous year i.e. FY 2018-19, 8164 LIG housing flats and 960 EWS housing flats transferred to Finished Inventory on the basis of tentative cost of construction calculated by the engineer in charge,

including land cost and departmental charges. The final costing pertaining to the same was carried out during the current year and the differential impact was booked through income and expenditure account as prior period adjustment.

18. 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.
19. 26AS Statement of TDS deducted by the payees from the payments last available near the date of finalization has been reconciled and accounted for.
20. 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 31.03.2019 and shall be amortized over the period of investment.
21. Previous year figures have been regrouped / reclassified wherever necessary to conform to this year's classification.
22. Schedules 'A' to 'P' form an integral part of the Annual Accounts.
23. 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" and "DDA General Provident Fund Trust" are furnished in Annexure-P.

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

Sd/-  
Dir. (Fin.)/Consultant

Sd/-  
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY**  
**DETAILS OF INVESTMENTS AND BANK BALANCE AS AT 31-MARCH-2020**

**SCHEDULE-P**

(₹ in Crore)

Head of Account	Total of GDA, NA-I, NA-II and Trusts	General Development Account										Sub Total Of GDA	
		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			
FDs	7,433.52	2,472.54		632.00	5.95	236.00	459.24	62.76	1.22				3,869.71
Special Deposit	-												-
Govt. Securities	2,403.47			610.82									610.82
State Govt. Securities	6,561.63	2,143.82				244.28	77.12						2,465.22
Mutual Funds	305.50												-
Commercial Paper	-												-
Money Market	-												-
Debtenture & Bonds	702.47												-
Deposit with LIC/Other insurance companies	4,787.44		0.28										0.28
<b>TOTAL</b>	<b>22,194.03</b>	<b>4,616.36</b>	<b>0.28</b>	<b>1,242.82</b>	<b>5.95</b>	<b>480.28</b>	<b>536.36</b>	<b>62.76</b>	<b>1.22</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,946.03</b>
Cash in Hand	0.11		0.11										0.11
Saving Banks	2,345.64	123.90	320.67	19.85	0.26	27.97	6.20	2.25	0.01	0.13			501.24
<b>Grand Total</b>	<b>24,539.79</b>	<b>4,740.26</b>	<b>321.06</b>	<b>1,262.67</b>	<b>6.21</b>	<b>508.25</b>	<b>542.56</b>	<b>65.01</b>	<b>1.23</b>	<b>0.13</b>	<b>0.13</b>	<b>0.13</b>	<b>7,447.38</b>
<b>TRUSTS</b>													
<b>Nazul - II Account</b>													
Head of Account	Nazul - I Account	Nazul - II Account											
	Cash Bal. invest.	NA-II General Investment	Escrow (EWS)	Urban Heritage Fund	Escrow (EAR)	Sub total Nazul II	Leave Encashment Fund	PRMB Trust	Pension Trust	Gratuity Fund Trust	General Provident Fund		
FDs		3,443.01	72.00	0.43	3.01	3,518.45					45.37		
Special Deposit													
Govt. Securities							153.00	137.00	687.25	111.00	704.40		
State Govt. Securities		3,315.78				3,315.78	10.00	47.50	382.97	102.27	237.90		
Mutual Funds							48.60	62.00	79.10	25.04	90.75		
Commercial Paper													
Money Market													
Debtenture & Bonds							56.90	90.50	350.67	70.00	134.40		
Deposit with LIC/Other insurance companies							59.90	45.52	4,507.61	174.12			
<b>TOTAL</b>	<b>-</b>	<b>6,758.78</b>	<b>72.00</b>	<b>0.43</b>	<b>3.01</b>	<b>6,834.22</b>	<b>328.40</b>	<b>382.53</b>	<b>6,007.60</b>	<b>482.43</b>	<b>1,212.82</b>	<b>-</b>	<b>-</b>
Cash in Hand													
Saving Banks	4.67	1,591.71				1,591.71	12.11	50.57	92.36	25.04	67.94		
<b>Grand Total</b>	<b>4.67</b>	<b>8,350.65</b>	<b>72.00</b>	<b>0.43</b>	<b>3.01</b>	<b>8,425.93</b>	<b>340.51</b>	<b>433.10</b>	<b>6,099.96</b>	<b>507.47</b>	<b>1,280.77</b>	<b>-</b>	<b>-</b>

**NAZUL ACCOUNT-I**  
**For the Year**  
**2019-2020**



**DELHI DEVELOPMENT AUTHORITY**



**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 2019-20**  
**NAZUL ACCOUNT - I**  
**BALANCE SHEET AS AT 31st MARCH, 2020**

(₹ in Crore)

LIABILITIES				ASSETS					
Sr. No.	Head of Account	Schedule	2019-20	2018-19	Sr. No.	Head of Account	Schedule	2019-20	2018-19
I	Accumulated surplus funds payable to govt. under clause 9 of Nazul Agreement 1937	A	23.72	24.61	I	Cash & Bank Balance		4.67	4.67
II	Amount received from other account		357.54	361.28	III	Accumulated Expenditure on Land & works		19.94	19.94
III	Sundry Creditors	B	2.77	0.18	IV	Sundry Debtors	D	105.91	106.04
IV	Excess of Assets over Liabilities as per last Balance sheet		(30.24)	(30.24)	V	Property	E	0.34	0.36
V	Excess of Income over Expenditure during the year - Part I		2.93	1.04	VI	Excess of Expenditure over Income (Part II)		222.77	222.77
VI	Amount transferred to Accumulated receipts under Nazul Agreement		(3.10)	(3.10)	VII	Others Assets		-	-
VII	Other liability	C			VIII	Difference in opening balances		-	-
	<b>TOTAL</b>		<b>353.63</b>	<b>353.77</b>		<b>TOTAL</b>		<b>353.63</b>	<b>353.77</b>

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

Sd/-  
**Dir.(Fin.)/Consultant**

Sd/-  
**Chief Accounts Officer**





**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 2019-20**  
**NAZUL ACCOUNT - I**  
**INCOME & EXPENDITURE FOR THE YEAR ENDING 31st MARCH, 2020**

(₹ in Crore)

Sr. No.	Head of Account	Expenditure			Income		
		2019-20	2018-19	Sr. No.	Head of Account	2019-20	2018-19
I	Accumulated expenditure on land & works as on 01.04.2017		19.94	I	Receipts from disposal of Land-premia	4.09	1.04
II	Expenditure on Land and Works	0.00		II	Land transferred from L & DO		-
III	Excess of Income over Expenditure(Part-I)			III	Interest in Investment		-
IV	Cost of Administration			IV	Accumulated expenditure on land & works		19.94
				V	Revenue		-
	i) Officers	1.53	1.26	a)	Ground Rent	7.44	5.81
	ii) Estt.	2.41	2.48	b)	Other Receipt	1.37	0.11
	iii) Other Charges	0.54	0.61	c)	Damages	3.12	(0.00)
	iv) Pension Contribution	1.75	1.06	d)	Prior Period Income	0.06	0.43
	v) Gratuity Contribution	0.25	0.04	e)	Other Nazul Revenue		-
	vi) Leave Encashment Contribution	(0.02)	(0.05)	VI	License Fees	0.00	-
	vii) Post Retirement Medical Scheme	0.24	0.10				
	viii) New Pension Scheme	0.02	0.01				
	ix) General Provident Fund Contribution						
	x) Benevolent Fund Contribution						
	Less: Estt. Charges recovered from works	(1.52)	(1.60)				
V	Payment of Nazul Revenue to govt.	0.01	0.01				
VI	Depreciation	0.03	0.03				
VII	Interest to General Development Account (GDA)	-	15.02				
VIII	Misc. Expenditure incurred on maintenance of various schemes	0.14	7.33				
IX	Prior Period Expenses	-	115.67				
X	Horticulture works	8.82	-				
XI	Excess of Income over Expenditure (Part II)	1.89	(134.57)				
	<b>Total</b>	<b>16.08</b>	<b>27.34</b>		<b>Total</b>	<b>16.08</b>	<b>27.34</b>

Sd/- Sd/-  
**Sr. AO (A/Cs) Main** **Chief Accounts Officer**  
**Dir. (Fin.)/Consultant**

**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 2019-20**  
**NAZUL ACCOUNT - I**

**RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31st MARCH, 2020**

(₹ in Crore)

Sr. No.	Receipts			Payment			
	Head of Account	Actual Receipts (2019-20)	Actual Receipts (2018-19)	Sr. No.	Head of Account	Actual Payments (2019-20)	Actual Payments (2018-19)
I	Revenue from works and Dev. Schemes			I	Share cost of administration	4.48	4.34
	a) Premia	4.21	1.03		Less: Estt. Charges received from works	(1.52)	(1.60)
	b) Ground Rent	7.44	5.81			2.96	2.74
	c) Other Receipts	0.01	0.11			-	-
		-	-			-	-
II	Damages	3.22	2.18	II	Expenditure on works and Dev. Schemes	8.96	7.33
		-	-	III	Misc. Expenditure	-	-
III	Other Nazul Revenue	-	-	IV	Payment of Nazul Revenue	0.01	0.01
	a) Revenue from Agriculture land, Other Land	-	-			-	-
	b) Other Revenue	1.33	0.43	V	Interest on Loan	-	-
IV	Delhi Master Plan	-	-	VI	Delhi Master Plan	0.89	0.88
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	-	-	IX	Development and Construction of Lakes around Delhi	-	-
VIII	Development and Construction of Lakes around Delhi	-	-	X	Land transferred from L & D	-	-
IX	Debt Receipts	-	-			-	-
	<b>Total</b>	<b>16.21</b>	<b>9.56</b>		<b>Total</b>	<b>12.82</b>	<b>10.97</b>









**DELHI DEVELOPMENT AUTHORITY  
NAZUL ACCOUNT - I**

**SCHEDULE-A**

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

(₹ in Crore)

Particulars	2019-20	2018-19
Transfer of funds upto 31.03.2018	52.58	49.49
Add: Amount transferred during the year under		3.10
<b>(A) BALANCE</b>	<b>52.58</b>	<b>52.58</b>
Total Expenditure incurred on Old Delhi Master Plan/ Zonal Plan up to 31.03.2018	25.47	24.59
Add: Expenditure during 2018-19	0.89	0.88
Less: Receipts on a/c of Sale Proceeds during the year		
<b>Net Expenditure on Delhi Master Plan/Zonal Plan(a)</b>	<b>26.37</b>	<b>25.47</b>
Total Expenditure incurred on New Delhi Master Plan/ Zonal Plan up to 31.03.2017	2.50	2.50
Add: Expenditure during 2017-18		
Less: Receipts on a/c of Sale Proceeds during the year		
<b>Net Expenditure on Delhi Master Plan/Zonal Plan(b)</b>	<b>2.50</b>	<b>2.50</b>
<b>(B) TOTAL EXPENDITURE (a+b)</b>	<b>28.87</b>	<b>27.97</b>
<b>Balance carried forward to Balance Sheet (A-B)</b>	<b>23.72</b>	<b>24.61</b>

**SCHEDULE-B**

**STATEMENT OF SUNDRY CREDITORS AS ON 31.03.2020**

(₹ in Crore)

Particulars	2019-20	(₹ in Crore) 2018-19
Administration Pay & other charges	0.18	0.18
AMOUNT PAYABLE TO NAZUL-II	2.59	
<b>Total</b>	<b>2.77</b>	<b>0.18</b>



**DELHI DEVELOPMENT AUTHORITY  
NAZUL ACCOUNT -I**

**SCHEDULE-C**

**STATEMENT OF OTHER LIABILITY AS ON 31.03.2020**

(₹ in Crore)

Sr. No.	Particulars	2019-20	2018-19
1	Duties and Taxes		
	Labour Cess	-	
	TDS on CGST	-	
	TDS on SGST	-	
2	Deposits and Retentions	-	
	Deposit Part II	0.00	
3	STATUTORY LIABILITY	-	
	TDS Payable on Contractor	-	
	TDS Payable on Salary	-	
4	Miscellaneous	-	
	<b>TOTAL</b>	<b>0.00</b>	

**SCHEDULE-D**

**STATEMENT OF SUNDRY DEBTORS AS ON 31.03.2020**

(₹ in Crore)

Sr. No.	Particulars	2019-20	2018-19
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	0.29
VI	Land transferred to L&D/Gaon sabha	0.00	0.00
	<b>Total</b>	<b>105.91</b>	<b>106.04</b>



DELHI DEVELOPMENT AUTHORITY  
NAZUL ACCOUNT - I

SCHEDULE-E

STATEMENT OF PROPERTY AS ON 31.03.2020

(₹ in Crore)

Sr. No.	Particulars of Property	Depreciation			Closing Balance 31-03-2020	
		Opening Balance UPTO 01-04-2019	Additions	Total UPTO 31-03-2020		
I	Motor Vehicles	0.05		0.05	0.01	0.04
II	Furniture	0.04		0.04	0.00	0.04
III	Other Office equipment	0.02		0.02	0.00	0.02
IV	Survey and Drawing instruments	0.00		0.00	0.00	0.00
V	Staff Quarters	0.23		0.23	0.01	0.22
VI	D/o 128 Acres of Land for Temp. Junk	0.01		0.01		0.01
	Mkt. at Jhandewalan	-		-		-
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
	<b>Total</b>	<b>0.36</b>		<b>0.36</b>	<b>0.03</b>	<b>0.34</b>



**NAZUL ACCOUNT-II**  
**For the Year**  
**2019-2020**



**DELHI DEVELOPMENT AUTHORITY**



**ANNUAL ACCOUNTS FOR THE YEAR 2019-20**  
**NAZUL ACCOUNT - II**  
**RECEIPTS AND PAYMENT ACCOUNT FOR THE FINANCIAL YEAR ENDING 31.03.2020**

(₹ in Crore)

Receipts		Payments					
Sr. No.	Head of Account	Actual Receipts 2019-20	Actual Receipts 2018-19	Sr. No.	Head of Account	Actual Expenditure 2019-20	Actual Expenditure 2018-19
I-C	Receipts from Disposal of Developed Land Premia	1,307.60	1,070.78	I-C	Payment to Delhi Admn. (L&B Dept.) for Acquisition of Land	177.56	148.32
		-	-		AMOUNT OF COURT ATTACHMENT	-	-
		-	-		AMOUNT OF ENHANCED COMPENSATION	-	-
		-	-		Payment to Special Rehabilitation Package	-	-
II-C	Receipts from Disposal of Undeveloped Land Premia	816.63	337.68	II-C	Expenditure on Development of Land	227.14	412.98
		-	-		Master Plan & Other Concomitant Schemes	867.55	866.38
		-	-			-	-
		-	-		Sports Complexes	133.16	125.66
		-	-		<b>Total expenditure on D/o land 2-C</b>	<b>1,227.85</b>	<b>1,405.03</b>
III-C	Ground Rent and Other Receipts	142.82	144.85	III-C	CWG-2010 Expenditure	-	-
		-	-			-	-
IV-C	Receipts pertaining to Sports Complexes	60.56	-			-	-
	Grants from UDF	72.94	-			-	-
	Grants from Central Govt.- CWG 2010	-	-		Expenditure on C/O Roads other than those in Schemes	-	-
	Receipts from disposal of CWG flats	-	-			-	-
		-	-			-	-
		-	-			-	-
V-C	<b>Miscellaneous Receipts</b>	-	-			-	-
(a)	Composition Fee	-	14.82	IV-C	" Expenditure on Building other than those included in the Development Schemes "	-	-
(b)	Interest from investments	565.60	-			-	-
	Interest on Nazul II-investment	-	734.23		Payment to MCDs	28.30	8.16
	Interest on Sports investment	-	3.83			-	-
	Saving Interest NA-II	1.69	-			-	-
	Interest on Escrow EWS	5.22	4.68			-	-
	Interest on Escrow EAR	0.20	0.22			-	-
	Interest on HRD	-	-			-	-
	Interest on UHF	0.03	0.05			-	-
(c)	Other Misc. Receipts	481.63	352.61	V-C	Share Cost of Admn. Charges	215.64	215.90
	Other Receipts	23.66	-			-	-
	Interest from Urban Heritage A/c	-	0.13		Deduct Estt. Charges	54.60	56.60
	Sports Complex	-	59.23		<b>Net Share Cost</b>	<b>161.04</b>	<b>159.29</b>







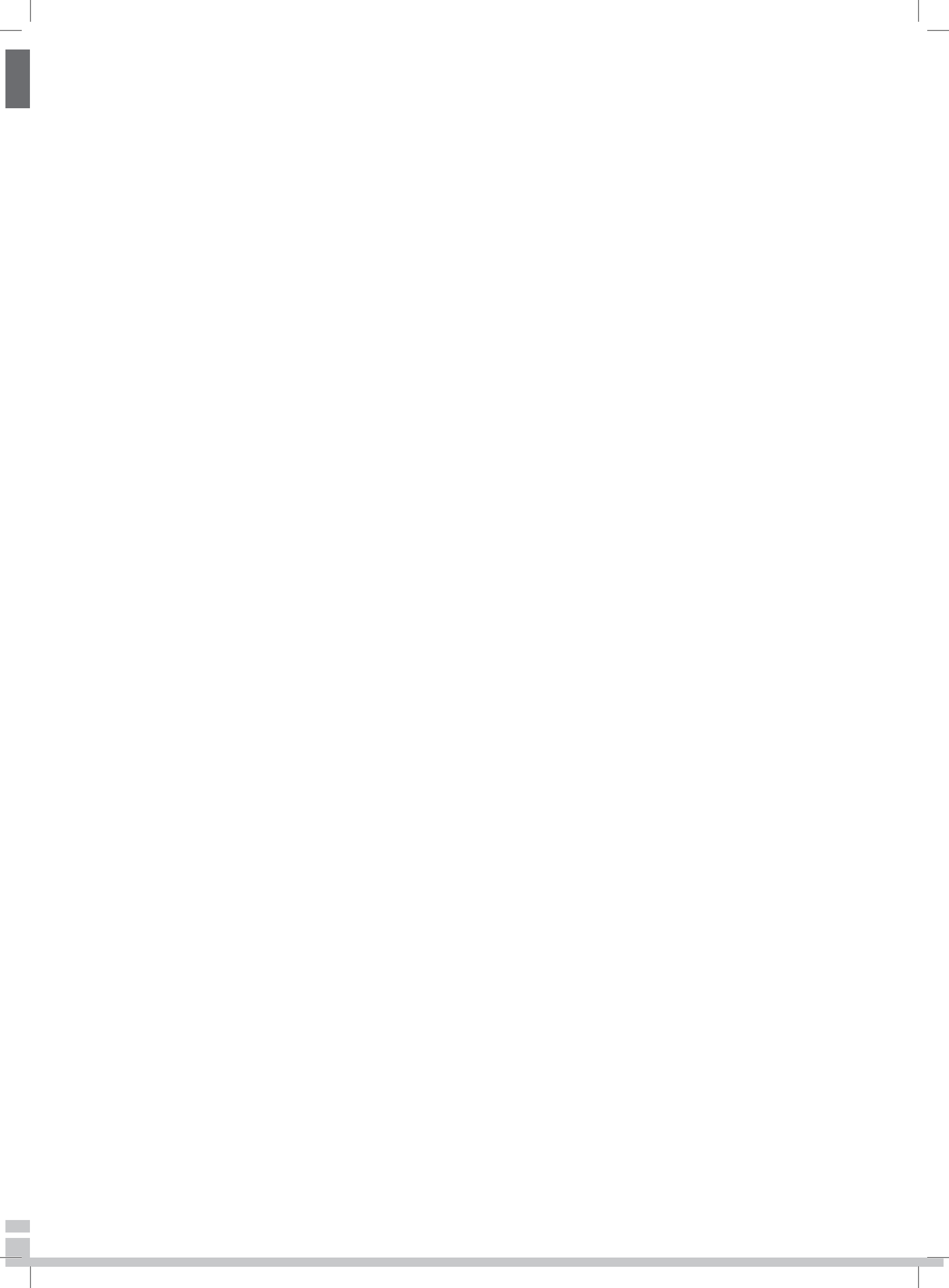
	E.W.S.Fund			0.32	VI-C	Interest on Loan (ways and means advances)	-	-	-
	Interest on EWS Fund			0.01		Refund of Premia	78.03	21.84	-
	<b>V C Total</b>			1,170.13			-	-	-
				1,078.04			-	-	-
VI-C	Adhoc increase / Adhoc cut made by Delhi Administration			-	VII-C	Less: Adhoc cut made by Delhi Admn.	-	-	-
				-			-	-	-
				-		Grants given to AAI	-	-	-
				-		Amount paid to DMRC	-	-	-
				-			-	-	-
	<b>Total</b>			2,723.43		<b>Total</b>	1,511.73	1,742.63	-
				-			-	-	-
VIII-C	<b>Debt Receipt</b>			-	VIII-C	<b>Debt. Repayment</b>	-	-	-
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	-	-	-
				-			-	-	-
				-		Amount paid to BGDA towards sale proceeds of 74 CWG Flats	-	-	-
				-		Deposits and Advances	-	-	-
VIII-C	<b>Deposits &amp; Advances</b>			-	IX-C		-	-	-
i)	Recovery of Amount paid to other accounts			0.00	i)	Amount advanced to other Accounts	-	-	-
ii)	Suspense Account:			-	ii)	Suspense Account:	-	-	-
a)	Investment - Cash Balance Investment Account			4,741.18	a)	<b>Investment - Cash Balance Investment Account</b>	4,348.54	8,083.98	-
				-		FD's	-	-	-
				-		Securities	-	-	-
				-		Premium Paid on Investment	-	-	-
				-		Interest Paid on Investment	-	-	-
				-			-	-	-
b)	ESCROW (EWS) Investment			72.21	b)	Escrow EWS Investment	77.21	67.00	-
c)	ESCROW FAR Investment			3.02	c)	Urban Heritage Award Fund Investment	0.43	0.40	-
d)	Special Deposit Account			-	d)	Escrow FAR Investment	3.03	3.00	-
e)	Investment A/c Sports			-	e)	Special Deposit Account	-	333.00	-
f)	Escrow encashment			-	f)	Investment A/c Sports	-	-	-
g)	HRD Encashment			-	g)	Investment Escrow Account	-	-	-
h)	Urban Heritage Award Fund Encashment			0.40			-	-	-
i)	Earnest Money Deposit			0.20			-	-	-
j)	Other Deposits			54.13			-	-	-
				-		Disbursement from Urban Heritage fund	0.75	-	-
	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	-	0.02
	-	-	-	-	Refund/Adjustment of Earnest Money	31.16	-
	-	-	-	-	Other Deposits	59.84	-
Amount received from Revolving Fund	1,256.15	1,511.80	1,511.80	1,511.80	Amount paid to Revolving Fund	1,256.15	1,511.80
Amount received from GDA	1,021.00	247.87	247.87	247.87	Amount paid to GDA	1,982.14	2,009.30
Amount Received from GPF	6.95	0.00	0.00	0.00	Amount paid to Leave Encashment Fund	0.01	-
Amount Received from Contingency Fund	54.93	4.73	4.73	4.73	Amount paid to EWS	235.05	-
Amount Received From EWS	238.26	-	-	-	Amount paid to GPF	5.28	-
Amount Received From UDF	212.82	133.38	133.38	133.38	Amount Paid to UDF	158.54	27.04
Amount payable to SDF	2.86	-	-	-	Amount Paid to Civil Maintenance Fund	1.45	-
Amount Received From Civil Maintenance Fund	1.45	-	-	-	Amount Paid to Contingency	55.99	-
Receipts from LEFT	3.21	-	-	-	Amount Paid to NAI	2.59	-
Receipts from Pension Fund	184.61	13.15	13.15	13.15	Amount Paid to Pension Fund Trust	192.32	121.13
Receipts from NAI I	16.20	-	-	-		-	-
Receipts from PLA	1,395.79	-	-	-	Amount Paid to PLA	1,395.79	-
<b>TOTAL DEPOSITS &amp; ADVANCES</b>	<b>9,265.34</b>	<b>11,072.58</b>	<b>11,072.58</b>	<b>11,072.58</b>	<b>TOTAL DEPOSITS &amp; ADVANCES</b>	<b>9,806.25</b>	<b>12,156.67</b>
<b>TOTAL RECEIPTS</b>	<b>12,743.93</b>	<b>13,796.01</b>	<b>13,796.01</b>	<b>13,796.01</b>	<b>TOTAL PAYMENTS</b>	<b>11,479.03</b>	<b>13,899.30</b>
<b>OPENING BALANCE</b>	<b>326.81</b>	<b>430.10</b>	<b>430.10</b>	<b>430.10</b>	<b>CLOSING BALANCE</b>	<b>1,591.71</b>	<b>326.81</b>
<b>GRAND TOTAL</b>	<b>13,070.74</b>	<b>14,226.12</b>	<b>14,226.12</b>	<b>14,226.12</b>	<b>GRAND TOTAL</b>	<b>13,070.74</b>	<b>14,226.12</b>

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

Sd/-  
Dir.(Fin.)/Consultant

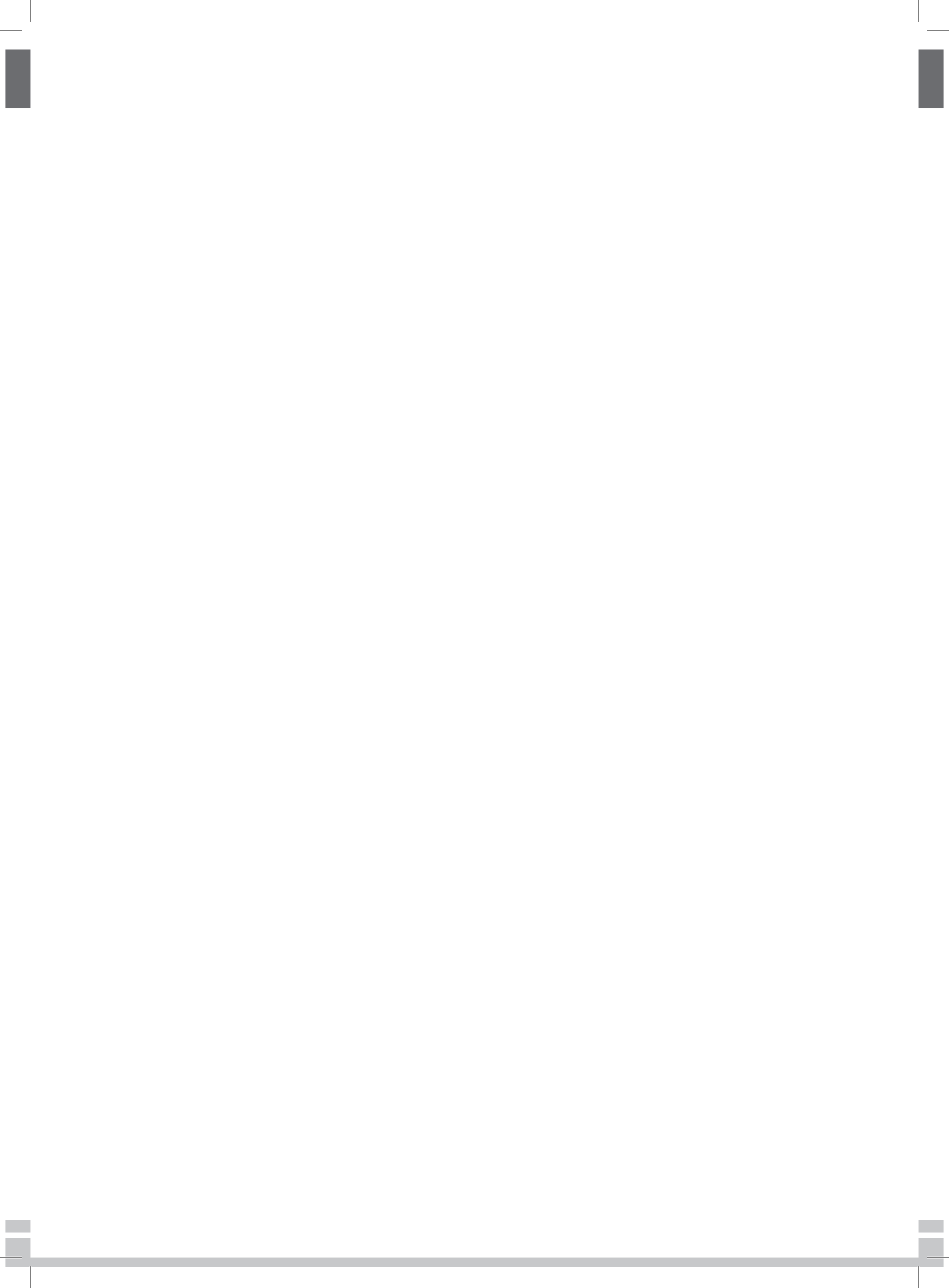
Sd/-  
Chief Accounts Officer



**PENSION FUND TRUST**  
**For the Year**  
**2019-2020**



**DELHI DEVELOPMENT AUTHORITY**





## INDEPENDENT AUDITOR'S REPORT

### THE MEMBERS

DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST,  
VIKAS SADAN ,NEW DELHI

We have audited the accompanying standalone financial statements of DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST ("the Trust"), which comprise the Balance Sheet as at March 31, 2020, and the Statement of Income and Expenditure Account for the year then ended March 31, 2020 and a summary of the significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2020, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI)

### **Basis of opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Trust in accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management of the Trust is responsible for the preparation of these financial statements that give a true and fair view of the state of affairs, results of operations and cash flows of the Trust in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation 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 Responsibilities for the Audit of the Financial Statements**

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

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



- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty 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 Trust to cease to continue as a going concern.

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

***For GrandMark & Associates***

Chartered Accountants  
(Firm Reg no. N 11317)

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

**Place:- New Delhi**  
**Date:- August 13, 2020**



**DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST  
BALANCE SHEET**

(₹ in Crore)

PARTICULARS		AS AT 31 MARCH 2020		AS AT 31 MARCH 2019
<b>EQUITY &amp; LIABILITIES</b>				
Opening Balance of Fund	6,396.75		5,901.86	
Add: Employer Contribution				
- Current Year	623.49		559.01	
Less: Prior Period Adjustment			(1.97)	
Less: Disbursements	(605.56)		(562.93)	
Add: Excess of Income over Expenditure	448.91		500.77	
Closing Balance of Fund		6,863.58		6,396.75
Payable to Contingency Reserve Fund		11.53		7.59
Payable to EWS House Reserve		8.45		9.03
Payable to UDF		38.88		50.35
Payable to Civil Maintaince fund		1.22		
Payable to General Provident Fund Trust		8.57		10.95
Payable to Nazul-II		122.17		119.49
Payable to LEF		14.16		4.87
Payable to PRMS		19.56		10.59
Pending Liabilities		39.74		33.88
		<b>7,127.86</b>		<b>6,643.50</b>
<b>ASSETS</b>				
Investments		6,007.60		5,854.64
Interest accrued on Investments		50.27		56.97
Bank Balance		92.36		163.19
TDS Receivable		0.78		0.78
Receivable from Gratuity Fund Trust		0.38		6.95
Receivable from Delhi Development Authority		976.47		560.98
		<b>7,127.86</b>		<b>6,643.50</b>

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020





**DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST**  
**INCOME AND EXPENDITURE**

(₹ in Crore)

PARTICULARS	FOR THE YEAR ENDED ON 31 MARCH 2020	FOR THE YEAR ENDED ON 31 MARCH 2019
<b>INCOME</b>		
Interest earned on Investments	454.35	508.36
Saving Interest	4.56	
<b>Total of Income</b>	<b>458.91</b>	<b>508.36</b>
<b>EXPENDITURE</b>		
Miscellaneous Expenditure	0.00	0.08
Provision on Investment	10.00	7.50
Prior Period Adjustments	-	0.01
<b>Total of Expenditure</b>	<b>10.00</b>	<b>7.59</b>
<b>Excess of Income over Expenditure</b>	<b>448.91</b>	<b>500.77</b>

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020



**DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST**  
**RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31 MARCH 2020**

(₹ in Crore)

HEAD OF ACCOUNT	AMOUNT FOR THE YEAR 2019-20	AMOUNT FOR THE YEAR 2018-19
<b>RECEIPTS</b>		
Encashment of Investment		242.36
Pension fund investment	193.05	
Interest on Pension Fund Investment	139.86	176.64
Interest on saving balance of fund	4.56	
Received from BGDA	208.00	99.00
Received from UDF	99.82	47.03
Receipts form Leave Encashment	9.60	
Receipts form PRMS	10.37	
Receipts form GP Fund Trust	15.93	
Receipts from civil maintainance fund	3.88	
Receipts form Contingency	22.23	7.45
Receipts form EWS House Reserve	11.21	9.03
Receipts form Gratuity Fund Trust	6.95	
Receipts form NA-II	192.31	121.13
Inter Transferred Fund		
<b>TOTAL RECEIPT</b>	<b>917.77</b>	<b>702.63</b>
OPENING BALNCE	163.19	59.44
<b>TOTAL</b>	<b>1,080.96</b>	<b>762.07</b>
<b>PAYMENTS</b>		
Pension Fund Investment	42.53	1.00
Pension paid	599.70	
Payment to LEF		6.46
Payment to UDF	111.29	
Payment to BGDA		7.10
Disbursement		551.60
Payment to CMF	2.66	
Payment to PRMS		9.25
Payment to Gratuity fund Trust	0.38	
Payment to GPF	17.36	3.88
Payment to NA-II	184.60	13.15
Payment to Gratuity fund Trust		6.36
Payment to EWS	11.79	
Payment to GDA Contingency	18.29	
CCL Charges/Bank Charges	0.00	
TDS ON INCOME TAX		0.01
Inter Transferred fund		
Misc Expense		0.07
<b>TOTAL EXPENDITURE</b>	<b>988.60</b>	<b>598.81</b>
CLOSING BALANCE	92.36	163.26
<b>TOTAL</b>	<b>1,080.96</b>	<b>762.07</b>

As per our Report Attached  
**GRAND MARK & ASSOCIATES**  
Chartered Accountants

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

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

Sd/-  
**Dir.(Fin.)/Consultant**

Sd/-  
**Chief Accounts Officer**

Place: New Delhi  
Date : 13-Aug-2020



## FINAL ACCOUNTS 2019-20

### DELHI DEVELOPMENT AUTHORITY GENERAL PROVIDENT 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 31.03.2020

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.

Trust has investment of ₹7.50 crore in 8.69 % IL&FS (FINL) Unsecured, Non Convertible Debentures due for maturity in 2026, Since IL&FS (FINL) is red flagged and is in NCLT with D credit rating therefore, Interest income is not recognised on accrual basis during the year. Further trust has made provision for doubtful assets of ₹ 7.50 crore in the Income & Expenditure Account in the previous financial year.

The rating of Reliance Capital Ltd. has been downgraded to D by CARE. Accordingly the amount of investment of ₹ 10 Crore was provided for during the current financial year.

Place : New Delhi

Date : 13-Aug-2020

Sd/-  
Chief Accounts Officer  
Trustee

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

Sd/-  
Dir. (Fin.) / Consultant

# **GRATUITY FUND TRUST**

**For the Year**

**2019-2020**



**DELHI DEVELOPMENT AUTHORITY**





## INDEPENDENT AUDITOR'S REPORT

THE MEMBERS

DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST,  
VIKAS SADAN, NEW DELHI

We have audited the accompanying standalone financial statements of DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST ("the Trust"), which comprise the Balance Sheet as at March 31, 2020 and the Statement of Income and Expenditure Account for the year then ended March 31, 2020 and a summary of the significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2020, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

### **Basis of opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Trust in accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management of the Trust is responsible for the preparation of these financial statements that give a true and fair view of the state of affairs, results of operations and cash flows of the Trust in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation 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 Responsibilities for the Audit of the Financial Statements***

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



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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty 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 Trust to cease to continue as a going concern.

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

**For GrandMark & Associates**

Chartered Accountants

(Firm Reg no. N 11317)

Sd/-

CA Ishwer Chand Garg

Sr. Partner

M.S No. 083336

Place:- New Delhi

Date:- August 13, 2020



**DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST**  
**BALANCE SHEET**

(₹ in Crore)

PARTICULARS		AS ON 31 MARCH 2020		AS ON 31 MARCH 2019
<b>EQUITY &amp; LIABILITIES</b>				
Opening Balance of Fund	542.69		610.49	
Add: Employer Contribution	89.29		22.94	
Add/Less: Prior Period Adjustment	-		(14.36)	
Less: Gratuity disbursements	(143.53)		(136.72)	
Add: Excess of Income over Expenditure	47.20		60.34	
Balance of Gratuity Fund		535.64		542.69
Payable to General Provident Fund Trust		15.11		5.11
Payable to Pension Fund Trust		0.38		6.95
Payable to PRMS Fund		0.13		
Payable to Leave Encashment Fund Trust		3.11		0.67
Payable to Delhi Development Authority				55.98
		554.38		611.39
<b>ASSETS</b>				
Investments		482.43		541.10
Interest accrued on Investments		14.79		17.20
Bank Balance		25.04		52.79
TDS Receivable		0.30		0.30
Recoverable from Delhi Development Authority		31.81		
		554.38		611.39

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020





**DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST**  
**INCOME AND EXPENDITURE**

(₹ in Crore)

PARTICULARS	FOR THE YEAR ENDED 31 MARCH 2020	FOR THE YEAR ENDED 31 MARCH 2019
<b>INCOME</b>		
Interest earned on Investments	47.10	52.59
Saving Interest	1.10	
	48.20	52.59
<b>EXPENDITURE</b>		
Prior Period Items		0.00
Provision on Investments - Reliance Capital	1.00	
Misc. Expenses	0.00	0.00
	1.00	0.00
Excess of Income over Expenditure	47.20	52.59

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020



**DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST**  
**RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31 MARCH 2020**

(₹ in Crore)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2020	FOR THE YEAR ENDED 31 MARCH 2019
<b>RECEIPTS</b>		
Gratuity Fund investment	70.87	43.75
Gratuity Fund		
Contribution received in Fund		
Interest on Gratuity Fund Investment	37.30	
Interest from Saving Account	1.10	
Encashment of Grauity Fund		97.98
Received from Pension Fund	0.38	6.36
Received from BGDA	26.50	10.00
Received From PRMS	0.13	
Received From LEF	2.45	
Received From General Provident Fund	15.11	
Received From NA-II		
Inter-Unit Account		
<b>TOTAL Receipts</b>	<b>153.84</b>	<b>158.09</b>
<b>OPENING BALANCE</b>	<b>52.79</b>	<b>65.66</b>
<b>TOTAL</b>	<b>206.63</b>	<b>223.75</b>
<b>EXPENDITURE</b>		
<b>INVESTMENTS</b>		
Disbursement		151.08
Gratuity Fund Investment	1.00	1.00
Gratuity Fund		
Gratuity paid	143.53	
CCL/CHARGES/BANK CHARGES		
Discount on purchase of Gratuity Fund Investments		
Misc Expenditure	0.00	0.00
Payment to BGDA	25.00	18.87
Payment to GPF	5.11	
Payment to PFT	6.95	
Payment to LEF		0.00
Payment to NA-II		
Inter-Unit Account		
<b>TOTAL PAYMENTS</b>	<b>181.59</b>	<b>170.96</b>
<b>CLOSING BALANCE</b>	<b>25.04</b>	<b>52.79</b>
<b>TOTAL</b>	<b>206.63</b>	<b>223.75</b>

As per our Report Attached  
 GRAND MARK & ASSOCIATES  
 Chartered Accountants

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

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

Sd/-  
 Dir.(Fin.)/Consultant

Sd/-  
 Chief Accounts Officer

Place: New Delhi



## FINAL ACCOUNTS 2019-20

### DELHI DEVELOPMENT AUTHORITY GENERAL PROVIDENT 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 31.03.2020

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.

The rating of Reliance Capital Ltd. has been downgraded to D by CARE. Accordingly the amount of investment of Rs. 1 Crore was provided for during the current financial year.

Place : New Delhi

Date : 13-Aug-2020

Sd/-  
Chief Accounts Officer  
Trustee

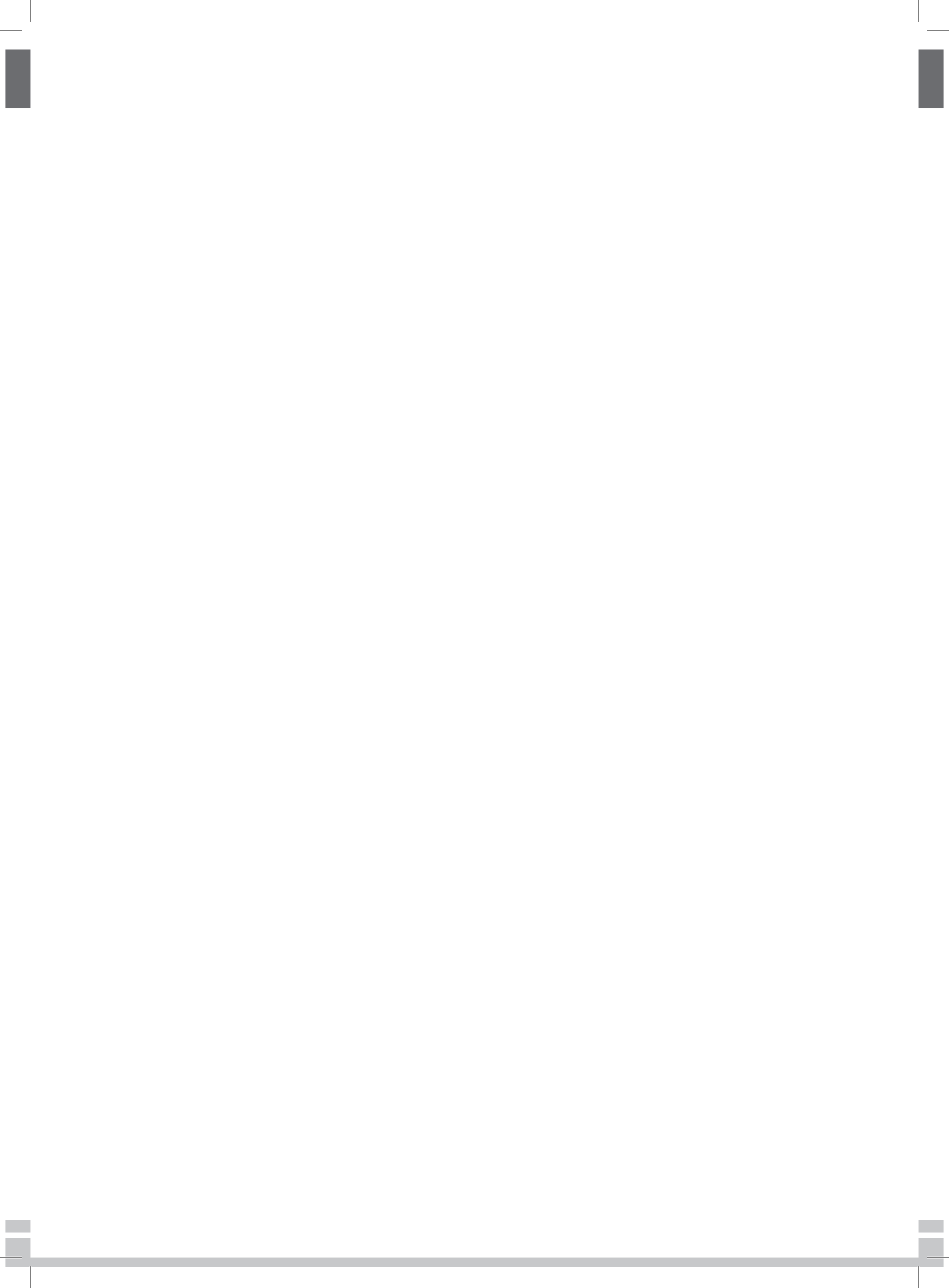
Sd/-  
Sr. AO (A/Cs) Main

Sd/-  
Dir. (Fin.) / Consultant

**LEAVE ENCASHMENT FUND TRUST**  
**For the Year**  
**2019-2020**



**DELHI DEVELOPMENT AUTHORITY**





## INDEPENDENT AUDITOR'S REPORT

THE MEMBERS

DELHI DEVELOPMENT AUTHORITY LEAVE ENCASHMENT TRUST,  
VIKAS SADAN, NEW DELHI

We have audited the accompanying standalone financial statements of DELHI DEVELOPMENT AUTHORITY LEAVE ENCASHMENT TRUST ("the Trust"), which comprise the Balance Sheet as at March 31, 2020, and the Statement of Income and Expenditure Account for the year ended on March 31, 2020 and a summary of the significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2020, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

### **Basis of opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Trust in accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management of the Trust is responsible for the preparation of these financial statements that give a true and fair view of the state of affairs, results of operations and cash flows of the Trust in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation 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 Responsibilities for the Audit of the Financial Statements***

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



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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty 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 Trust to cease to continue as a going concern.

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

***For GrandMark & Associates,***  
Chartered Accountants  
(Firm Reg no. N 11317)

Sd/-  
CA Ishwer Chand Garg  
Sr. Partner  
M.S No. 083336

Place:- New Delhi  
Date:- August 13, 2020



**DELHI DEVELOPMENT AUTHORITY LEAVE ENCASHMENT FUND TRUST**  
**BALANCE SHEET**

(₹ in Crore)

PARTICULARS		AS ON 31 MARCH 2020		AS ON 31 MARCH 2019
<b>EQUITY &amp; LIABILITIES</b>				
Opening Balance of Fund	345.14		381.95	
Add: Employer Contribution				
- Current Year	(6.67)		(28.00)	
Less: Disbursements	(71.84)		(66.12)	
Add: Excess of Income over Expenditure	32.44		57.30	
<b>Closing Balance of Fund</b>		299.07		345.14
Payable to Post Retirement Medical		0.05		
Payable to Delhi Development Authority		68.88		99.62
		368.00		444.75
<b>ASSETS</b>				
Investments		328.40		382.95
Interest accrued on Investments		7.62		12.63
<b>Bank Balance</b>		12.11		43.49
TDS Receivable		0.15		0.15
Receivable From Gratuity Fund Trust		3.11		0.67
Amount Receivable From NA II		2.46		
Receivable from Pension Fund Trust		14.16		4.87
		368.00		444.75

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020





**DELHI DEVELOPMENT AUTHORITY LEAVE ENCASHMENT FUND TRUST  
INCOME AND EXPENDITURE**

(₹ in Crore)

PARTICULARS	FOR THE YEAR ENDED 31 MARCH 2020	FOR THE YEAR ENDED 31 MARCH 2019
<b>INCOME</b>		
Interest earned on Investments	30.33	57.30
Prior Period Adjustment		0.01
Other Income	2.11	
<b>Total of Income</b>	<b>32.44</b>	<b>57.30</b>
<b>EXPENDITURE</b>		
Miscellaneous Expenditure	0.00	0.00
<b>Total of Expenditure</b>	<b>0.00</b>	<b>0.00</b>
<b>Excess of Income over Expenditure</b>	<b>32.44</b>	<b>57.30</b>

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020



**DELHI DEVELOPMENT AUTHORITY LEAVE ENCASHMENT FUND TRUST**  
**RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020**

(₹ in Crore)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2020	FOR THE YEAR ENDED 31 MARCH 2019
<b>RECEIPTS</b>		
Investments	60.41	
Encashment of Investment		62.89
Interest on Leave Fund Investment	31.54	37.82
Interest on Leave Fund Saving Interest	2.11	
Received from GDA	9.46	12.00
Received from Gratuity Fund		0.67
Received from Pension Fund		17.79
Received from PRMS Fund	0.05	
Received from NA II	0.01	
Inter-Unit Account	72.12	44.12
<b>TOTAL RECEIPT</b>	<b>175.70</b>	<b>175.29</b>
ADD:-OPENING BALANCE	43.49	14.17
<b>TOTAL</b>	<b>219.19</b>	<b>189.46</b>
<b>PAYMENTS</b>		
Investments	1.00	1.00
Disbursement	4.91	12.21
Leave encashment Paid	66.93	
Misc. Expense	0.00	
Payment to pension Fund Trust	9.60	
Payment to Gratuity Fund Trust	2.45	
Payment to GDA	46.87	88.64
Payment to NA II	3.21	
Inter-Unit Account	72.12	44.12
<b>TOTAL EXPENDITURE</b>	<b>207.08</b>	<b>145.97</b>
ADD:-CLOSNG BALANCE	12.11	43.49
<b>TOTAL</b>	<b>219.19</b>	<b>189.46</b>

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020



## FINAL ACCOUNTS 2019-20

### 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 31.03.2020

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.

Income Tax exemption for the "Delhi Development Leave Encashment Fund Trust" received during the previous year. Some of the 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 : 13-Aug-2020

Sd/-  
Chief Accounts Officer  
Trustee

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

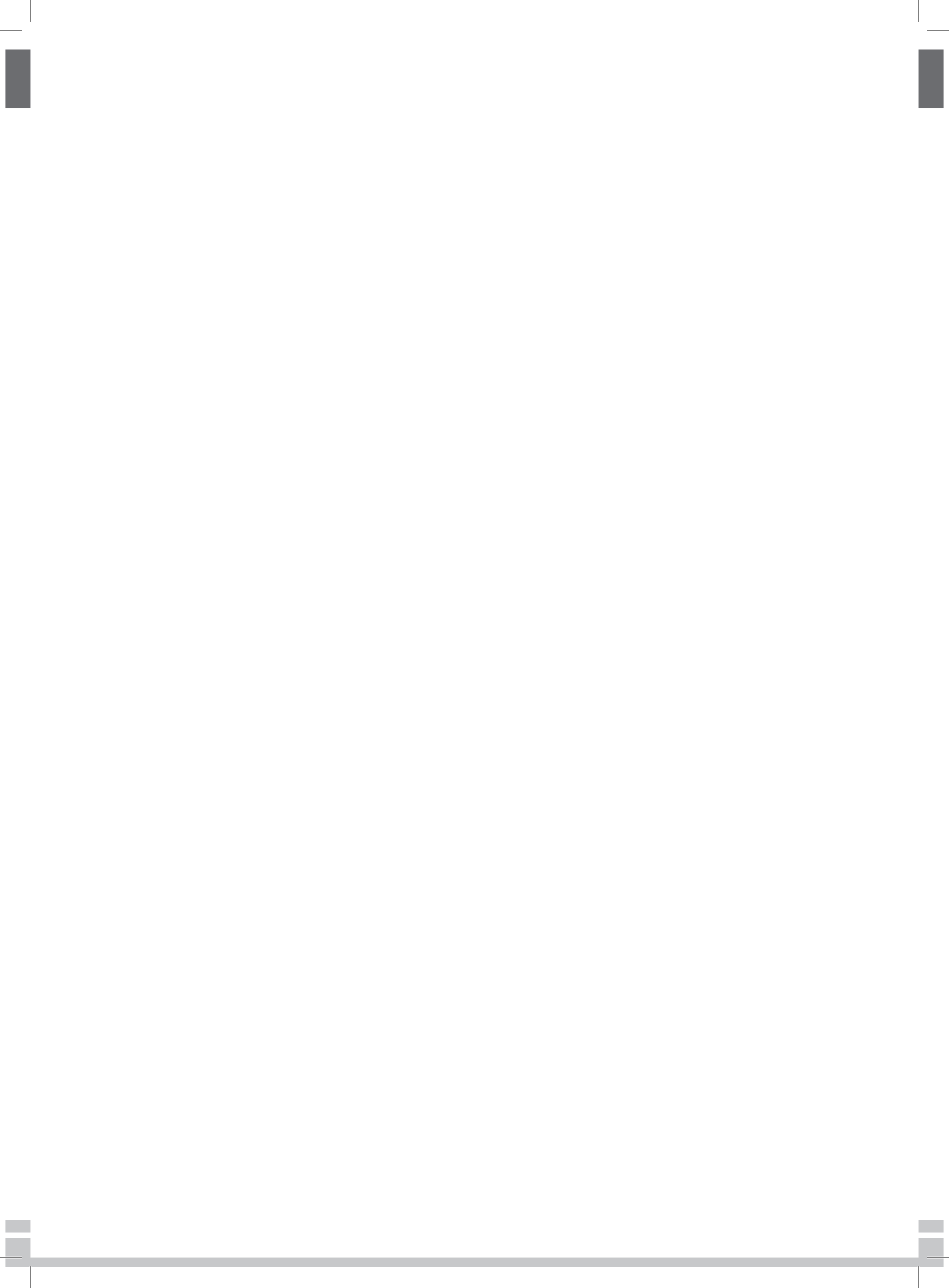
Sd/-  
Dir. (Fin.) / Consultant

**POST RETIREMENT MEDICAL  
BENEFIT TRUST**

**For the Year  
2019-2020**



**DELHI DEVELOPMENT AUTHORITY**





## INDEPENDENT AUDITOR'S REPORT

THE MEMBERS  
DELHI DEVELOPMENT AUTHORITY  
POST RETIREMENT MEDICAL BENEFIT TRUST  
VIKAS SADAN, NEW DELHI

We have audited the accompanying standalone financial statements of DELHI DEVELOPMENT AUTHORITY POST RETIREMENT MEDICAL BENEFIT TRUST ("the Trust"), which comprise the Balance Sheet as at March 31, 2020 and the Statement of Income and Expenditure Account for the year then ended March 31, 2020 and a summary of the significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2020, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI)

### **Basis of opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Trust in accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management of the Trust is responsible for the preparation of these financial statements that give a true and fair view of the state of affairs, results of operations and cash flows of the Trust in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation 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 Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted



in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty 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 Trust to cease to continue as a going concern.

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

**For GrandMark & Associates**

Chartered Accountants  
(Firm Reg no. N 11317)

Sd/-

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

Place:- New Delhi  
Date:- August 13, 2020



**DELHI DEVELOPMENT AUTHORITY**  
**POST RETIREMENT MEDICAL BENEFIT TRUST**  
**BALANCE SHEET**

(₹ in Crore)

PARTICULARS		AS ON 31 MARCH 2020		AS ON 31 MARCH 2019
<b>CORPUS FUND &amp; LIABILITIES</b>				
<b>Opening Balance of Fund</b>	544.85		497.86	
Add: Employer Contribution				
- Current Year	87.27		52.29	
Less: Disbursements	-58.11		-46.01	
Add: Excess of Income over Expenditure	32.39		40.71	
<b>Closing Balance of Fund</b>		606.40		544.85
		606.40		544.85
<b>ASSETS</b>				
Investments		382.53		395.39
Interest accrued on Investments		5.93		7.98
Bank Balance		50.57		46.00
TDS Receivable		0.78		0.78
Receivable from Pension Fund Trust		19.56		10.59
Receivable from Leave Encashment Fund Trust		0.05		
Receivable from Delhi Development Authority		146.87		84.11
Receivable form Gratuity Fund Trust		0.13		
		606.40		544.85

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020





**DELHI DEVELOPMENT AUTHORITY  
POST RETIREMENT MEDICAL BENEFIT TRUST  
INCOME & EXPENDITURE ACCOUNT**

(₹ in Crore)

PARTICULARS	FOR THE YEAR ENDED ON 31 MARCH 2020	FOR THE YEAR ENDED ON 31 MARCH 2019
<b>INCOME</b>		
Interest earned on Investments	29.21	40.71
Saving Interest	3.19	
<b>TOTAL</b>	<b>32.40</b>	<b>40.71</b>
<b>EXPENDITURE</b>		
<b>Bank Charges</b>	<b>0.00</b>	
<b>Telephone Expenses</b>	<b>0.00</b>	
Prior Period Adjustments	-	0.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>
<b>Excess of Income over Expenditure</b>	<b>32.39</b>	<b>40.71</b>

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020



**DELHI DEVELOPMENT AUTHORITY**  
**POST RETIREMENT MEDICAL BENEFIT TRUST**  
**RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020**

(₹ in Crore)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2020	FOR THE YEAR ENDED 31 MARCH 2019
<b>RECEIPTS</b>		
PRMS fund investment	17.56	
Encashment of Investment		53.21
Contribution received from Employees (Retired)	2.28	
Interest on PRMS Fund Investment	28.97	37.27
Interest on PRMS Fund Saving Interest	3.19	
Received from GDA	22.24	0.00
Received from Pension Fund Trust		9.25
Inter-Unit Account	42.28	43.59
<b>Total Receipts</b>	116.51	143.32
ADD:-OPENING BALNCE	46.00	19.69
<b>Grand Total</b>	162.52	163.01
<b>EXPENDITURE</b>		
Investments	1.00	1.00
Medical benefit paid	58.11	46.01
Misc. Expenses/Bank Charges	0.00	
Payment to BGDA (Electrical maintenance Fund)		26.41
Payment to leave encashment Fund		
Payment to Gratuity Fund Trust	0.13	
Payment to Pension Fund Trust	10.37	
Payment to leave encashment Fund	0.05	
Inter-Unit Account	42.28	43.59
<b>Total Expenditure</b>	111.95	117.01
ADD:-CLOSING BALANCE	50.53	46.00
RIT	0.04	
<b>Grand Total</b>	162.52	163.01

As per our Report Attached  
 GRAND MARK & ASSOCIATES  
 Chartered Accountants

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

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

Sd/-  
 Dir.(Fin.)/Consultant

Sd/-  
 Chief Accounts Officer

Place: New Delhi  
 Date : 13-Aug-2020



## FINAL ACCOUNTS 2019-20

### DELHI DEVELOPMENT AUTHORITY POST RETIREMENT MEDICAL BENEFIT TRUST SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

#### 1 Significant Accounting Policies

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

#### 2 Notes to the Accounts

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 31.03.2020

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.

Income Tax exemption for the "Delhi Development Leave Encashment Fund Trust" received during the previous year. Some of the 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 : 13-Aug-2020

Sd/-  
Chief Accounts Officer  
Trustee

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

Sd/-  
Dir. (Fin.) / Consultant

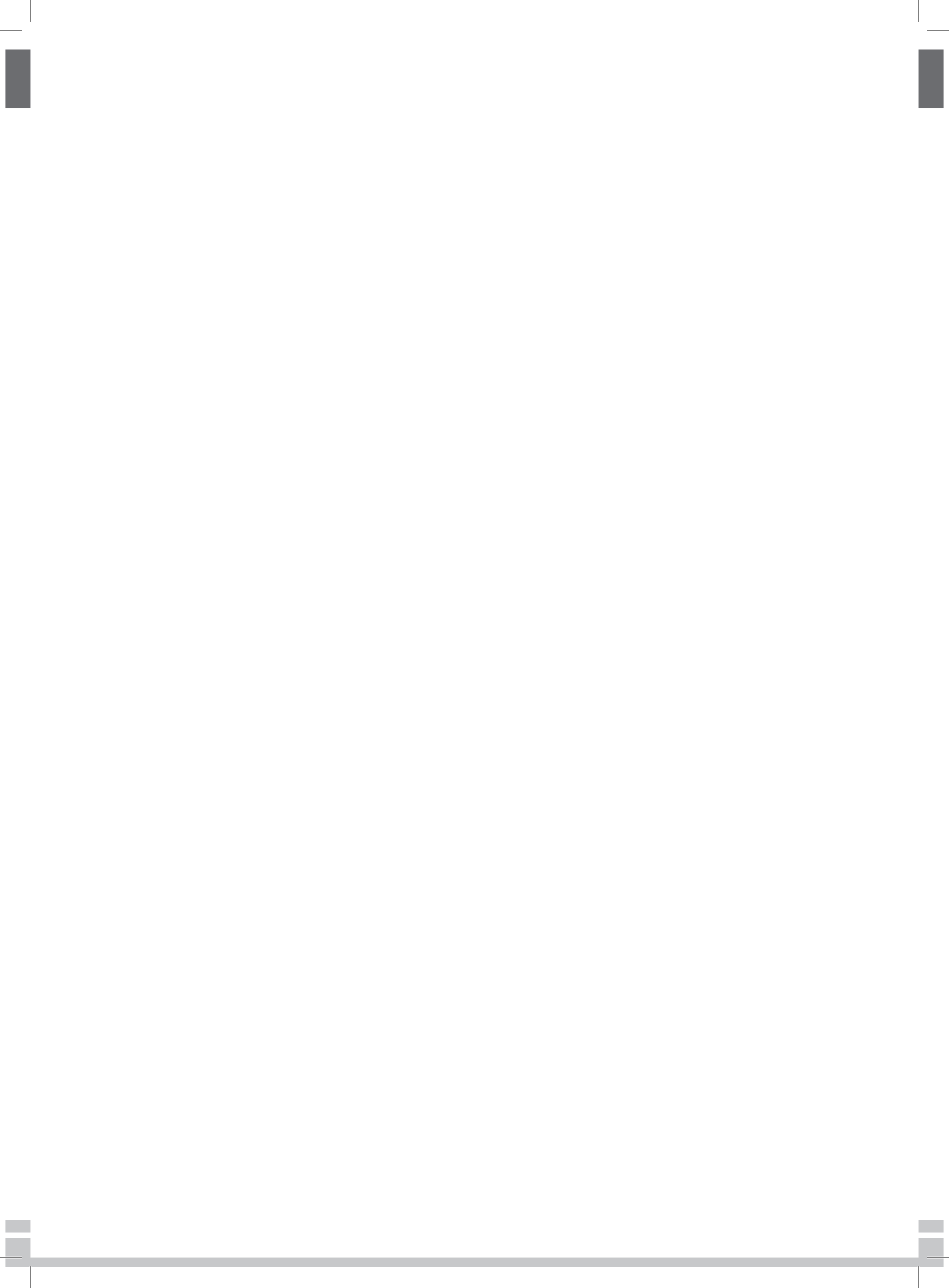
# **GENERAL PROVIDENT FUND TRUST**

**For the Year**

**2019-2020**



**DELHI DEVELOPMENT AUTHORITY**





## INDEPENDENT AUDITOR'S REPORT

THE MEMBERS

DELHI DEVELOPMENT AUTHORITY  
GENERAL PROVIDENT FUND TRUST  
VIKAS SADAN, NEW DELHI

We have audited the accompanying standalone financial statements of DELHI DEVELOPMENT AUTHORITY GENERAL PROVIDENT FUND TRUST ("the Trust"), which comprise the Balance Sheet as at March 31, 2020 and the Statement of Income and Expenditure Account for the year then ended March 31, 2020 and a summary of the significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Trust as at March 31, 2020, and of its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI)

### **Basis of opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Trust in accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

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

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise



from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty 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 Trust to cease to continue as a going concern.

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

**For GrandMark & Associates,**  
Chartered Accountants  
(Firm Reg no. N 11317)

Sd/-  
CA Ishwer Chand Garg  
Sr. Partner M.S No. 083336

Place:- New Delhi

Date:- 13-Aug-2020



**DELHI DEVELOPMENT AUTHORITY  
GENERAL PROVIDENT FUND TRUST  
BALANCE SHEET**

(₹ in Crore)

PARTICULARS	AS ON 31 MARCH 2020
<b>EQUITY &amp; LIABILITIES</b>	
Balance of the Fund	1,329.19
Payable to Delhi Development Authority	17.11
	<b>1,346.30</b>
<b>ASSETS</b>	
Investments	1,212.82
Interest accrued on Investments	41.85
Bank Balance	67.94
Receivable from Pension Fund Trust	8.57
Receivable from Gratuity Fund Trust	15.11
	<b>1,346.30</b>

As per our Report Attached  
GRAND MARK & ASSOCIATES  
Chartered Accountants

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

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

Sd/-  
Dir.(Fin.)/Consultant

Sd/-  
Chief Accounts Officer

Place: New Delhi  
Date : 13-Aug-2020





## FINAL ACCOUNTS 2019-20

### DELHI DEVELOPMENT AUTHORITY POST RETIREMENT MEDICAL BENEFIT TRUST SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

#### 1 Significant Accounting Policies

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

#### 2 Notes to the Accounts

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 31.03.2020

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.

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

The rating of Reilance Capital Ltd. has been was downgraded to D by CARE. Accordingly the amount of investment of Rs. 8 Crore was provided for during the current financial year.

Place : New Delhi

Date : 13-Aug-2020

Sd/-  
Chief Accounts Officer  
Trustee

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

Sd/-  
Dir. (Fin.) / Consultant

**REPLY OF SEPARATE AUDIT REPORT  
ON THE ACCOUNTS**

**For the year  
2019-20**



**DELHI DEVELOPMENT AUTHORITY**



<b>DELHI DEVELOPMENT AUTHORITY</b>		
<b>REPLY OF FINAL SAR FOR THE YEAR 2019-20</b>		
<b>A. NAZUL I</b>		
	<b>Observations</b>	<b>Reply</b>
<b>1</b>	<b>Balance Sheet (Nazul I)</b>	
<b>1.1</b>	<b>Assets</b>	
<b>1.1</b>	<b>Sundry Debtors (Schedule D) : ₹ 105.91 crore</b>	
	<p>A reference is invited to comment no. A. 1.1.1 in SAR of CAG of India on the Financial Statement of DDA for the year 2018-19 wherein non booking of accrued income in respect of all the damaged property was commented.</p> <p>DDA has not booked income from damages for ₹ 73.21 crore through prior period income as pointed out by the audit in SAR of CAG for the year 2018-19. Also, DDA should have booked the income from damages amounting to ₹ 38.31 crore during 2019-20 in the financial statements as per accrual system of accounting. This resulted in understatement of income from damages for the year 2019-20 by ₹38.31 crore, understatement of prior period income by ₹73.21 crore and understatement of Sundry Debtors by ₹ 111.52 crore.</p>	<p>The damages in respect of Nazul I are being booked on accrual basis as per the notices issued to the unauthorised occupants for raising demand for damage charges. However, over the past few years, notices are not being issued to damage payees on yearly basis as policy for damage charges was to be formulated as per directions of Hon'ble L.G.</p> <p>The income from damages of ₹ 73.21 Crore as stated by Audit has been calculated by the Audit on estimation basis considering the average rate of damage charges and number of properties under encroachment. It would not be appropriate to recognise damage charges in the books of accounts on estimation basis as there is no substantive basis for the same without the notices being issued. As such, income from damages amounting to ₹ 73.21 Crore for the year 2018-19 was not booked through prior period.</p>



		<p>DDA has initiated the process of determining the damage charges leviable for which self- assessment window has been launched by DDA during the F.Y. 2020-21. The Public Notice was issued on 11.07.2020 and the Portal for enabling the damage assesseees to file self-assessment has been launched on 10.07.2020. Further, in order to make the self- assessment scheme successful, it has been decided to not issue notices raising demand to the occupants of the damage property owners during the period of operation of the window of the proposed self- assessment scheme as per decision taken by the Authority. However, notices are being issued to all damage payees as available in DDA's Records under section 7 of the P.P. Act directing them to file self- assessment, failing which action under P.P. Act would be taken against them. This will sensitize the damage payee to file the self- assessment.</p> <p>Based on the response from damage payees on self -assessment portal, it is expected that the quality of assessment will improve and thereby, the income from damage charges will be accounted for more accurately.</p>
	<b>B. NAZUL II</b>	
<b>1.1</b>	<b>Non-preparation of Balance Sheet and Income &amp; Expenditure Account:</b>	

<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 &amp; Payments Account only. Resultantly important Assets and Liabilities of Nazul-II accounts have not been depicted in the financial statements. This account had an investment including bank balance of ₹ 8425.93 crore at the end of March, 2020. 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>During test check, following few transactions were noticed which were not depicted due to non-preparation of Balance Sheet and Income and Expenditure Account</p> <p>(a) DDA allotted land measuring 20.70 Acres to NHAI, for which a demand of ₹ 140.91 crore was raised against which a balance of ₹ 48.52 crore is still receivable by DDA.</p> <p>Due to non-preparation of Balance Sheet and Income and Expenditure Account, receivable amount of ₹ 48.52 crore is not being reflected in the books of account.</p> <p>(b) Under DDA (Disposal of Developed Nazul Land) Rules, 1981, land measuring 4.18 Acres was allotted (May 2019) to NHAI for construction of Urban Extension Road (UER-II) at Sector-24, Dwarka @ ₹ 573.22 lakh per acre (provisional) with</p>	<p>DDA has 'in principle' agreed to prepare the balance sheet of Nazul -II. The activities involved in preparation of Balance Sheet involving reconciliation and compilation of land record are in progress. However, preparation of land records is a pre-requisite to preparation of Balance Sheet of Nazul II. The land record is being prepared by the concerned Branches. Further, the work of reconciliation of land acquisition awards is also under progress with different Land Acquisition Collectors (LAC) Offices. As per current status, the Land Management Wing of DDA has reconciled 1386 land awards out of total 1786 awards. Out of 1386 awards reconciled by DDA, Land Acquisition Collector (LAC) has certified 723 awards and the remaining 663 awards are pending with LAC. Further, out of the balance 400 awards (1786-1386) pending for reconciliation with DDA, most of the awards are in Urdu Language and as such, consuming more time due to which the target date of 31.03.2020 could not be achieved. Further, Nazul II land is also being acquired from Gaon Sabhas and the process of handing over and reconciliation of compensation amount is taking time.</p> <p>Here, it is pertinent to mention that reconciliation of land awards is pre-requisite for preparation of land records. The progress of reconciliation of land awards with LAC is more than 70%. The issue of timely completion of land records is being rigorously</p>
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<p>annual ground rent of 2.5 per cent of total premium which amounts to ₹ 24.56 crore.</p> <p>In this respect, a meeting was held (June 2018) between Hon'ble L.G., V.C of ODA and Secretary of Ministry of Road, Transport &amp; Highways to discuss transfer of DDA land free of cost to NHAI and it was agreed to take a decision on the matter in consultation with the Secretary of Ministry of Housing and Urban Affairs. However, there is no provision for allotment of Nazul land free of cost as per DDA Rules, 1981 and Relaxation of Nazul Rules is in absolute domain of Central Government since as per the DDA Act, 1957, rule-making power is only with the Central Government.</p> <p>A letter was sent (July 2019) to Ministry of Housing and Urban Affairs for seeking directions for waiver of cost for allotment of land stated above on permanent basis/working permission for construction of UER-11 at Sector - 24, Dwarka, Delhi. No directions have been received from Ministry yet.</p> <p>Due to non-preparation of Balance Sheet and Income and Expenditure Account, receivable amount of Rs. 24.56 crore is not being reflected in books of accounts.</p> <p>(c) NHAI was allotted (May 2016) land measuring 39508 square metre at Pocket-A, Gazipur, Food &amp; Vegetable Market on temporary basis for two years. NHAI intimated that they had vacated the land and handed it over to DDA by paying Rs.4.64 crore vide letter dated 08 August 2019 by NHAI's Concessionaire (M/s Welspun Delhi Meerut Expressway Pvt. Ltd.).</p>	<p>pursued by DDA. DDA is committed to prepare the Balance Sheet of Nazul II and all the efforts are being made to achieve this.</p> <p>Once Balance Sheet of Nazul II is prepared, such receivables which are at present not reflected in the books of account, as pointed out by Audit, will also be reflected therein. It is pertinent to mention that investment pertaining to Nazul II amounting to ₹ 8425.93 Crore have been depicted in Schedule P of the Balance Sheet.</p>
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	<p>In this regard, DDA had intimated that C&amp;D waste/malba of quantity approx. one lac cum has been dumped on the subject land and ₹ 2.92 crore was estimated as cleaning charges for the same. DDA has requested NHAI to handover the site to Engineering Wing, DDA and NHAI would be required to pay the license fees as well as cleaning charges amounting to ₹ 2.92 crore, as land cannot be taken over under the present condition. Due to non-preparation of Balance Sheet and Income and Expenditure Account, receivable amount of ₹2.92 crore is not being reflected in books of Account.</p>	
1.2	<p><b>Receipts and Payments Account (Nazul-II)</b></p>	
	<p><b>Other Misc. Receipts: - ₹ 481.63 crore (Half Margin No.77)</b></p>	
	<p>The details of ₹ 481.63 crore booked under Other Miscellaneous Receipts was not clearly identifiable with property concerned nor the same was reconciled. Further, the booking of such huge amount under Miscellaneous Receipts without any details necessitates review in DDA. In the absence of details/reconciliation, the amount of Miscellaneous Receipts of ₹481.63 crore could not be vouchsafed in audit.</p>	<p>Miscellaneous receipts amounting to ₹ 481.63 Crore pertain to the amount received which is not identifiable with respect of 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. However, efforts are being made to develop online receipt collection system for various types of receipts which will enable online generation of challan and any payment will 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.</p>



<b>C. General Development Account:</b>	
<b>1. Balance Sheet</b>	
<b>1.1</b>	<b>Current Assets, Loan &amp; Advances (Schedule F)- ₹ 18455.91 crore.</b>
	<p>The revenue from Sales included ₹ 214 crore booked in respect of sale of flats to Central Reserve Police Force (CRPF) after entering (March 2019) into Memorandum of Understanding (MoU). The MoU stipulated that 10 per cent amount is to be retained by CRPF for Defect Liability Period (DLP) of one year which will be completed in 2020-21. According to Accounting Policy -7 relating to Revenue Recognition, the premia and sale consideration received on disposal of land, built-up/constructed units like houses, offices, shops etc. is recognised using the full accrual method for issuance of Possession Jetter. CRPF retained the amount of ₹ 21 crore and paid balance amount of ₹ 193 crore towards sale consideration.</p> <p>DDA booked ₹214 crore as income from sale according to accrual concept. However, the amount of ₹21 crore was not shown as recoverable from CRPF. Instead the same was adjusted from Advances from Allottees of various ODA Housing Schemes. This resulted in understatement of amount recoverable from CISF (Current Assets, Loans and Advances) and Other Liabilities (Advances from Allottees of various ODA Housing Schemes) by ₹21 crore.</p>
	<p>The revenue from sale of flats to CRPF has been recorded at ₹214.00 crore as per the MOU with CRPF dated 05th March, 2019. As per the MOU, CRPF retained the amount of ₹ 21.09 crore and paid ₹193.00 Crore. The whole amount due from CRPF i.e. 214.00 Cr was booked as sales for FY 2019-20. Balance amount of ₹ 21.09 crore which was retained has not been shown as receivable from CRPF but instead, the same was adjusted from the Advances from allottees.</p> <p>The error shall be rectified in accounts of next financial year, i.e. 2020-21.</p>

	<p><b>Sundry Debtors- ₹ 493.65 Crore</b></p> <p>DDA has shown an amount of ₹ 493.65 crore as Sundry Debtors in the Balance Sheet as on 31 March 2020. Note No. 11 of the Notes to Accounts disclosed that party wise and age-wise details of Sundry Debtors as on 31 March 2020, duly reconciled was not readily available. Further, DDA was not maintaining party-wise and age-wise breakup of debtors; as such audit was unable to draw an assurance as to the authenticity, existence and recoverability of Sundry Debtors valuing ₹ 493.65 crore. Mere disclosure in Notes to Accounts that debtors had not been reconciled, was not sufficient. Despite the fact that 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.</p>	<p>It is expected that party wise and age wise breakup of debtors shall be readily available after the housing records are fully computerised. This will facilitate the reconciliation relating to sundry debtors. Further, out of total sundry debtors of ₹ 493.65 Crore, party wise details of sundry debtors pertaining to water charges amounting to ₹ 179.42 Crore was prepared and furnished to Audit. It may be mentioned that for the balance amount of sundry debtors of ₹ 314.23 Crore, reconciliation work has been taken up along with computerisation of housing records.</p>
2.	<p><b>Corpus/Capital Fund and Liabilities:</b></p>	
2.1	<p><b>Current Liabilities &amp; Provisions (Schedule-C)</b></p> <p><b>Interest accrued on Deposits - ₹ 7.62 crore.</b></p>	
	<p>The above is understated by ₹ 1.05 crore towards liability of accrued interest payable on deposits. This has also resulted in understatement of expenditure and Excess of expenditure over income by ₹ 1.05 crore.</p>	<p>The accrued interest amounting to ₹ 1.05 Crore was not booked in the annual accounts due to oversight. However, the necessary rectification entry in this respect will be made in the next financial year, i.e. 2020-21 through prior period.</p>

2.2	<p><b>Other Liabilities (Schedule C)</b></p> <p><b>Advances from Allottees of various DDA Housing Schemes - ₹ 645.76 crore</b></p>	
2.3	<p>Allottee wise details of advances, date of advance, current status of the allotment and possession letter issued, if any, with respect to advances taken from allottees were requisitioned. However, DDA replied that allottees wise details of advances was not readily available and same was correlated with the Sundry Debtors. The concerned branches of DDA have been directed to reconcile the Sundry Debtors in a time bound manner. Thus, in the absence of above details and reconciliation, audit was unable to drawn assurance as to the authenticity, existence of "Advances from allottees of various Housing schemes" valuing ₹ 645.76 crore. Though this issue was commented upon in 2018-19 through Management Letter (ML), no corrective action has been taken by DDA.</p>	<p>The reconciliation work is expected to gain momentum with the operationalisation of Awaas Software and completion of data entry work relating to all housing stock on the software.</p>
3.	<p><b>Income &amp; Expenditure Account</b></p>	
3.1	<p><b>Income from sales/services: -₹713 crore.</b></p>	
	<p>The MoU with Delhi Police (2 March 2019) for sale of LIG flats at Narela and Rohini, Delhi at ₹ 88.11 crore was entered into by DDA and possession letters were issued for all flats to Delhi Police (DP). The above head did not include the income from Sales made to DP through sale of flats at Narela/Rohini, Delhi of ₹ 83.86 crore during 2019-20. Only ₹ 28.14 crore were booked as sales. Accordingly, non-booking of sale consideration had resulted in understatement of income from sales by ₹ 55.72 crore and overstatement of excess of expenditure over income by ₹ 55.72 crore. Similarly, there was understatement of Earmarked/Endowment Funds (amount to be transferred to OTM Civil and</p>	<p>Sales amounting to ₹ 28.42 crores was booked against MOU entered with Delhi Police for sale of LIG Flats at Narela and Rohini for ₹88.11 Crore.</p> <p>For the balance amount, sales have not been booked in the financial year 2019-20 as for the balance flats, physical possession was not handed over due to amalgamation work in progress. Here, it is pertinent to mention that this is a specific case which has come up for the first time wherein due to ongoing amalgamation work, physical possession of flats could not be handed over and as such, sales could not be booked during the financial year 2019-20. Thus,</p>

	Electrical Fund as per Para 12(B) of Housing Scheme 2014) by ₹4.25 crore and consequently, understatement of amount recoverable from DP under Current Assets, Loans and Advances by ₹59.97 crore.	sales income along with OTM charges against these flats will be booked in the next financial year, i.e. 2020-21.
<b>3.2</b>	<b>Income from Investment &amp; Saving Bank A/Cs (schedule H): ₹ 158.23 Crore</b>	
	Above is understated by ₹ 2.83 crore on account of accrued interest on Fixed Deposits-Urban Development Fund (UDF), as the same was not booked in accounts resulting in understatement of Income and Current Assets (Interest accrued on General Investments) by ₹ 2.83 crore. Consequently, Excess of Expenditure over Income was overstated by a similar amount.	The difference of ₹ 2.83 Crore in accrued interest received from UDF as pointed out by Audit will be rectified during the next financial year, i.e. 2020-21.
<b>4.</b>	<b>Significant Accounting Policies (Schedule-N)</b>	
<b>4.1</b>	<b>Policy No. 7- Revenue Recognition</b>	
	As per Significant Accounting Policies 7(c), rental income is recognized on accrual basis and as per policy 7(d) Ground rent and service charges are accounted for as Income on cash basis. However, as the financial statements are being prepared on accrual basis, the ground rent and service charges should also be accounted for on accrual basis and provision should be made for the portion of income where realization is doubtful. Thus, DDA should book the income on account of ground rent yearly on accrual basis.	Most of the allottees deposit lump sum ground rent and service charges at the time of conversion of the property from leasehold to freehold. Since, the point of recognition of income from ground rent/service charges is not certain, DDA has adopted the policy of recognition of these charges at the time of conversion. This accounting treatment is in line with AS-9 "Revenue Recognition" which provides that income is to be recognised only when its realisation is certain.

	<p><b>No corrective action has been taken by DDA despite comment on this issue being included in SAR of DDA since 2014-15.</b></p>	<p>As per para 9.2 of AS-9, “Where the ability to assess the ultimate collection with reasonable certainty is lacking at the time of raising any claim, the recognition of revenue is postponed to the extent of uncertainty involved. In such cases, revenue is recognised only where it is certain that the ultimate collection will be made” . Accordingly, DDA is following accounting policy no. 7(d) consistently for recognition of ground rent and service charges. Regarding creation of provision for doubtful debts, it is submitted that the allottees deposit the capitalised ground rent at the time of conversion of the property from leasehold to freehold and as such, the recovery of ground rent is certain. Therefore, there is no requirement of creating provision for doubtful debts.</p>
<p><b>4.2</b></p>	<p><b>Policy No. 6- Inventories</b></p> <p>As per Significant Accounting Policy No. 6, Inventories are valued at lower of cost or Net Realizable Value (NRV). Para 25 of Accounting Standard-2 "Valuation of Inventories" states that an assessment is made of NRV as at each balance sheet date. DDA made no such assessment of NRV as on 31st March 2020 on the presumption that NRV of Inventories carried out in the books is generally more than the cost of inventories and accordingly, inventories are valued at cost.</p> <p>Thus, adequate disclosure regarding no valuation of inventories as on 31 March 2020 was conducted, as Management considers that NRV of its inventories are more than cost of inventories in its books may be provided.</p>	<p>DDA has adopted accounting policy for valuation of closing inventory lying in the finished stock, i.e. Housing schemes completed after 01.04.2016 on the basis of the construction cost, land cost and allocated overheads. However, the disposal cost of flats is calculated on the basis of construction cost, land cost, overhead, interest cost (notional), one time maintenance charges and civil &amp; electrical work maintenance charges. Thus, the NRV is generally more than the cost of inventories and accordingly, inventories are valued at cost.</p>

4.3	<b>Significant Accounting Policies</b>	
	<p>Para 24 of Accounting Standard-I "Disclosure of Accounting Policies" states that all significant accounting policies adopted in preparation and presentation of financial statements should be disclosed. The various accounting policies were disclosed with annual accounts for the year 2019-20 by DDA. However, accounting policy on 'Provisions, Contingent Liabilities and Contingent Assets' was not disclosed in the financial statements.</p>	<p>Significant accounting policies have been kept consistent with last year &amp; hence policy pertaining to provisions, contingent assets &amp; contingent liability is not forming part for significant accounting policies.</p> <p>Further, it is submitted that appropriate provisions required to be made in the books of accounts were considered &amp; provided for in the financial statements for the current year 2019-20. Further necessary disclosures pertaining to contingent liability have been made in the notes to accounts of the year 2019-20.</p>
5.	<b>Notes to Accounts</b>	
5.1	<b>Contingent Liability:</b>	
	<p>The North Delhi Municipal Corporation Assessment &amp; Collection Department (GRP Cell) demanded (17 January 2020) Rs. 400 crore from DDA on account of outstanding dues of property tax/service charges against various properties falling under jurisdiction of North Delhi Municipal Corporation. DDA had not disclosed this contingent liability resulting in understatement of the same by ₹400 crore.</p>	<p>While responding to this office letter dated 06.01.2020 objecting to illegal attachment of ₹16.96 Crore, Dy. A&amp;C simply informed vide letter dated 17.01.2020 that around ₹400.00 Crore is pending against DDA but no details were provided by North Delhi Municipal Corporation . In the absence of any formal demand or notice in this regard, this amount cannot be considered contingent liability. Thus, there is no understatement of contingent liability by ₹ 400.00 Crore.</p>
5.2	<p>A reference is invited to Note 2(d) on Contingent Liabilities wherein it was stated that Municipal Corporations of North Delhi, South Delhi and East Delhi had issued Distress Warrants of ₹ 746.05 crore to DDA and collected ₹195.85 crore by attachment of bank accounts of the Authority.</p>	<p>An amount of ₹ 195.85 Crore was collected by the Municipal Corporation by attachment of the bank accounts of DDA. A writ was filed by DDA in this regard before Hon'ble High Court. The High Court has stayed the demand.</p>

	<p>The amount was disputed and a writ was filed by the Authority before the Hon'ble Delhi High Court; however, the case is pending for decision, as stated in the note.</p> <p>A review of Order of Hon'ble Delhi High Court dated 30 October 2014 revealed that the Hon'ble Judge has put a stay on the impugned demand; however, DDA has mentioned in the Notes to accounts that all the demand was set aside by the Hon'ble High Court.</p> <p>DDA has shown this amount as Advances with municipal authorities in Assets; however, as the certainty of recovery of this amount is not known, disclosure of the same in line with Accounting Standard 29 should have been made in the Notes to Accounts. Thus, the note is deficient to that extent.</p>	<p>Since the matter is disputed and pending in the High Court, as such, the amount deposited by DDA has been shown as advance with Municipal Authorities in the Asset side of the Balance Sheet. The disclosure in respect of disputed demand of ₹ 746.05 Crore has been given in the Notes to Accounts Point no. 2(d) as per provisions contained in AS 29.</p> <p>Further, it is submitted that the word “set aside” instead of “Stay of demand” has been inadvertently used due to oversight in the Notes to accounts- contingent liabilities 2(d). However, the necessary correction will be made in next financial year i.e. 2020-21.</p>
<b>D.</b>	<b>General</b>	
<b>1.1</b>	<b>Non-preparation of separate accounts of Urban Development Fund.</b>	
	<p>A reference is invited to comment no. E 1.1 (General) in the SAR of CAG of India on financial statements for 2018-19 wherein non-preparation of a separate set of accounts of Urban Development Fund (UDF) was pointed out. As on 31 March 2020, UDF had funds of ₹ 4740.26 crore including savings account balance of ₹ 123.90 crore. Due to non-preparation of separate sets of accounts, transactions relating to investments, interest thereon, assets and liabilities and accrued expenses etc., were not depicted separately. Thus, for better presentation and to ensure that all the assets and liabilities are properly depicted, audit is of the firm opinion that separate set of accounts should be prepared by DDA</p>	<p>Urban Development Fund does not pertain to the DDA. DDA is merely the custodian of this fund. This fund is controlled by Ministry of Housing and Urban Affairs, Government of India and any loans/grants from the fund are disbursed as per the directions of the MOHUA, Government of India. DDA merely maintains the accounts of UDF and there is no provision for preparation of Balance Sheet of UDF in guidelines for operation and management of Urban Development Fund issued by GOI. Moreover, the investments, accrued interest, saving account balance pertaining to UDF have been depicted in Schedule E of the Balance Sheet.</p>

	<p>for UDF as well. This point was repeatedly raised in the previous SARs since 2017-18.</p>	
<p><b>1.2</b></p>	<p><b>Non preparation of Combined Financial Statements</b></p> <p>DDA prepares annual accounts under three major heads/segments viz. General Development Account (GDA), Nazul - I and Nazul - II. DDA prepares separate Balance Sheet, Income and Expenditure Account and Receipt and Payment accounts for GDA and Nazul -I; however, in respect of Nazul II it prepares only Receipt and Payment account.</p> <p>To present financial information about DDA as a whole and its heads/segments as a single economic entity and to show the economic resources controlled by the DDA, it should prepare combined Financial Statements by incorporating accounts of these three heads/segments which comes under the ambit of single authority i.e. DDA.</p> <p>Though, this point was commented in 2018-19 through Management Letter (ML), no action has been taken by DDA.</p>	<p>There is no provision for preparation of Consolidated Balance Sheet of DDA under DDA's Budget and Accounts Rules, 1982 and as such, the consolidated Balance Sheet of DDA is not being prepared. However, the preparation of Consolidated Balance Sheet of DDA is under consideration. For this, the work of consultancy regarding preparation of accounting formats for Consolidated Annual Accounts of DDA was awarded to the Institute of Public Auditors of India (IPAI). IPAI have submitted their report to DDA.</p>

sd/-

CAO, DDA

sd/-

Director (Finance)/Consultant

sd/-

Sr. AO (A/C's) Main





## Annexure to Separate Audit Report on the Accounts of Delhi Development Authority for the year 2019-20

Para No.	Audit Observation	Reply
I (i)	<p><b>Adequacy of Internal Audit System:</b></p> <p>The Internal Audit of DDA had been conducted by its own Internal Audit Wing headed by Director (Internal Audit). It was observed from the records that DDA has a total of 216 auditable units under the administrative control of Internal Audit Wing. The internal audit planned to cover 80 auditee units out of which only 44 units have been audited during the year 2019-20. Thus, there were arrears in units indicating that the internal audit function was not commensurate to the size of the organization. Further it was observed that there was substantial pendency of old outstanding internal audit paras. During the last five years, only 663 paras were settled by DDA. The latest position of outstanding Paras for 2015-16, 2016-17, 2017-18, 2018-19 and 2019-20 is 16915, 18473, 19718, 20836 and 21258, respectively. This indicates that adequate efforts had not been made to settle the outstanding Paras.</p>	<p>During the year 2019-20 against the target of 80 units, 44 units were audited and thereby achieving approximately 55% progress. The shortfall was primarily on account of shortage of manpower. This is sought to be addressed through the following measures:-</p> <p>i) In order to achieve the audit target, the existing procedure of heading the audit party by the AO was relaxed and it was approved that audit parties may be formed consisting of two AAO's in each audit party and senior of them would act as head of the audit party.</p> <p>ii) Vigorous effort were made to fill the gap to achieve the target by deputing the Sr. AO/AO posted in different sections at headquarters (other than the audit party of internal inspection branch) for conducting the inspection of some field/headquarter units.</p> <p>As regards outstanding paras, reminders are being issued to the concerned units for the required compliance. A special drive to speedily settle the old outstanding paras is being separately undertaken.</p>

<p><b>1 (ii)</b></p>	<p><b>Lack of in-house expertise</b></p> <p>DDA is dependent upon outside agency for finalization of its Accounts. There is urgent need for development of in-house expertise for preparation of financial statements by DDA instead of getting the work done through Tax Consultant as DDA has a batch of professionally qualified officers. Further, immediate steps are warranted for implementation of some tailor-made accounting software system which may help in streamlining of financial and accounting of DDA.</p>	<p>With the recruitment of professionally qualified cadre of accountant since 2018, dependence on outside consultants for preparation of financial statements of DDA will be phased out gradually. Development of Integrated Financial management System (IFMIS) for DDA is also being undertaken.</p>
<p><b>2</b></p>	<p><b>Adequacy of Internal Control System</b></p> <p>Internal control needs to be further strengthened, especially in the following areas:</p> <p>(i) No Audit Committee has been formed by DDA to exercise oversight of DDA's financial reporting process and disclosure of its financial system in pursuit of high standards of governance and transparency.</p> <p>(ii) There is no approved Whistle Blower Policy in DDA. The management has replied that complaints/suggestions received through CPGRAMS, L.G. Listening post are duly responded and addressed. However, Whistle Blower Policy is required to be formulated to enable all employees to raise their concerns against</p>	<p>i) to vii) DDA has a well established system of Internal Controls and system for addressing grievances. The suggestion of Audit relating to Audit Committee, whistle blower policy, development of KPI's, etc. shall be examined and decided as per the requirement of DDA.</p> <p>viii) As regards Audit of DDA Pension Fund Trust, the annual accounts of the Trusts are part of financial statements of DDA. The audit paras have been issued by CAG on the accounts of the Trust in the past financial years and the same are part of Separate Audit Report of DDA. However, as per provision contained in the Trust Deed, the accounts of the Trust are being Audited by a Statutory Auditor appointed by DDA.</p>

	<p>any malpractice such as immoral, unethical conduct, fraud, corruption, potential infractions of the Code of Conduct of the Authority. Such a policy is also required as it outlines the reporting procedure and investigation mechanism to be followed in case an employee blows the whistle for any wrong-doing in the entity.</p> <p>(iii) There is no Operational, Financial and Accounting Manual or Standard Operating Procedures for effective accounting and control.</p> <p>(iv) There are no prescribed, documented, approved Key Performance Indicators (KPIs).</p> <p>(v) There is no Risk Assessment Policy of DDA.</p> <p>(vi) There is no approved Fraud Detection and Prevention Policy of DDA.</p> <p>(vii) DDA has not prepared Flow Chart Listing Steps in various operations, procedures and activities which were specific to its working.</p> <p>(viii) The management has stated in one of agendas of Pension Trust that Annual Accounts of the trust are being audited by the O/o the Comptroller &amp; Auditor General which is factually incorrect.</p> <p>(ix) <b>Lack of Internal control and poor monitoring resulted in non-submission of monthly details of encroachment land.</b></p>	<p>ix) The issue of encroachment of land is being addressed by way of various measures which include hiring of agency for preparation of computerised database of encroached land and taking steps for demolition and reclamation of encroached land.</p> <p>x) Development of Integrated Financial management System (IFMIS) for DDA is also being undertaken.</p> <p>xi) Most of the amount which has been booked under suspense head during the year 2019-20 pertains to cost against shops (auctioned online) deposited by the allottees/purchasers of shops which were put on auction by DDA. These payments were made without generating any challan by adopting online method i.e. through NEFT/RTGS. Thus, the details in respect of the same is not identifiable. Further, it is submitted that an amount of ₹ 1.66 Crore has been reconciled during the year 2019-20. It shall be ensured that payments are made only after challans have been generated. This will minimise accumulation of balances under suspense head. Sincere efforts are being made by DDA to reconcile the amount already lying under suspense head after obtaining the required information from the concerned units.</p>
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	<p>As per orders issued from the O/o Pr. Commr. (Coord.) dated 27 September 2018, which stated that the S.E. concerned shall submit a detailed report in the prescribed proforma to PC(LM) through OLM-I indicating number of encroachments detected/reported, number of cases initiated for demolition, number of cases approved and demolition programme executed during each month in prescribed proforma. However, Audit noticed that monthly reports are not being submitted by the concerned S.E. The management furnished only a single report vide dated 24 August 2020 in which it has stated that the total encroached land area is 73.90 acres in respect of 11 land management zones of DDA.</p>
	<p><b>(x) Non-Preparation of accounts on accrual basis</b></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&amp;CWG) and CAU (Sports). In addition, there are seven accounting units other than CAU viz. Cash (Main), Cash (Housing), Staff Benefit Fund, Medical, Bikaji Cama Place, PAO and Uttipee. The DDA basically follows the CPWD pattern of preparation of monthly accounts at CAU level. The monthly accounts rendered by the CAUs are posted in the Classified and Consolidated abstracts at headquarter level. The accounts are finalized by conversion of cash basis accounts to an accrual basis by the Tax Consultant by passing adjustment entries at the year-end. Thus, DDA does not record its transaction on an accrual basis as and when these transactions take place. Immediate steps are warranted</p>

	<p>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.</p> <p>(xi) <b>Suspense Account ₹ 12.53 crore</b></p> <p>DDA had reflected 'Suspense Account' of ₹ 6.29 crore under the head Current Liabilities &amp; Provisions of Balance Sheet for the year 2018-19 and the same had been increased to ₹ 12.53 crore during the year 2019-20. This indicates lack of internal control as these payments were made without generating any challan by adopting online method i.e. through NEFT/RTGS, details of which are not identifiable.</p>	
<p><b>3.</b></p>	<p><b>System of Physical Verification of Inventory</b></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 the absence of item-wise physical verification of goods and material, the quantity and value of inventories have not been reported correctly in the financial statements of DDA. For reflecting the correct picture of inventories in accounts, item-wise physical verification of inventories may be got conducted every year. DDA has not submitted any physical</p>	<p>On the basis of certificate of physical verification confirming the physical existence of inventories furnished by the respective units, the inventories are considered in the Annual Accounts. However, item wise physical verification of inventories specifying the quantity and value of inventories as per Rule 192 of GFR will be got done from all the units of DDA and the same will be taken in the annual accounts in the ensuing year. The instructions have been</p>

	<p>verification report of inventory. In the absence of item-wise physical verification report of inventory, audit is unable to draw an assurance as to the authenticity of and existence of inventories shown in the Balance Sheet ended as at 31 March 2020.</p>	<p>issued to the concerned Chief Engineers for getting the item wise physical verification of inventories carried out in a time bound manner.</p>
<p><b>4 (i)</b></p>	<p><b>Regularity in payment of statutory dues.</b> While scrutinizing New Pension Scheme, it is noticed that amount of ₹ 8.64 crore was shown under the head of Receipt and Payment Account and amount of ₹ 7.79 crore was shown under the head of Establishment (Schedule-K). The management replied that difference is due to non-payment of statutory dues of NPS related to February 2020 amounting to ₹ 0.51 crore which could not be credited to subscribers account due to wrong feeding of account number which was eventually credited in May 2020.</p>	<p>The amount of ₹ 0.51 Crore could not be credited to subscribers account due to feeding of wrong account number. The said payment was, however, released in the month of May 2020.</p>
<p><b>4 (ii)</b></p>	<p>In contravention of Pension Trust Deed, the DDA is not fulfilling its obligation to transfer the funds as calculated by Actuary from 2017-18 to 2019-20 annually. The funds to be transferred in 2018-19 and 2019-20 were ₹ 559.01 crore and ₹ 623.49 crore respectively. The amount actually contributed during 2018-19 and 2019-20 by DDA amounted to ₹ 99 crore and ₹ 208 crore respectively. The shortfall in funds to be contributed by DDA to Pension Trust according to actuarial valuation has increased from Rs.560.98 crore in 2018-19 to ₹ 976.47 crore in 2019-20.</p>	<p>Due to deficit position of funds under GDA, contribution as calculated by the Actuary could not be released during F.Y. 2018-19 and 2019-20. However, contribution of ₹ 150.50 Crore and Rs. 208.00 Crore was released to DDA Pension Fund Trust during F.Y. 2018-19 and 2019-20 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 from GDA. The provision for the contribution amount calculated by the actuary has been made in the books of GDA and</p>

		<p>accordingly, the shortfall amount has been shown as payable to DDA Pension Fund Trust. As regards the remaining shortfall in the Trust, the same will be made good in the ensuing financial years as per availability of funds under GDA.</p>
<b>4 (iii)</b>	<p>Similarly in contravention of Gratuity Trust Deed, the DDA is not fulfilling its obligation to transfer the funds as calculated by Actuary from 2017-18 to 2019-20. The funds to be transferred in 2019-20 were ₹ 31.81 crore.</p>	<p>As regards contribution to DDA Gratuity Fund Trust, it is submitted that there was an excess in DDA Gratuity Fund Trust as on 31.03.2019 amounting to ₹ 55.97 Crore. As such, no contribution was made during the year. During F.Y. 2019-20, the contribution amount as calculated by the actuary increased due to decline in discount rate from 7.32% during 2018-19 to 6.65% and also due to decline in rate of return on investments during F.Y. 2019-20. However, due to deficit position of funds under GDA, contribution of Rs. 1.50 Crore was made to the Trust during the F.Y. 2019-20. The provision for the contribution amount calculated by the actuary has been made in the books of GDA and accordingly, the shortfall amount was shown as payable to DDA Gratuity Fund Trust in the books of accounts. As regards, the remaining shortfall in the Trust, the same will be made good in the ensuing financial years as per availability of funds under GDA.</p>
<b>5</b>	<p><b>System of Physical verification of fixed Assets.</b> DDA has not provided physical verification report of fixed Assets as on 31 March 2020.</p>	<p>The item wise physical verification of fixed assets specifying the quantity and value of inventories as per Rule 192 of GFR will be got done from all the units of DDA in the ensuing year. Necessary instructions have</p>

	been issued to the concerned Chief Engineers for getting the item wise physical verification of Assets carried out in a time bound manner.
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sd/-  
CAO, DDA

sd/-  
Director (Finance)/Consultant

sd/-  
Sr. AO (A/C's) Main





**DELHI DEVELOPMENT AUTHORITY**

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