

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

29th Annual Report 2018-19

No Profit No Loss Organisation under the aegis of
Ministry of Housing and Urban Affairs, Govt Of India



COMPLETED PROJECTS



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



Nerul : 384 DUs
Completion Year : June, 1996



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



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



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



Kharghar : 1230 DUs
Completion Year : September, 1998



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



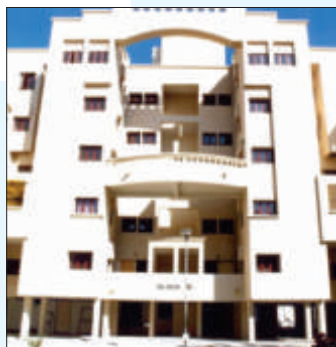
Gurgaon, Ph-I : 1088 DUs
Completion Year : July, 1999



Chandigarh : 305 DUs
Completion Year : May, 2000



Bangalore : 603 DUs
Completion Year : March, 2001



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



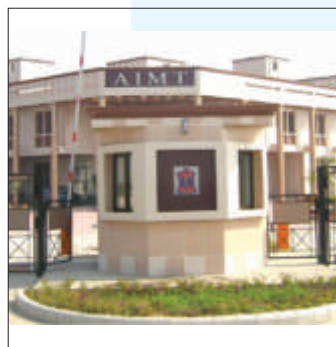
Kochi : 43 DUs
Completion Year : June, 2011



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



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



AIMT, Ph-I :
Completion Year : March, 2005



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

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Governing Bodies

General Body / Governing Council / Executive Committee



Sh. Durga Shanker Mishra
Secretary M/o H&UA
President GB / GC



Sh. P. K. Das
Addl. Secretary (Exp.)
M/o Fin, Member GB / GC



Dr. Reeta Vasishtha
Addl. Secretary (Legislative),
M/o LAW, Member GB/GC



Dr. C. Chandramouli
Secretary M/o Personnel
Member GB/GC



Sh. Shiv Das Meena
Addl. Secretary (H). M/o H&UA
Member GB/GC & Chairman EC



Sh. K. Srinivas
Addl. Secretary (AT & A)
M/o Personnel, PG & Pension
Member GB



Smt. Jhanja Tripathy
Joint Secretary (Fin) & FA,
M/o HUPA, Member GB/GC/EC



Dr M Ravi Kanth
CMD HUDCO
Member GB/GC



Ms. Vanita Sood
Director & CWO
M/o Personnel, PG & Pension
Member GB/GC/EC



Sh. KKN Kutty
National Council (JCM),
Member GB/GC



Shri M.S. Raja
National Council (JCM)
Member GB & EC



Akhilesh Kumar
ED, HUDCO
Member GB & EC



Bhupinder Singh
CEO, CGEWHO
Member Secretary GB/GC/EC



Sh. R C Agarwal
Director (F & A)
Member Treasurer GB/GC/EC

A brief on CGEWHO

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

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

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

The organisation has till 31.3.2019 completed 33 Projects comprising 14782 DUs at various stations all over the country. The organisation strives to provide affordable housing on No Profit No Loss basis with good quality of construction and value for money. Presently the organisation is engaged in execution of 02 Nos Projects viz. at Greater Noida & Chennai Ph-III, having 3014 DUs, while 3 Projects at SAS Nagar Mohali, Kolkata Ph-III and Vishakhapatnam are under planning.

The organisation is a lean & thin ISO Certified organisation and is on the threshold of expansion by widening its operations. The Human resources are also being revamped by inducting marketing and legal professionals for improvement in working of the organisation.

Technical Directorate

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

Finance Directorate

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

Administration Directorate

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

FROM THE DESK OF CHIEF EXECUTIVE OFFICER

Central Government Employee Welfare Housing Organization (CGEWHO), was formed in 1990. Beginning its innings with its first project at Chennai in 1994, CGEWHO is now 29 years old organization, richly experienced in the housing sector. Having completed 33 projects with 14782 nos. of DUs, we are now gearing up to play a wider role in implementing the housing policies of the Ministry of Housing & Urban Affairs. CGEWHO is already following the major guidelines of Real Estate Regulation Act (RERA) and implemented its requirements in totality after the issue of notifications by the State Governments. As a welfare organization, working on 'No profit- No loss' basis, CGEWHO is progressing its landmark project at Greater Noida, wherein 33 lac sqft. of built up area is being constructed in a multistory configuration as an ultra-modern housing complex. Important environment guidelines like Solar Energy usage, Organic Waste Management, Rain Water Harvesting, provisioning of sufficient green areas and facilities like Health Care, Education and Convenient Shopping for residents are being provided to fulfil the aspirations of approximately 10000 populace, further, independent Villas are also being planned in the same gated complex. In addition to the Greater Noida project, CGEWHO is also executing projects in Chennai (Phase-III). Forthcoming projects of CGEWHO include projects at SAS Nagar, Kolkata Ph-III & Vishakhapatnam.



We are also participating in the 'Housing for All' mission under Credit linked Subsidy Scheme being implemented in CGEWHO projects wherein a maximum subsidy of Rs. 2.20 lac is provided to the beneficiaries whose income is less than Rs. 6 lacs per annum and fulfil other conditions as per PMAY. A land bank is being generated for taking up more project in future. A quick grievance settlement mechanism has been adopted in the Organization. A marketing team has been recruited to facilitate various requirements of the beneficiaries.

Despite the country-wide slump in the real estate market which resulted into large number of cancellations, CGEWHO is determined to complete its existing projects to maintain and continue the unflinching trust reposed by the beneficiaries in CGEWHO since its inception in 1990. In the present scenario, the marketing plays a vital role of providing information to the prospective beneficiaries. Therefore, the in-vogue marketing systems are being followed to dissipate the strengths of CGEWHO to the individuals, who can then take considered decisions. In order to make it more beneficiary friendly we have migrated from existing software systems to a latest window based dot net technology system. The website of CGEWHO has been revamped and now it gives details of vacant DUs/parkings in the corresponding schemes. The website also gives status of the on-going projects alongwith actual photographs of the same. An online information system has been introduced on our website, whereby, the beneficiaries of Greater Noida scheme shall be able to keep a track of their account statements.

We have achieved a turnover of Rs. 215 Crs during the year 2018-19 and have ambitiously targeted to increase our turnover to Rs. 312 Cr in the coming year 2019-20. It would be our endeavor to sustain the momentum to complete our unfulfilled tasks.

CGEWHO is committed to good quality speedy construction, transparency and value for money. E-tendering & Ge.M has been successfully implemented to bring in more transparency. Our housing complexes are being planned with specifications comparable to reputed builders, at a much lower cost being a No Profit- No Loss Organization.

CGEWHO, today endeavors for an inclusive growth and is striving hard to maintain its true identity & purpose. It intends to work with a motto of 'A team work makes the dream work possible'.

I would like to place on record, my appreciation towards commitment and hard work put in by the Officers and staff of CGEWHO in achieving its objectives. I would also like to profusely thank the Ministry of Housing & Urban Affairs (Govt of India), Members of General Body, Governing Council and Executive Committee of CGEWHO for their valuable guidance and support.

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(Bhupinder Singh)
Chief Executive Officer

Aims and Objectives

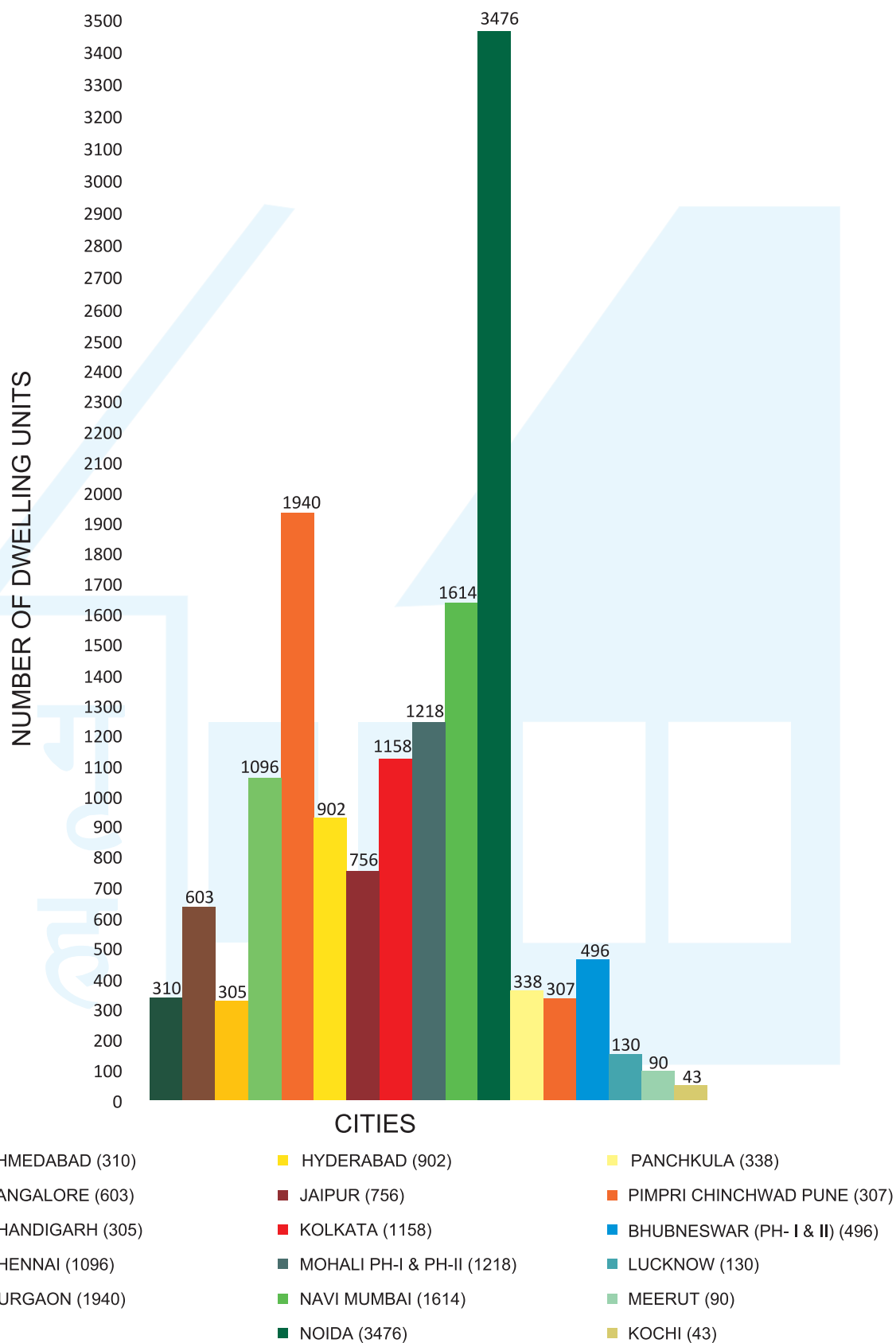
To undertake Social Welfare Schemes on NO PROFIT NO LOSS BASIS for the Central Govt Employees serving and /or retired , spouses of the deceased Central Govt Employees and in service employees of this Society and to spouses in case of deceased employees by inter alia promoting the construction of houses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

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

SALIENT FEATURES

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

CUMULATIVE CITYWISE PRESENCE



Financial Highlights

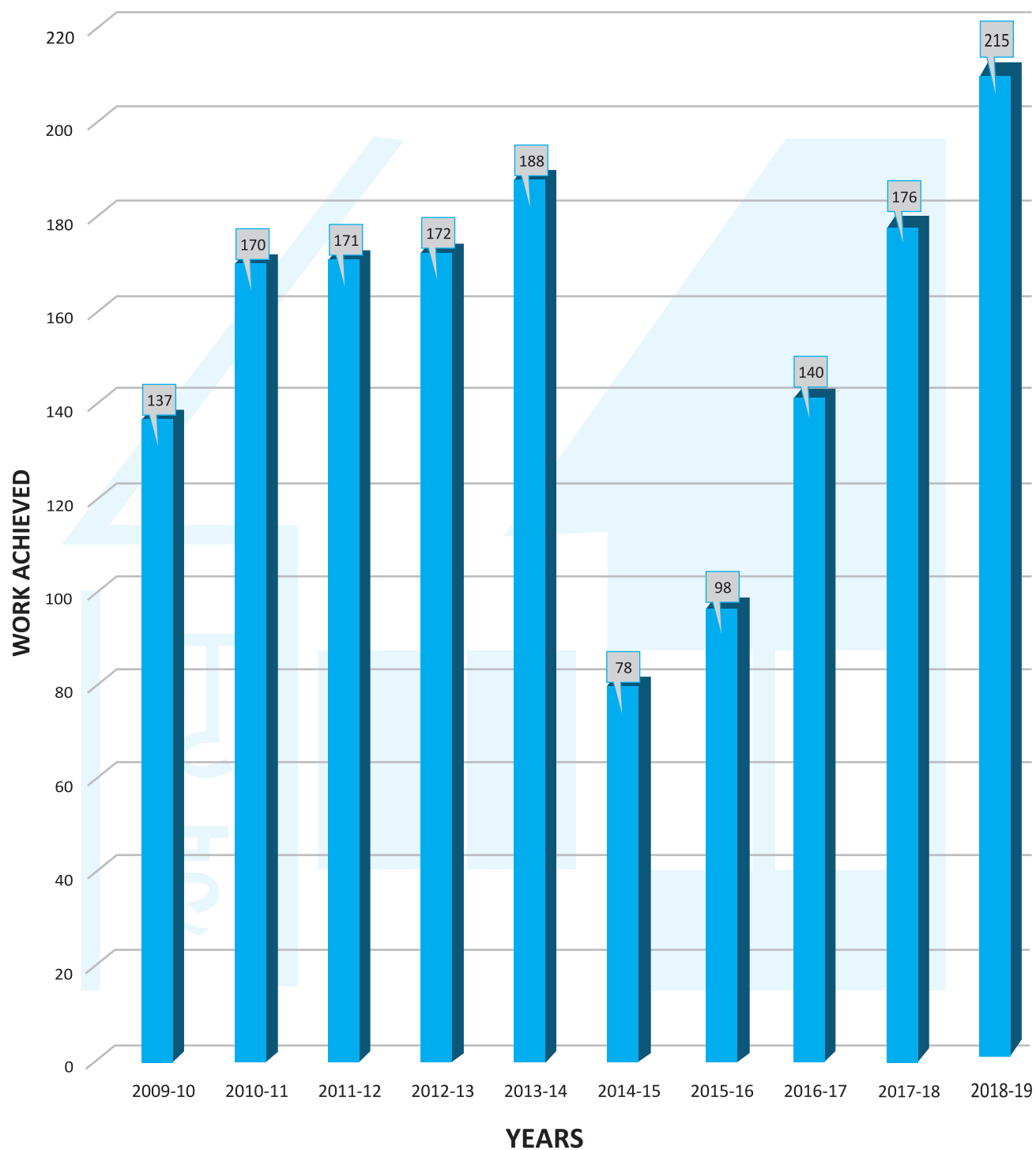
Seed capital / Revenue Grant

YEAR	SEED CAPITAL (Rs.)	REVENUE GRANT (Rs.)
1990-91	2.00 Crore	05 Lac
1991-92	5.00 Crore	10 Lac
1992-93	3.50 Crore	15 Lac
1993-94	3.50 Crore	15 Lac
1994-95	3.00 Crore	15 Lac
1995-96	1.00 Crore	20 Lac
1996-97	1.00 Crore	10 Lac
1997-98	Nil	10 Lac
1998-99 Till 2004-05	Nil	10 Lac each year
2006-07 Till 2014-15	Nil	10 Lac each year
2015-16	Nil	6.50 Lac
2016-17	Nil	6.50 Lac
2017-18	Nil	10 Lac
2018-19	Nil	10 Lac
Total	19.00 Crore	

Loans

INSTITUTION	YEAR OF FACILITY AVAILED	AMOUNT (Rs. In Cr.)	NAME OF PROJECT	PRESENT OUTSTANDING AMOUNT (Rs. In Cr.) AS ON 31.03.2019
National Housing Bank	2005-06	27.08	Gurgaon Ph-I	NIL
HUDCO	2007-08	22.00	Mohali Ph-I	NIL
HUDCO	2007-08	20.00	Mohali-II	NIL
NHB Term Loan	2010-11	15.00	General Loan	NIL
NHB	2010-11	10.00	Greater Noida	NIL
NHB	2011-12	30.00	Jaipur	NIL
HUDCO	2013-14	58.00	Greater Noida	NIL
HUDCO	2016-17	14.00	Mohali-II	NIL
	TOTAL	196.08		

Work Achieved Over During Last Ten Years (₹ In Crores)



PROJECTS UNDER PROGRESS

GREATER NOIDA



The Greater Noida Housing Project PH-I is being planned and executed on approximately 24 acres of land situated at Plot No. 7, P-4 Sector of Greater Noida. The site is abutting a 45 mtrs wide road which further connects to Yamuna Expressway. The site has green belts on two sides and housing colonies on the other two sides. The Plot is ideally located in prominent Housing Sector and approximately 4 kms from Pari Chowk.

The plans and designs of the Project have already been approved by GNIDA.

Central Amenities A Community Centre has been planned for the residents of the Complex. This community centre will provide common amenities and consist of a Multi-purpose Hall, Kitchen, Pantry, Library Room, TV Lounge,



Gymnasium, Kids Play Areas, Swimming Pool, Changing Rooms, Toilets and Office for Apartment Owner's Association. A commercial Complex for daily needs, Nursing Home, Meditation/Spiritual Centre and Nursery School are also planned in the complex. These facilities shall be shared by Phase—I & Phase—II beneficiaries. Water Supply and Sewerage Water supply shall be provided by GNIDA and shall be connected to underground tanks of sufficient storage capacity with arrangement of pumping to overhead tanks of all the blocks. Sewerage network of the complex shall be connected to sewage treatment plant as per the guidelines of state level environment impact assessment authorities. Electricity Power supply to the complex will be provided by NPCL (Noida Power Corporation Ltd).



Amenities - Greater Noida Project



Waste Management Garbage recycling plant



Meditation/Spiritual Center



Commercial Complex for daily needs



Nursery school for kids.



Sports : Healthy living with lawn tennis, basketball court, badminton court, amphitheatre and kid play area.



Community Center : Community center with a host of facilities like banquet hall, functional gym, swimming pool and other recreational facilities

Sample flats at Greater Noida Project ready for viewing by the Beneficiaries.



Chennai Phase-III

The Chennai Ph-III project comprising 1220 DUs, is being executed contiguous to Chennai Ph-II project. Construction activities commenced in June 2017. On announcement, there was an overwhelming response from the beneficiaries & except for a few

DUs in 1 Bed Room category, the project is fully subscribed and waiting lists have been created for Type 'B, C & D' category. The project is scheduled to be completed in 48 months. Few Photographs Depicting present progress are as below:



PARTICIPATION OF BENEFICIARIES IN PROGRESS OF PROJECT AT CHENNAI

CGEWHO encourages its beneficiaries to take part in Progress of Project and Participate in activities related to Construction/Project at Execution Stage for which Project Monitoring Committee (PMC) and Apartment Owners Association (AOA) are formed by election in free and fair manner.



Project Monitoring Committee Meeting held at Chennai Ph- III on 29th August 2019



Visit of AS(H) at Chennai Project



RECENTLY COMPLETED PROJECT

Bhubaneswar Phase-II 240 Dus



Bhubaneswar Phase-II

PROJECT COMPLETED AT LOWER COST THAN ANNOUNCED RESULTING IN REFUNDS TO BENEFICIARIES

The Bhubaneswar Ph- II Project comprising 240 DUs was completed at a lower cost than announced and refunds upto Rs. 1,44,564/- (Type-B), Rs. 1,49,501/- (Type-C) & Rs. 2,50,182/- (Type-D) have been made to the beneficiaries of the scheme. It may therefore be seen that the project was completed with a very strict cost control resulting in the completed cost being lower than the announced costs, which is certainly an unprecedented & a unique event.



CGEWHO encourages its Beneficiaries to take in the Progress of Project and Participate in activities related to Construction/Project at Execution Stage for which Project Monitoring Committee (PMC) and Apartment Owner Association (AOA) are formed by election in a free and fair manner.

30th CGEWHO DAY

On 17th July 2019 CGEWHO celebrated its 30th Raising Day in the august presence of Sh. Ajay Kumar Rana, CVO, CPWD/CGEWHO. Sh. R.C. Agarwal, Dir. (F&A) compered the programme.



PRIZE DISTRIBUTION ON CGEWHO DAY



Our Most Distinguished Benefeciary
Dr. APJ Abdul Kalam, Hon'ble Former President of India
Dwelling Unit No. D-6/62, Kendriya Vihar, Bengaluru



CGEWHO pays tribute to the iconic Bharat Ratna, Dr. A.P.J. Abdul Kalam, Hon'ble former President of India, a great Scientist, a wonderful President and above all an inspiring individual who was our esteemed beneficiary, Kendriya Vihar, Banagalore Housing Project

Recent Governing Council Meeting



राजभाषा हिन्दी प्रभाग

हिन्दी के प्रयोग को प्रोत्साहित करने हेतु संगठन द्वारा विविध हिन्दी प्रतियोगिताओं के आयोजन किए गए एवं विजेता कर्मचारियों को श्री भुपिन्दर सिंह, मुख्य कार्यकारी अधिकारी के द्वारा पुरस्कार के रूप में प्रोत्साहन राशि एवं प्रशस्ति-पत्र प्रदान किए गए। श्री आर.सी. अग्रवाल, निदेशक (वित्त व प्रशासन) एवं अध्यक्ष, राजभाषा कार्यान्वयन समिति ने समारोह का संचालन किया।



PUBLIC GRIEVANCE REDRESSAL MECHANISM

A Public Grievance Cell has been established for delivering responsive and expeditious redressal of grievances received from the citizens. The Cell functions under the charge of Chief Executive Officer, with a designated Public Grievance Officer. A consolidated report is submitted on monthly basis to the Ministry of HUPA as well as to the President, Governing Council of CGEWHO. The name, designation, telephone number and email detail of the Public Grievance Officer is available at CGEWHO website www.cgewho.in. As on 31.03.2019, all Public Grievances Uploaded on pgportal.gov.in as well as directly submitted to CGEWHO, have been redressed and there is no pendency towards the same.

IMPLEMENTATION OF OFFICIAL LANGUAGE

During the year, the effort towards implementation of the Official Language Act has been increased and most of the printed matters were undertaken bilingually. The Annual Report of CGEWHO is printed bilingually. Hindi Fortnight was celebrated in the organization in the month of September 2018. The improvement of progressive use of official language Hindi in the official work of CGEWHO was inspected by the third Sub-Committee of the Committee of Parliament on official language on 01 November, 2018 & the same was considered satisfactory. During the year, Four Official Language Implementation Committee Meetings and Four Hindi Workshop were organized. To promote the use of Hindi, and motivate the employees, following Competitions were organized and cash prize/certificates awarded during the year for -

- Hindi Essay Competition.
- Hindi Debate Competition

Director (F&A) is In-Charge of implementation of Official Language (CGEWHO), wishes to place on record his gratitude to Ms Nandita Gupta JS (Rajbhasha), M/o HUA for continued help, guidance and support for implementation of Hindi.

IMPLEMENTATION OF RTI ACT

An officer has been designed and appointed by the Chief Executive Officer, CGEWHO, as CPIO under RTI Act 2005 for handling of the RTI queries. A Senior Officer to the rank of, Deputy Director (Technical), of CGEWHO has been nominated as Appellate Authority for RTI Appeals. Mandatory disclosures pertaining to RTI are informed and uploaded at CGEWHO website www.cgewho.in. During the year 75 nos. RTI applications have been received and all of them were disposed off. Further 21 nos. appeals have been received and the same have been dealt and disposed of.

CITIZEN'S CHARTER

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

FUTURE OUTLOOK

During the next financial year 2019-2020 CGEWHO aims to continue progress in the projects at Greater Noida (Ph-I) and Chennai (Ph-III). Planning of projects at SAS Nagar (Mohali), Kolkata (Ph-III) and Vishakhapatnam shall be undertaken.

NEWS AND PUBLIC INFORMATION

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

FINANCIAL STATEMENTS

The financial statements include the Audit Report, Balance Sheet and Income and Expenditure Accounts of the organisation. The financial statements for the year 2018-19 are annexed.



V P C A AND ASSOCIATES

(Formerly Known as SURESH MALIK & CO.)

CHARTERED ACCOUNTANTS

107, Vardhaman A.C. Market
Vigyan Vihar, Delhi - 110 092
Tel. 091-11-22026652
09-11-22165626
Email: vpin@vsmc.co.in

INDEPENDENT AUDITOR'S REPORT

To the Members of
Central Government Employees Welfare Housing Organisation
(a Society Registered under Societies Registration Act XXI of 1860)
6th Floor , A Wing, Janpath Bhawan, Janpath, Delhi-110001

Opinion

We have audited the accompanying financial statements of **Central Government Employees Welfare Housing Organisation**, which comprise the Balance Sheet as at March 31, 2019 and the Statement of Income and Expenditure for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the accompanying Financial Statements give a true and fair view of financial position of the entity as at March 31, 2019 and its Income and Expenditure for the year ended on that date in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit of the Financial Statement 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 entity in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (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 audit opinion.



Management's Responsibility for the Financial Statements

The Management of "Central Government Employees Welfare Housing Organisation" (CGEWHO) is responsible for the preparation of these standalone financial statements that give true and fair view in accordance with The Societies Act, 1860, governing rule and regulation of "Central Government Employees Welfare Housing Organisation", in accordance with the accounting principles generally accepted in India. The responsibility includes the design, implementation of internal control relevant to the preparation and presentation of financial statement 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 entity'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 entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

Auditors' Responsibility

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

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

1. 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.
2. 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 entity'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 condition may cause the Company to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with the relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Our responsibility is to express an opinion on these standalone financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the "CGEWHO" 's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

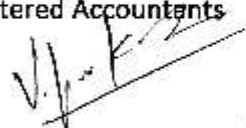


EMPHASIS OF MATTER

We draw attention to following matters in financial statements that;

1. The Organization is deviating from AS15, as no actuarial valuation is carried out for the provision of Gratuity and earned leave. However, provisions are being made as per GOI rules.
2. Matter relating to the pending litigation against the organization as mentioned in notes 23.05.
3. To the Accounting policy no 22.02 adopted and on the note 23.15 on treatment of amount/ installment collected from beneficiaries towards cost is treated as capital receipt and likewise expenditure made out for construction is treated as capital expenditure. A portion of the contribution/collection towards contingency, as per the scheme of autonomous body, is treated as capital receipt and added to reserves and surplus.

For V P CA AND ASSOCIATES.
Firm Registration No. 000843N
Chartered Accountants



(Vipin Kumar)

Partner.

Membership No. 086302



Place : Delhi

Dated : 20.09.2019



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

BALANCE SHEET AS AT 31.03.2019

(Amount in Rs.)

CORPUS/CAPITAL FUND AND LIABILITIES	SCHD.NO.	CURRENT YEAR	PREV.YEAR
Corpus/Capital Fund	I	19,00,00,000.00	19,00,00,000.00
Reserves & Surplus	II	47,02,72,344.63	37,82,23,601.63
Earmarked / Endowment Fund	III	1,35,34,461.19	1,34,19,930.19
Current Liabilities & Provisions			
A. CURRENT LIABILITIES			
Members Instalments (Schemes)	IV	2548,50,59,150.74	2298,64,21,101.10
Sundry Creditors/emd/ Retention Money	V	69,55,63,590.46	43,02,99,472.84
Expenses Payable	VI	20,10,027.75	21,70,210.00
B. Provisions	VII	23,52,40,924.00	31,13,37,358.00
Total		2709,16,80,498.77	2431,18,71,673.76
ASSETS			
Fixed Assets	VIII	12,29,745.43	11,78,396.18
CURRENT ASSETS, LOANS, ADVANCES ETC.			
A. Current Assets			
Lands	IX	69,30,99,877.11	55,85,21,513.07
Project Expenses (WIP)	X	2419,91,12,002.10	2208,11,07,942.60
Cash & Bank Balances	XI	187,88,89,360.37	153,22,40,408.49
Closing Stock of Saleable Forms		34,118.00	55,727.00
B. LOANS, ADVANCES & OTHER ASSETS			
Mobilisation Advance	XII	1,76,49,120.00	2,23,00,000.00
Duties & Taxes	XIII	19,22,22,322.26	1,24,53,279.82
Advances & Security Deposits	XIV	10,94,43,953.50	10,40,14,406.60
Total		2709,16,80,498.77	2431,18,71,673.76
Significant Accounting Policies	XXII		
Notes on Financial Statements	XXIII		

Ashukla

Ajay Shukla

Asstt. Accounts Officer
CGEWHO

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K.C. Aggarwal

Assistant Director (Finance)
CGEWHO

As per our Audit Report of even date.

For V P C A AND ASSOCIATES

Chartered Accountants

(FRN-000843N)

R.C. Agarwal

R.C. Agarwal
Director (Finance)
CGEWHO

Bhupinder Singh

Bhupinder Singh
Chief Executive Officer
CGEWHO

Vipin Kumar

VIPIN KUMAR
(Partner)

(M. No.- 086302)

Place: New Delhi

Date: 20th September, 2019



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2019

(Amount in Rs.)

INCOME	SCHD NO.	CURRENT YEAR	PREV.YEAR
Income From Sales/ Services	XV	44,04,066.00	79,74,147.00
Grants/Subsidies	XVI	10,00,000.00	10,00,000.00
Fees/Subscriptions	XVII	1,85,164.00	1,99,288.00
Interest	XVIII	17,64,050.75	11,09,088.00
Other Incomes	XIX	2,33,749.00	25,821.00
Total (a)		75,87,029.75	1,03,08,344.00
EXPENDITURE			
Establishment Expenses	XX	5,31,29,235.04	6,36,32,974.16
Other Administrative Expenses	XXI	1,20,46,326.60	1,16,89,916.18
Depreciation (as Per Schedule VIII)	VIII	5,36,211.50	3,24,783.21
Total (b)		6,57,11,773.14	7,56,47,673.55
EXCESS OF EXPENDITURE OVER INCOME (B-A)		5,81,24,743.39	6,53,39,329.55
Allocated To Projects,as Under:			
A. Bhubaneswar Phase-II		0.00	78,81,256.71
B. Greater Noida		5,04,73,753.71	4,90,67,607.62
C. Chennai Phase-III		76,50,989.68	83,90,465.22
Total		5,81,24,743.39	6,53,39,329.55
Significant Accounting Polices	XXII		
Notes on Financial Statements	XXIII		

Ajay Shukla

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CGEWHO

K.C. Aggarwal

Assistant Director (Finance)
CGEWHO

R.C. Agarwal
Director (Finance)
CGEWHO

Bhupinder Singh
Chief Executive Officer
CGEWHO

As per our Audit Report of even date.
For V P C A AND ASSOCIATES
Chartered Accountants
(FRN-000843N)

VIPIN KUMAR
(Partner)
(M. No.- 086302)

Place: New Delhi
Date: 20th September, 2019



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE I: CORPUS/CAPITAL FUND

(Amount in Rs.)

Particulars	Current Year	Previous Year
Balance as at the beginning of the year	19,00,00,000.00	19,00,00,000.00
Add: Contribution towards Corpus / Capital Fund	0.00	0.00
Add/ (Deduct): Balance of net income/ (expenditure) transferred from the Income and Expenditure Account	0.00	0.00
BALANCE AS AT THE YEAR - END	19,00,00,000.00	19,00,00,000.00

SCHEDULE II: RESERVES & SURPLUS

(Amount -Rs)

Particulars	Current Year		Previous Year	
1. Capital Reserve				
As per last account	15,74,57,764.78		14,60,57,764.78	
Addition during the year	1,14,00,000.00		1,14,00,000.00	
Less: Deductions during the year	0.00	16,88,57,764.78	0.00	15,74,57,764.78
2. Contingencies Reserve Fund				
As per last account	18,86,34,587.77		18,86,34,587.77	
Addition during the year	8,06,48,743.00		0.00	
Less: Deductions during the year	0.00	26,92,83,330.77	0.00	18,86,34,587.77
3. Reserve Fund Interest				
As per last account	3,21,31,249.08		3,21,31,249.08	
Addition during the year	0.00		0.00	
Less: Deductions during the year	0.00	3,21,31,249.08	0.00	3,21,31,249.08
TOTAL		47,02,72,344.63		37,82,23,601.63

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE III : EARMARKED / ENDOWMENT FUNDS

(Amount in Rs.)

Particulars	Current year	Previous Year
a) Opening balance of the funds		
Reserve Fund Kochi 2 Project	8,40,633.41	8,40,633.41
Reserve Fund AWES Phase-I & II Project	36,74,695.05	36,74,695.05
Reserve Fund Jaipur Phase-I Project	72,71,983.28	72,71,983.28
Reserve Fund Lucknow Phase-I Project	15,17,618.45	13,79,171.45
Reserve Fund Panchkula Phase-II Project	1,15,000.00	90,000.00
TOTAL (A)	1,34,19,930.19	1,32,56,483.19
b) Additions to the Funds		
Reserve Fund Kochi 2 Project	0.00	0.00
Reserve Fund AWES Phase-I & II Project	0.00	0.00
Reserve Fund Jaipur Phase-I Project	0.00	0.00
Reserve Fund Lucknow Phase-I Project	1,48,190.00	1,50,000.00
Reserve Fund Panchkula Phase-II Project	0.00	30,000.00
TOTAL (B)	1,48,190.00	1,80,000.00
c) Utilisation/Expenditure towards objectives of funds		
Reserve Fund Kochi 2 Project	0.00	0.00
Reserve Fund AWES Phase-I & II Project	0.00	0.00
Reserve Fund Jaipur Phase-I Project	24,380.00	0.00
Reserve Fund Lucknow Phase-I Project	9,279.00	11,553.00
Reserve Fund Panchkula Phase-II Project	0.00	5,000.00
TOTAL (C)	33,659.00	16,553.00
d) Closing balance of the funds		
Reserve Fund Kochi 2 Project	8,40,633.41	8,40,633.41
Reserve Fund AWES Phase-I & II Project	36,74,695.05	36,74,695.05
Reserve Fund Jaipur Phase-I Project	72,47,603.28	72,71,983.28
Reserve Fund Lucknow Phase-I Project	16,56,529.45	15,17,618.45
Reserve Fund Panchkula Phase-II Project	1,15,000.00	1,15,000.00
NET BALANCE AS AT THE YEAR END (a+b-c)	1,35,34,461.19	1,34,19,930.19

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE IV: MEMBERS INSTALMENTS (SCHEMES)

(Amount in Rs.)

Particulars		Current year	Previous Year
Ahmedabad Scheme	4,33,43,346.00		
Ahmedabad Scheme (CAG)	<u>13,40,22,272.00</u>	17,73,65,618.00	17,73,65,618.00
Bhubaneswar Phase-I	54,95,77,373.00		
Bhubaneswar Phase-I (Revised)	<u>1,51,97,187.50</u>	56,47,74,560.50	56,32,02,672.50
Bhubaneswar Phase-II		86,86,23,653.50	83,48,61,298.50
Chandigarh Scheme		27,12,47,015.99	27,12,47,015.99
Chennai Phase-II Scheme		99,29,97,180.00	99,26,92,430.00
Chennai Phase-III Scheme		158,36,62,964.53	148,70,40,122.96
EPFO Scheme		22,000.00	22,000.00
Greater Noida		622,16,88,053.33	387,01,18,531.41
Gurgaon Phase -I Scheme		90,12,86,708.94	90,12,86,708.94
Gurgaon Phase-II Scheme		85,31,83,875.80	85,31,83,875.80
Hyderabad Phase-III Scheme		91,16,00,262.84	90,99,40,416.84
Jaipur Phase-II Scheme		167,47,60,444.00	167,59,58,381.00
Kharghar Scheme		100,46,25,070.64	100,44,16,070.64
Kochi Phase-I Scheme		3,94,54,151.00	3,94,54,151.00
Kolkata Phase-II		238,75,07,379.00	238,75,93,379.00
Mohali Phase-I Scheme		179,36,64,373.15	179,52,24,464.15
Mohali Phase-II Scheme		184,03,94,930.33	182,55,70,785.18
Mohali SAS Nagar Scheme		86,01,700.00	86,01,600.00
Meerut Phase-I Scheme		21,37,72,043.34	21,37,19,793.34
Noida Phase-III Scheme	96,85,11,099.00		
Noida Phase-III Scheme (Revised)	<u>14,21,539.00</u>	96,99,32,638.00	96,99,32,638.00
Noida Phase-IV Scheme		83,01,05,219.45	83,01,05,219.45
Noida Phase-V Scheme		96,67,71,083.40	96,67,71,083.40
Pune Phase-I Scheme		10,43,31,254.00	10,43,31,254.00
Pune Phase-II Scheme	29,93,45,353.00		
Pune Phase-II Scheme (Revised)	<u>39,08,736.00</u>	30,32,54,089.00	30,23,48,709.00
Visakhapatnam Scheme		11,14,000.00	11,14,000.00
Instalment CGEWHO		3,18,882.00	3,18,882.00
Total		2548,50,59,150.74	2298,64,21,101.10

Ajay Shukla

Asstt. Accounts Officer
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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE V : SUNDRY CREDITORS/EMD/RETENTION MONEY

(Amount in Rs.)

Particulars	Current year	Previous Year
<u>H.O.(NEW DELHI)</u>		
EMD Advertisement (Nidhe Ads Consultancy Services)	0.00	2,00,000.00
Amount Refundable (Application Fees Punjab)	8,650.00	8,650.00
Amount Refundable (Noida Ph-I Scheme)	15,83,384.59	15,83,384.59
Amount Refundable (Noida Ph-II Scheme)	21,08,487.63	21,08,487.63
Amount Refundable Instalments	20,64,627.00	13,27,037.00
Instalment Nerul,Mumbai (Refundable)	72,088.00	72,088.00
Instalment Panchkula Phase I (Refundable)	6,174.51	6,174.51
Sundries Payable (Completed Projects)	4,15,966.00	4,15,966.00
Sundries Payable (Schemes)	11,97,346.00	11,97,346.00
Stale Cheque A/c	10,98,515.00	11,18,886.00
Security Deposit (Simplex Concrete Piles India Ltd.)	17,00,000.00	17,00,000.00
Suspense Escrow A/c	19,726.00	19,726.00
TDS Instalments (Suspense)	0.00	40,13,944.38
<u>Demand Survey</u>		
Dehradun	25,57,000.00	27,71,500.00
Nagpur	36,52,500.00	40,52,500.00
Patna	35,65,000.00	36,82,000.00
Pune Phase-III	71,54,450.00	76,24,950.00
Thiruvananthapuram	23,46,000.00	23,71,500.00
<u>AHMEDABAD PROJECT</u>		
Retention Money (Labh Construction & Ind.Ltd.)	35,16,938.00	35,16,938.00
Retention Money (J.K.Cement Works)	15,498.00	15,498.00
Retention Money (Shree Cement Ltd.)	88,543.00	88,543.00
Labh Construction & Inds Ltd	1,54,842.00	1,54,842.00
<u>AWES,GR.NOIDA PHASE-I PROJECT</u>		
Retention Money (Era Construction (India) Ltd.)	3,03,106.00	3,03,106.00
Retention Money (Shree Cement Ltd)	1,09,231.00	1,09,231.00
Retention Money (Super Steel Engineering Works)	15,018.00	15,018.00
EMD (Sage Furniture & Doors)	20,000.00	20,000.00
Sage Furniture & Doors	89,347.00	89,347.00
<u>AWES,GR.NOIDA PHASE-II PROJECT</u>		
Retention Money (Era Constructions (I) Ltd.)	16,182.00	16,182.00
Retention Money (Sikand Associates)	95,000.00	95,000.00
<u>BANGALORE PHASE-I PROJECT</u>		
Retention Money (Larson & Tubro Ltd)	78,810.00	78,810.00
CCCIL	15,36,700.00	15,36,700.00
Amount Refundable (Bangalore Scheme)	7,30,773.89	7,30,773.89
<u>GURGAON PHASE -II PROJECT</u>		
Retention Money (Vishva Shanti Builders (P) Ltd)	1,07,424.00	1,07,424.00
Retention Money (Arjan Singh & Sons)	32,356.00	32,356.00
Retention Money (JRC Grid Engg (P) Ltd)	1,12,381.00	1,12,381.00
Retention Money (R. S. Enterprises)	6,682.00	6,682.00
<u>GURGAON PHASE-I PROJECT</u>		
Retention Money (M/s. Vij Constructions)	49,126.00	49,126.00
Retention Money (M/s. Krishna Constructions)	1,70,699.00	1,70,699.00
<u>HYDERABAD PHASE-II PROJECT</u>		
Retention Money (VSR Constructions)	2,77,532.00	2,77,532.00
Amount Refundable (Hyderabad Ph-II Scheme)	7,37,264.82	7,37,264.82
Kendriya Vihar Hyderabad Ph-II Payable	2,09,854.00	2,09,854.00
Carried forward	3,80,23,222.44	4,27,47,447.82



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

(Amount in Rs.)

Particulars	Current year	Previous Year
Brought forward	3,80,23,222.44	4,27,47,447.82
<u>HYDERABAD PHASE-I PROJECT</u>		
Retention Money (Sindhu Escon Ltd)	78,568.00	78,568.00
Retention Money (Larsen & Tubro Ltd)	95,648.00	95,648.00
Retention Money (Sri Venkateshwara)	10,840.00	10,840.00
Amount Refundable (Hyderabad Ph-I Scheme)	7,20,200.50	7,20,200.50
<u>HYDERABAD PHASE-III PROJECT</u>		
Retention Money (Ambica Chennakesava Projects Ltd)	4,05,600.00	4,05,600.00
Retention Money (JNTU)	21,000.00	21,000.00
Retention Money (Designerz Workshop)	1,38,818.00	1,38,818.00
Retention Money (Sivanssh Infra devp.)	24,27,786.00	24,27,786.00
Ambica Chennakesava Projects Ltd	5,23,945.00	5,23,945.00
<u>JAIPUR PHASE-I PROJECT</u>		
Retention Money (Mitra Guha)	47,772.00	47,772.00
Retention Money (Kirsun Engineers Pvt. Ltd.)	58,120.00	58,120.00
Amount Refundable to Beneficiaries	2,097.00	2,097.00
Kendriya Vihar (KVAOA) Jaipur Phase-I Payable	7,148.00	7,148.00
<u>JAIPUR PHASE-II PROJECT</u>		
Retention Money (Renaissance Buildhome Pvt. Ltd.)	17,87,451.00	17,87,451.00
Retention Money (Wapcos Ltd.)	1,88,380.00	1,88,380.00
Dinesh Kala	2,000.00	2,000.00
Kendriya Vihar (KVAOA) Jaipur Phase-II Payable	60,06,270.00	60,06,270.00
<u>KHARGHAR PROJECT</u>		
Retention Money (M/s Klassic Constructions)	3,90,279.00	3,90,279.00
Edifice Developers & Projects	94,010.00	94,010.00
Lanco Constructions Ltd	3,22,184.00	3,22,184.00
<u>KOCHI PHASE-I PROJECT</u>		
Retention Money (M/s. Anandashrami)	75,279.00	75,279.00
Retention Money (Alsa Construction & Hsg Ltd)	15,072.00	15,072.00
EMD (Alsa Construction & Hsg Ltd)	25,000.00	25,000.00
<u>KANPUR PROJECT</u>		
Retention Money (Gauri Architects)	25,289.00	25,289.00
<u>NOIDA PHASE -III PROJECT</u>		
Retention Money (Arjan Singh & Sons)	17,439.00	17,439.00
Retention Money (JRC Grid Engg (P) Ltd)	1,27,675.00	1,27,675.00
Arjan Singh & Sons	1,48,000.00	1,48,000.00
<u>NOIDA PHASE-V PROJECT</u>		
Retention Money (Shree Cement Ltd.)	27,000.00	27,000.00
Retention Money (Gurcharan Singh)	81,912.00	81,912.00
Retention Money (Jrc Grid Engineers Pvt. Ltd.)	1,76,801.00	1,76,801.00
Kendriya Vihar (KVAOA) Noida Phase-V Payable	8,810.00	8,810.00
<u>NOIDA PHASE-IV PROJECT</u>		
Retention Money (J.R.C.Grid)	1,12,180.00	1,12,180.00
<u>PUNE PHASE-I PROJECT</u>		
EMD (Awati Surveyors)	100.00	100.00
Retention Money (Era Construction (I) Ltd.)	1,93,710.00	1,93,710.00
Kendriya Vihar (KVAOA) Pune Phase-I Payable	6,000.00	6,000.00
<u>PUNE PHASE- II PROJECT</u>		
Retention Money (Patki & Dadarkar)	2,54,500.00	2,54,500.00
Retention Money (Suyash Electrical Co.)	25,000.00	25,000.00
Kendriya Vihar Pune Phase-II Payable	4,37,493.00	4,37,493.00
Carried forward	5,31,08,598.94	5,78,32,824.32



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

(Amount in Rs.)

Particulars	Current year	Previous Year
Brought forward	5,31,08,598.94	5,78,32,824.32
PANCHKULA PHASE- II PROJECT		
Retention Money (N.G. Constructions)	90,714.00	90,714.00
Retention Money (Ishan Engineers.)	8,589.00	8,589.00
Amount Refundable to Beneficiaries	14,237.52	14,237.52
Kendriya Vihar (KVAOA) Panchkula Phase-II Payable	900.00	900.00
VISAKHAPATNAM PROJECT		
EMD (Turnkey Project)	10,00,000.00	10,00,000.00
Retention Money (M/s Srico Projects)	1,94,11,271.00	1,94,11,271.00
Srico Projects Pvt. Ltd.	60,00,000.00	60,00,000.00
MOHALI PHASE-I PROJECT		
Kanwarji Constructions	1,98,82,765.00	1,98,82,765.00
Retention Money (Kanwarji Constructions)	2,94,61,782.00	2,94,61,782.00
Retention Money (Ambuja Cement Ltd.)	1,24,855.00	1,24,855.00
Retention Money (Renu Khanna & Associates)	4,60,442.00	4,60,442.00
NIT Jalandhar	9,356.00	9,356.00
Kendriya Vihar Mohali Phase-I Payable	52,32,273.00	52,32,273.00
BHUBANESWAR PHASE-I PROJECT		
Retention Money (Manjeera Constructions)	37,25,187.00	37,25,187.00
Retention Money (Credible Management)	71,961.00	71,961.00
EMD (Turnkey Project)	10,00,000.00	10,00,000.00
Manjeera Constructions	1,35,692.00	1,35,692.00
College of Engineering & Technology	13,390.00	13,390.00
Kendriya Vihar Bhubaneswar Phase-I Payable	23,219.00	23,219.00
CHENNAI PHASE-II PROJECT		
Retention Money (M/s Srico Projects Pvt Ltd)	1,52,15,449.00	1,52,15,449.00
Retention Money (M/s Astowix India Projects)	1,59,522.00	1,59,522.00
Srico Projects Pvt. Ltd.	1,73,788.00	1,73,788.00
KOLKATA PHASE-II PROJECT		
Retention Money (P S Group Reality Ltd.)	21,99,218.00	21,99,218.00
Retention Money (Astrowix India Project Solution Pvt. Ltd.)	5,52,519.00	5,52,519.00
Kendriya Vihar Kolkata Phase-II Payable	2,35,61,527.00	2,35,49,527.00
LUCKNOW PHASE-I PROJECT		
Retention Money (Smart Constructions)	2,94,283.00	2,94,283.00
Retention Money (Deora Electricals)	1,23,904.00	1,23,904.00
Retention Money (Sivanssh Infrastructure Dev.)	468.00	468.00
Kendriya Vihar (KVAOA) Lucknow Payable	27,396.00	27,396.00
Amount Refundable to Beneficiaries	1,98,500.00	1,98,500.00
Amount Refundable to Beneficiaries (Cancelled DU)	4,18,455.00	4,18,455.00
MEERUT PHASE-I PROJECT		
Retention Money (Ratan Builders)	43,035.00	43,035.00
Retention Money (Iqbal Constructions)	2,99,946.00	2,99,946.00
Kendriya Vihar Meerut Phase-I Payable	1,02,412.00	1,02,412.00
Modern (India) Architects Pvt. Ltd.	1,26,755.00	1,26,755.00
GREATER NOIDA PROJECT		
Retention Money (P2 Kanwarji Constructions)	4,81,61,480.00	2,93,58,865.00
Retention Money (P3 N G Constructions)	4,53,46,100.00	1,50,29,883.00
Retention Money (P4 JRc Grid Engineers)	7,31,02,205.00	4,01,00,198.00
Retention Money (P5 Bahl Builders)	4,51,47,614.00	3,06,04,901.00
Retention Money (RT & Associates Pvt. Ltd.)	16,96,006.00	12,45,331.00
Security Deposit Gr. Noida P2 Kanwarji Construction	17,60,341.00	11,28,173.00
Security Deposit Gr. Noida P3 N G Construction	16,34,642.00	6,01,195.00
Security Deposit Gr. Noida P4 Jrc Grid Engineers	26,72,015.00	14,86,623.00
Security Deposit Gr. Noida P5 Bahl Builders	16,80,786.00	11,81,268.00
EMD (Beeran)	30,000.00	30,000.00
EMD Greater Noida Scheme	3,60,000.00	0.00
Kanwarji Construction	3,63,87,881.00	0.00
JRC Grid Engineers Pvt. Ltd.-P4	3,53,44,301.00	0.00
Bahl Builders Pvt. Ltd.	1,50,21,810.00	0.00
N G constructions	5,17,65,588.00	0.00
Carried forward	54,33,83,178.46	30,87,51,071.84



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

(Amount in Rs.)

Particulars	Current year	Previous Year
Brought forward	54,33,83,178.46	30,87,51,071.84
<u>CHENNAI PHASE-III PROJECT</u>		
Retention Money (M/s Srico Projects Pvt Ltd)	1,62,84,623.00	38,69,305.00
EMD Chennai Phase-III Scheme	18,99,900.00	0.00
<u>MOHALI PHASE-II PROJECT</u>		
Retention Money (Kanwarji Construction Co.)	2,94,53,224.00	2,94,53,224.00
Retention Money (C M Sapra)	0.00	3,96,161.00
Kanwarji Construction	7,39,61,378.00	7,79,49,211.00
KVAOA MOHALI PHASE-II Payable	2,06,86,076.00	0.00
<u>BHUBANESWAR PHASE-II PROJECT</u>		
Retention Money-Manjeera Constructions	97,84,871.00	97,73,193.00
Retention Money-Credible Management	1,10,340.00	1,07,307.00
Total	69,55,63,590.46	43,02,99,472.84

Ajay ShuklaAsstt. Accounts Officer
CGEWHO

K.C. AggarwalAssistant Director (Finance)
CGEWHO

R.C. AgarwalDirector (Finance)
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Bhupinder SinghChief Executive Officer
CGEWHO



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE VI:EXPENSES PAYABLE

(Amount in Rs.)

Particulars	Current year	Previous Year
Retainership fee (Shri A K Tewari)	79,467.00	79,467.00
Amount Payable(Delhi State Consumer Redressal Commission)	3,030.00	3,030.00
Amount Payable (Imprest & Tour)	99,797.00	1,638.00
Proxix Infotech Pvt. Ltd.	27,848.00	0.00
L V Enterprises	3,363.00	0.00
Mass Management Services Pvt. Ltd.	3,47,138.00	3,04,849.00
Pay & Allowances Payable-Head Office	43,803.00	0.00
M/s JPRMS & Co.,Chartered Accountants	0.00	72,900.00
Suresh & Malik Co.	70,200.00	0.00
Arvind Rattan & Co.	16,198.00	0.00
Ravinder Singh & Co.	12,960.00	0.00
Umesh Sharma & Associates	2,420.00	0.00
Hazel Mercantile Limited	0.00	48,620.00
Absterge Realestate Pvt. Ltd. (Rent-70 janpath)	25,184.00	0.00
K S Tour	46,803.00	41,982.00
Iswwar Chand-Rent	0.00	1,21,968.00
VK Verma & Co.	0.00	64,800.00
EXPENSES PAYABLE ACCOUNT		
Honararium	10,000.00	5,000.00
Service & Maintenance	6,120.00	0.00
Medical	2,22,625.00	2,29,021.00
Travelling	84,444.00	39,340.00
Telephone	67,097.00	71,597.00
Conveyance	24,747.00	5,020.00
Postage & Stamps (Speed post)	0.00	62,319.00
Tution Fees	7,20,310.00	9,00,441.00
Employees Welfare	3,300.00	0.00
Office Expenses	36,340.00	19,824.00
Entertainment Expenses	0.00	2,628.00
Accounting & Other Softwares	0.00	45,000.00
Printing & Stationery	29,085.00	50,766.00
Furnitures & Fixtures	13,648.75	0.00
Consultancy/Profressional Fee	5,000.00	0.00
Newspaper & Magazines	1,107.00	0.00
Hindi Promotional Activity Expenses	3,500.00	0.00
CGST Delhi	1,796.50	0.00
SGST Delhi	1,796.50	0.00
IGST Delhi	900.00	0.00

Ajaya Shukla

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE VII : PROVISIONS

(Amount in Rs.)

Particulars		Current year	Previous Year
Gratuity		2,84,07,902.00	2,66,53,770.00
EL Encashment		1,73,54,645.00	1,71,56,988.00
Project Expenses		18,30,83,850.00	25,72,41,266.00
TDS Payable			
(a) Contractors	42,57,615.00		
(b) Contractors(Professional)	92,771.00		
(c) Salary	5,52,533.00		
(d) Rent	22,176.00	49,25,095.00	91,17,702.00
GST Payable - Chennai phase-iii		0.00	5,79,778.00
PF PAYABLE		14,69,432.00	5,87,854.00
		23,52,40,924.00	31,13,37,358.00

SCHEDULE VIII : FIXED ASSETS

(Amount in Rs.)

Particulars	Rate of Dep.	Amount(wdv) As On 01/04/2018	Additions During 2018-2019	W.off/sale During 2018-2019	Total Value 31/03/2019	Dep. For 2018-2019	W.d.v. As On 31/03/2019
Furnitures & Fixtures	10%	4,49,036.36	38,648.75	0.00	4,87,685.11	1,22,021.29	3,65,663.82
Office Equipments	15%	3,09,679.83	32,032.00	0.00	3,41,711.83	61,983.98	2,79,727.85
Computer & Accessories	40%	4,19,679.99	5,16,880.00	0.00	9,36,559.99	3,52,206.23	5,84,353.76
Total of Current Year		11,78,396.18	5,87,560.75	0.00	17,65,956.93	5,36,211.50	12,29,745.43
Previous Year		11,54,266.39	3,48,913.00	0.00	1,503,179.39	3,24,783.21	1,178,396.18

SCHEDULE IX : LANDS

(Amount in Rs.)

Particulars	Current year	Previous Year
<u>ADVANCE PAID FOR PROCUREMENT OF LANDS PENDING ANNOUNCEMENT/ALLOTMENT</u>		
(i) Meerut Ph-II	12,55,40,234.94	12,34,61,399.94
(ii) Visakhapatnam	26,36,90,875.59	22,94,95,059.55
(iii) Greater Noida Phase-II	21,52,13,517.00	12,16,49,772.00
(iv) SAS Nagar Mohali	8,55,55,249.58	8,39,15,281.58
(v) Land Greater Noida (CGEWHO Office land)	31,00,000.00	0.00
Total	69,30,99,877.11	55,85,21,513.07

Ajay Shukla

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE X : PROJECT EXPENSES

(Amount in Rs.)

Particulars	Current year	Previous Year
Project Expenses Ahmedabad	18,91,15,864.83	18,91,15,864.83
Project Expenses Bhopal	1,83,545.05	1,83,545.05
Project Expenses Bhubaneshwar Phase-I	55,68,74,249.57	55,68,71,901.77
Project Expenses Bhubaneshwar Phase-II	70,37,01,043.72	57,99,73,888.50
Project Expenses Chandigarh	25,43,86,045.93	25,44,34,552.93
Project Expenses Chennai Ph-II	98,88,40,478.13	98,88,34,730.13
Project Expenses Chennai Ph-III	81,79,55,392.55	61,78,34,552.84
Project Expenses Coimbatore	62,837.00	62,837.00
Project Expenses Dehradun	87,812.00	87,812.00
Project Expenses Greater Noida Phase-I	539,60,67,400.06	361,08,38,164.08
Project Expenses Greater Noida Phase-II	48,74,547.07	20,09,381.79
Project Expenses Gurgaon Phase I	88,77,79,203.01	88,77,77,313.01
Project Expenses Gurgaon Phase II	79,72,68,505.28	79,72,67,371.28
Project Expenses Hyderabad Phase - III	87,94,13,137.99	87,85,88,748.56
Project Expenses Jaipur Ph-II	169,20,17,207.51	169,16,77,859.27
Project Expenses Kharghar	97,92,86,823.05	97,92,86,823.05
Project Expenses Kochi Phase-I	3,88,24,359.20	3,88,24,359.20
Project Expenses Kolkata Phase - II	233,78,53,192.93	233,70,97,123.58
Project Expenses Lucknow Ph-II	1,10,840.00	1,10,840.00
Project Expenses Madhya Pradesh	3,66,555.00	3,66,555.00
Project Expenses Meerut Phase-I	22,09,67,525.72	22,09,63,492.72
Project Expenses Meerut Phase-II	3,75,677.00	3,75,677.00
Project Expenses Mohali Phase-I	189,56,59,425.56	189,28,38,756.71
Project Expenses Mohali Phase-II	223,59,59,343.95	223,38,75,586.16
Project Expenses Mohali Phase-III	14,94,54,495.00	14,94,54,495.00
Project Expenses Navi Mumbai	2,39,827.00	2,39,827.00
Project Expenses Noida Phase-III	95,14,64,264.75	94,64,71,134.75
Project Expenses Noida Phase-IV	82,46,90,131.54	82,46,90,131.54
Project Expenses Noida Phase-V	96,36,96,341.08	96,94,78,094.23
Project Expenses Pune Phase-I	10,62,94,628.27	10,62,94,628.27
Project Expenses Pune Phase-II	30,23,82,052.91	30,23,82,052.91
Project Expenses Pune Phase-III	1,51,387.00	1,51,387.00
Project Expenses Punjab	2,91,773.00	2,91,773.00
Project Expenses SAS Nagar Mohali	2,20,83,620.44	2,20,20,607.44
Project Expenses Varanasi	3,32,469.00	3,32,469.00
Misc. Expenses Service Tax	0.00	3,606.00
Total	2419,91,12,002.10	2208,11,07,942.60

Ajay Shukla

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE XI : CASH & BANK BALANCES

(Amount in Rs.)

Particulars	Current year	Previous Year
Canara Bank, New Delhi (H.O)	45,12,850.69	2,86,98,226.69
Cash in hand (H.O)	5,455.00	8,850.00
Canara Bank, Escrow Gr. Noida (HO)	25,04,722.50	18,45,437.39
Canarabank Bhubaneswar Phase-II (HO)	1,24,17,843.65	87,59,128.65
Canara Bank Chennai Phase-III(HO)	85,15,188.53	3,97,56,896.96
Canara Bank Gr. Noida (HO)	86,56,42,696.21	32,17,29,058.16
Canara Bank Escrow Mohali Ph-II (HO)	1,18,97,522.44	57,21,084.85
Punjab National Bank, New Delhi (H.O.)	41,974.70	27,91,825.80
Canara Bank, New Delhi (H.O) (518890)	1,94,667.00	1,93,209.00
Canara Bank (Bhubneshwar Phase-I)	3,262.00	5,125.00
Cash in hand (Bhubneshwar Phase-I)	39.20	524.00
Canara Bank (Bhubneshwar Phase-II)	1,34,704.45	1,65,044.45
Cash in hand (Bhubneshwar Phase-II)	833.70	911.60
Canara Bank (Chennai Phase-II)	39,887.21	38,135.21
Cash in hand (Chennai Phase-II)	913.52	913.52
Canara Bank (Chennai Phase-III)	34,75,695.35	13,50,115.99
Cash in hand (Chennai Phase-III)	8,757.00	4,841.00
Canara Bank (Greater Noida)	14,30,046.00	11,18,452.00
Cash in Hand (Greater Noida)	7,974.00	3,633.00
Canara Bank (Mohali Phase-I)	3,92,868.00	55,632.00
Cash in hand (Mohali Phase-I)	143.00	21.00
Canara Bank (Mohali Phase-II)	5,67,629.57	3,72,409.57
Cash in hand (Mohali Phase-II)	112.00	1,117.00
Canara Bank (Jaipur Phase-II)	999.53	1,306.53
Cash in hand (Jaipur Phase-II)	802.00	473.00
Canara Bank (Meerut Phase-I)	10,564.12	11,169.12
Cash in hand (Meerut Phase-I)	854.00	754.00
Canara Bank (Kolkata Phase-II)	11,102.00	23,554.00
Cash in hand (Kolkata Phase-II)	3,237.00	4,714.00
<u>Deposit with bank (Fixed Deposit) Canara Bank</u>		
(A) Canara Bank HO-18816	2,97,00,000.00	0.00
(B) Escrow Mohali	2,26,66,016.00	1,50,00,000.00
(C) Bhubaneswar Phase-II	21,18,00,000.00	20,98,93,115.00
(D) Chennai Phase-III	70,29,00,000.00	89,46,84,730.00
Total	187,88,89,360.37	153,22,40,408.49

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE XII : MOBILISATION ADVANCE

(Amount in Rs.)

Particulars	Current year	Previous Year
CHENNAI PHASE-III PROJECT		
Srico Projects Pvt. Ltd.	1,76,49,120.00	2,23,00,000.00

SCHEDULE XIII: DUTIES & TAXES

Particulars	Current year	Previous Year
Service Tax Credit	1,51,41,669.61	0.00
Krishi Kalyan Cess Credit	0.00	0.00
TDS on Fixed Deposit Interest	61,815.00	61,815.00
TDS Instalment (Suspense)	0.00	34,39,684.52
Amount Recoverable-TDS Instalments		
Greater Noida	2,00,11,087.00	
Mohali Phase-II	29,48,603.12	
CGST (ISD) Delhi	2,29,59,690.12	87,85,857.48
CGST Electronic Credit Ledger Delhi	3,16,426.89	50,040.00
CGST Delhi	1,35,113.14	10,490.41
CGST Bhubaneswar	20,275.46	0.00
CGST Chennai Phase-III	12,08,981.00	0.00
CGSt Electronics Credit Ledger Chennai Phase-III	1,15,82,380.25	0.00
CGST MOHALI PHASE-II	99,74,150.75	0.00
CGST MOHALI PHASE-I	8,503.00	0.00
IGST Delhi	-7,276.00	0.00
IGST (ISD) Delhi	82,604.00	3,600.00
IGST Mohali	48,356.00	38,348.00
IGST Credit Ledger Chennai-III	2,914.00	2,914.00
IGST Electronic Ledger Delhi	24,232.48	0.00
SGST Delhi	54,811.44	0.00
SGST (ISD) Delhi	20,167.46	0.00
SGST Electronic Credit Ledger Delhi	3,16,426.89	50,040.00
SGST	1,35,113.14	10,490.41
SGST Chennai Phase-III	-7,276.00	0.00
SGST Bhubaneswar	1,15,46,528.25	0.00
SGSt Electronics Credit Ledger Chennai Phase-III	12,08,981.00	0.00
SGST Mohali-II	99,74,150.75	0.00
Greater Noida	8,503.00	0.00
TDS Under GST	11,14,02,567.63	0.00
Electronic Cash Ledger Chennai Phase-III	-4,002,661.00	0.00
Tds on Cgst Bhubaneswar	850.00	0.00
Tds on Sgst Bhubaneswar	-607.00	0.00
Electronic Cash Ledger A/c Delhi	-607.00	0.00
Electronic Cash Ledger Greater Noida	984.00	0.00
Electronic Cash Ledger Mohali	850.00	0.00
	3,704.00	0.00
Total	19,22,22,322.26	1,24,53,279.82

Ajay Shukla

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2019

SCHEDULE XIV : ADVANCES & SECURITY DEPOSITS

(Amount in Rs.)

Particulars	Current year	Previous Year
Advance Tour (Staff)	38,000.00	73,055.00
Advance (C.P.W.D.)	28,350.00	28,350.00
Advance (Employees Loan)	1,25,859.00	1,39,959.00
Advance (State Consumer Disputes Red.Commn.,Delhi)	25,000.00	25,000.00
Advance (Ahmedabad-M/s Labh Construction & Ind. Ltd)	6,00,047.00	6,00,047.00
Advance (NCDRC, New Delhi)	51,75,017.00	30,000.00
Advance (Distt. Consumer Forum,Delhi)	25,000.00	25,000.00
Advance (State Consumer Disputes Commission,Mumbai)	25,000.00	25,000.00
Advance (Disyriect Consumer Forum Jaipur)	25,000.00	25,000.00
Advance (Pushkar Singh Bajetha) Noida Phase-V	3,000.00	8,200.00
Advance (R Shree Nagesh)	0.00	18,500.00
Amount Recoverable (Demand Survey Calcutta Ph-II)	1,500.00	1,500.00
Accrued Interest (Fixed Deposits)	2,51,33,494.28	2,62,57,916.01
PSU Connect Media Pvt. Ltd.	0.00	1,00,000.00
Security Deposit (Under Lein) Mohali Phase-I	60,23,092.92	51,23,449.08
Security Deposit (Under Lein) Greater Noida	5,43,40,493.68	5,35,50,773.89
Security Deposit -Rent (Sh. Iswar Chander)	0.00	56,000.00
Security Deposit (Zion Digital Technologies Pvt. Ltd.)	10,000.00	10,000.00
Security Deposit (Abstrege Realstate P Ltd.-Rent)	7,92,000.00	7,92,000.00
Amount Receivable (Income Tax Refund Due)	1,23,58,994.00	1,23,58,994.00
Water Pipeline Charges Hyderabad Phase-III	13,11,620.00	14,63,620.00
Amount Recoverable Hyderabad Phase-III (Water Charges)	3,07,059.72	3,07,059.72
KVAOA Hyderabad Phase-III Payable	6,27,390.00	6,27,390.00
Amount Recoverable (Imprest & Tour)	15,000.00	8,934.00
Amount Recoverable Chennai Phase-III	640.00	640.00
TDS Recoverable	38,500.00	38,500.00
<u>Amount Recoverable</u>		
(a) Klassic Constructions Pvt. Ltd.(Navi Mumbai)	21,52,482.90	21,52,482.90
(b) Sikand Associates(TDS)	918.00	918.00
(c) JRC Grid Eng. Pvt. Ltd. (TDS)	1,524.00	1,524.00
(d) Capital Builders	1,50,000.00	1,50,000.00
(e) ITS Inforsystems Pvt. Ltd.	2,150.00	2,150.00
Prepaid Expenses	1,06,821.00	12,444.00
Total	10,94,43,953.50	10,40,14,406.60

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31.03.2019

SCHEDULE XV : INCOME FROM SALES / SERVICES

(Amount in Rs.)

Particulars	Current year	Previous Year
1. SALE OF CGHO RULE BOOKS		
a).Sale of CGHO Rule Books	41,718.00	49,841.00
Total (1)	41,718.00	49,841.00
2. SALE OF TENDER FORMS		
a)Sale of Preq. Forms Greater Noida	0.00	22,000.00
b)Sale of Pre-Form/Tender Bhubaneswar Phase-II	40,000.00	0.00
c)Sale of Pre-Form/Tender Ghaziabad	30,000.00	0.00
d)Sale of Pre-Form/Tender Kolkatta Phase-III	30,000.00	0.00
e)Sale of Preq. Tender Greater Noida	1,69,492.00	22,320.00
Total (2)	2,69,492.00	44,320.00
3. CANCELLATION CHARGES:		
a) Cancellation Charges Kolkatta Ph-II	0.00	1,99,140.00
b) Cancellation Charges Bhubaneswar Ph-II	1,08,461.00	3,50,640.00
c) Cancellation Charges Gr. Noida	24,66,019.00	41,57,274.00
d) Cancellation Charges Hyderabad Ph-III	0.00	2,80,500.00
e) Cancellation Charges Chennai Phase-III	12,89,118.00	7,74,693.00
f) Cancellation Charges Mohali Ph-I	1,21,258.00	0.00
g) Cancellation Charges Mohali Ph-II	0.00	21,17,739.00
h) Cancellation Charges Jaipur Phase-II	1,08,000.00	0.00
Total (3)	40,92,856.00	78,79,986.00
Grand Total(1+2+3)	44,04,066.00	79,74,147.00

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Assistant Director (Finance)
CGEWHO

R.C. Agarwal

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Bhupinder Singh

Chief Executive Officer
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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31.03.2019

SCHEDULE XVI : GRANTS / SUBSIDIES

(Amount in Rs.)

Particulars	Current year	Previous Year
Establishment Grants-In-Aid from Govt of India	10,00,000.00	10,00,000.00
Total	10,00,000.00	10,00,000.00

SCHEDULE XVII : FEES / SUBSCRIPTIONS

(Amount in Rs.)

Particulars	Current year	Previous Year
<u>APPLICATION FEE:</u>		
a) Application Fee Chennai Phase-III	49,846.00	98,112.00
b) Application Fee Greater Noida	1,26,564.00	88,836.00
c) Application Fee Mohali Ph-II	3,928.00	6,356.00
d) Application Fee Hyderabad Ph-III	500.00	2,200.00
e) Application Fee Meerut Phase-I	0.00	1,500.00
f) Application Fee Mohali SAS Nagar	4,326.00	2,284.00
Total	1,85,164.00	1,99,288.00

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31.03.2019

SCHEDULE XVIII : INTEREST

(Amount in Rs.)

Particulars	Current year	Previous Year
1. Interest on Savings Accounts	12,29,837.00	11,04,620.00
2. Interest on Employee Loan	2,676.00	4,468.00
3. Interest on Fixed Deposit (HO-18816)	5,31,537.75	0.00
Total	17,64,050.75	11,09,088.00

SCHEDULE XIX : OTHER INCOME

(Amount in Rs.)

Particulars	Current year	Previous Year
1. Misc Income	0.00	3,651.00
2. RTI Fees	749.00	670.00
3. Maintenance Charges (DU)	2,33,000.00	21,500.00
Total	2,33,749.00	25,821.00

SCHEDULE XX: ESTABLISHMENT EXPENSES

(Amount in Rs.)

Particulars	Current year	Previous Year
a) Pay & Allowances	4,71,56,871.04	5,53,56,087.16
b) Employees Welfare	2,30,783.00	1,67,750.00
c) Medical Reimbursement	9,10,317.00	8,62,280.00
d) Gratuity	30,08,590.00	56,79,417.00
e) LTC Expenses	8,88,957.00	1,91,318.00
f) Tution fees	7,36,060.00	9,35,031.00
g) EL Encashment	1,97,657.00	4,41,091.00
Total	5,31,29,235.04	6,36,32,974.16

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

SCHEDULES FORMING PART OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31.03.2019

SCHEDULE XXI: OTHER ADMINISTRATIVE EXPENSES:

(Amount in Rs.)

Particulars	Current year	Previous Year
Advertisement & Publicity Expenses	19,00,571.00	10,32,970.00
Audit Fee	78,000.00	81,000.00
Books & Periodicals	3,895.00	10,345.00
CGHO Rules Books	21,609.00	7,497.00
Consultancy / Professional Fee	1,26,107.00	8,18,462.00
Conveyance	1,12,992.00	66,152.00
Electrical Fittings	15,300.00	1,273.00
Entertainment Expenses	0.00	46,662.00
Hindi Promotional Expenses	4,82,171.00	78,046.00
Honorary Awards	15,000.00	10,000.00
Insurance	1,729.00	5,303.00
Legal Charges	2,100.00	69,776.00
License Fee (Office Premises)	10,31,940.00	10,31,940.00
Meeting Expenses	13,087.00	53,613.00
Migration Computer System Expenses	0.00	10,14,300.00
News Papers & Magazines	6,435.00	2,919.00
Office Expenses	4,33,632.00	5,10,526.68
Office Godown Expenses	1,35,279.00	54,563.00
Office Godown Rent	0.00	4,30,952.00
Postage & Stamps	4,93,687.00	6,60,171.00
Printing & Stationery	5,00,573.00	7,68,420.00
Rent (70 Janpath)	25,39,134.00	4,22,000.00
Retainership Fees	36,000.00	0.00
Renovation & Replacement	89,115.00	0.00
Service & Maintenance	3,70,262.50	5,26,228.00
Taxi Hire Charges	5,33,481.00	5,18,093.00
Telephone & Fax Charges	6,77,442.00	7,84,268.00
Training & Seminar Expenses	70,000.00	0.00
Travelling Expenses	12,18,733.00	8,56,536.00
Computer Softwares	2,07,120.00	4,71,188.00
Service Tax Paid on Other Items	0.00	4,11,918.00
Bank Charges	402.10	3,754.50
Interest Service Tax	0.00	955.00
Interest on TDS	0.00	70.00
Internet Service Charges	3,47,550.00	4,32,588.00
Late Fees-GST	19,000.00	3,135.00
Interest Paid		
(i) Dehradun	98,238.00	1,01,911.00
(ii) Nagpur	1,83,405.00	1,44,691.00
(iii) Patna	54,298.00	71,597.00
(iv) Pune Phase-III	2,16,376.00	1,26,642.00
(v) Thiruvananthapuram	11,663.00	43,267.00
(vi) EPFO	0.00	16,184.00
Total	1,20,46,326.60	1,16,89,916.18

Ashutosh
Ajay Shukla

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(Annexed to and forming part of the Income & Expenditure Account)
(For the year ended on 31st March 2019 and the Balance Sheet as at 31st March 2019)

INFORMATION ABOUT SOCIETY

Central Government Welfare Housing Organisation established for the social welfare of the central government employees and personnel of the society (serving as well as retired/retiring) with the purpose of promoting, controlling and coordinating the development of housing at various selected stations throughout India, on 'NO-PROFIT-NO-LOSS' basis.

22 SIGNIFICANT ACCOUNTING POLICIES

The significant Accounting Policies followed by the Organisation are as stated below:

22.01 Basis of Preparation & Use of Estimates

The accounts are prepared keeping in mind the objectives of the Organisation i.e. construction of dwelling unit for the Central Government Employees on "NO PROFIT- NO LOSS" basis and to do all such things as are incidental or conducive to the attainment of these objectives.

The Financial Statements have been prepared on the historical Cost convention on accrual basis except Interest chargeable/payable to beneficiaries/contractors/schemes, leave encashment, members installments which have been recorded on cash basis. These statements have been prepared in accordance with the generally accepted accounting principles and the applicable accounting standards. The preparation required adoption of estimates and assumptions that can affect the reported amounts of revenue and expenditure and the assets and liabilities as well as the disclosure of contingent liabilities. Differences between the actual results and estimates are recognised in the year in which they become known or materialises.

22.02 Revenue Recognition

The Income/Expenditure heads are shown at net of recovery wherever there is any recovery against the respective income/expenses and accounts are prepared on accrual basis, unless stated otherwise. It is a non-profit autonomous body of Government of India constructing dwelling units for government employees on "no profit no loss" basis, hence amount/instalment collected from beneficiaries towards cost is treated as capital receipt and likewise expenditure made out for construction is treated as capital expenditure and booked as work in progress. Portion of the contribution/collection towards contingency, as per the scheme of autonomous body, is treated as capital receipt and added to Reserve and surplus.

22.03 Fixed Assets

Fixed assets are stated at their original cost of acquisition including taxes, duties, freight and other incidental expenses relating to acquisition and installation of the concerned assets. The sponsorship / grant received against specific assets have been adjusted against the cost incurred for generating the respective asset.

22.04 Depreciation

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

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
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(For the year ended on 31st March 2019 and the Balance Sheet as at 31st March 2019)

22.05 Cash and Cash Equivalent

Cash and cash equivalent comprise cash and cash on deposit with banks. The Society considers all highly liquid investments with the remaining maturity at the date of purchase of three months or less and that are readily convertible to known amounts of cash to be cash equivalents.

22.06 Impairment of Assets

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

22.07 Investments

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


22.08 Inventories

The land value includes payment made for purchase of land, interest paid thereon and holding cost, i.e. interest allocated on lands held during the year.

The project expenses(WIP) includes the land cost in case of turnkey as well as other projects, contractors payment, material purchased for its constructions, finance cost & overheads allocated to the projects as per the policy and practice of the society.

22.09 Employee Benefits

"Employee Benefits such as salaries, allowances, non-monetary benefits under defined contribution plans such as provident and other funds, which fall due for payment, are charged as expense to the Income & Expenditure Account in the period in which the service is rendered. The provision for gratuity has been made as per GOI rules, at half month's salary for each completed year of service with the society in respect of head office employees who have render a minimum one year of service. The provision is made taking into account Basic Pay + DA. "


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(For the year ended on 31st March 2019 and the Balance Sheet as at 31st March 2019)

Leave Encashment is accounted for on mercantile basis from current year onwards. The provision for Leave Encashment has been made at last day's salary drawn multiplied by the accumulated earned leaves subject to a maximum of 300 earned leaves. The provision is made taking into account Basic pay + DA.

22.10 Leases

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

22.11 Income tax :

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

22.12 Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the society has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are not recognised in the financial statements. Contingent Assets is neither recognised nor disclosed in the financial statements.

22.13 Contingency Reserve Fund and Reserve Fund Interest

A Contingency Reserve Fund has been created by the organisation to meet unprovided/unforeseen expenditure. The fund shall be credited by charging a percentage of the cost to the beneficiaries, which is decided periodically, in respect of projects for which final payment call has been made.

Reserve Fund Interest Account represent a portion of interest received from the members on account of delay payments etc. and such amount after adjustment of interest has been transferred to the Reserve Fund Interest Account and the balance has been adjusted with the concerned project/ repaid to the members.

22.14 Change in Accounting Policy

There is change in accounting policy with respect to w.r.t. accounting for Earned Leaves. The organisation has changed its method of accounting from cash basis to mercantile basis.

22.15 Other Accounting Policies

Accounting policies not specifically referred to otherwise are consistent with generally accepted accounting principles.

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(Annexed to and forming part of the Income & Expenditure Account)
(For the year ended on 31st March 2019 and the Balance Sheet as at 31st March 2019)

23 NOTES TO ACCOUNTS

23.01 Interest @ 5% p.a. is paid to those beneficiaries who remain on waiting list for a minimum period of 1 year and are not allotted the house.

23.02 Material purchased for the projects are debited to project expenses, for which recoveries are made from the R.A. Bills of contractors. Over all reconciliation/adjustments for the same is being done at the time of completion of the projects.

23.03 Value of project expenses (WIP)

The Project expenses amounting to Rs. 2419.91 crores as on 31.03.2019 pertain to the projects under execution/pending final costing. This includes the land cost in case of turnkey as well as other projects, contractors payment, material purchased, finance cost and overheads allocated to the projects.

The society has made a provision of Rs. 18.31 crores on account of project expenses this year to comply with accrual system of accounting.

23.04 Capital Grant

During the year no capital grant has been received from Govt. of India, however, capital grant received from the Govt. of India in previous years for investment in land and projects. The amount received has been used for the specified purpose for which it was given. The same is shown under the head "Corpus/Capital Fund" in the Balance Sheet. The accruals thereon has been included in Capital Reserve under the Head "Reserve and Surplus".

23.05 IMPACT OF PENDING LITIGATIONS

Following litigations are pending against the company:

Name of Statute	Nature of Dues	Period to which the amount relates	Amount of Tax Involved	Forum where the dispute is pending
The Income Tax Act	Regular Income Tax	A.Y. 2015-16	42,080,560/-	Pending with CIT (Appeals)

The Organisation is hopeful that the decision will be in its favour.

23.06 FOREIGN CURRENCY TRANSACTIONS

Current Year

Previous Year

NIL

NIL

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(For the year ended on 31st March 2019 and the Balance Sheet as at 31st March 2019)

23.07 DISCLOSURE WITH RESPECT TO EMPLOYEES BENEFIT

(A) Defined contribution plans		Current Year	Previous Year
Contribution to Provident Fund		4,553,690	7,172,193
		4,553,690	7,172,193
(B) Gratuity		Current Year	Previous Year
Opening Balance of Provision		26,653,770	23,900,014
Add: Provision for the Year		28,407,902	26,653,710
Less: Written off of excess provision		25,399,312	20,974,353
Less: Paid during the year		1,254,458	2,925,661
Closing Balance of Provision		28,407,902	26,653,770
(C) Earned Leave			Current Year
Total Provision			17,354,645
Provision pertaining to Current Year out of above			197,657

The organisation has made a provision for employee benefit towards liability of Earned Leaves for all employees as on balance sheet date as per the GOI Rules on the basis of per day Basic + DA on the date of Balance Sheet multiplied by the Earned Leaves accumulated subject to a maximum of 300 Earned Leaves.

23.08 "Dues to Micro, Small & Medium Enterprises"

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

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

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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
(Annexed to and forming part of the Income & Expenditure Account)
(For the year ended on 31st March 2019 and the Balance Sheet as at 31st March 2019)

- 23.10** Although the projects at Ahmedabad, Kharghar, Chandigarh, Gurgaon Phase-I, Gurgaon Phase-II, Kochi Phase-I, Pune Phase-I, Pune Phase-II, Mohali Phase-I & II, Kolkata Phase-II, Jaipur Phase-II and Bhubaneswar Phase-II has been completed, the accounts of the projects could not be finalised pending possession not taken by some beneficiaries/final costing/processing of final bills of contractors, payment of land registration and stamp duty charges as well as registration of title deeds in favour of beneficiaries.
- 23.11** The excess of expenditure over income during the year has been charged as CGEWHO overheads to the running projects during the year in the ratio of total expenditure incurred on these projects as per the policy of the society.
- 23.12** There is no transactions with the related parties as contemplated in AS -18, related to Accounting Standard issued by The Institute of Chartered Accountants of India with respect to "Related Party Disclosures".
- 23.13** Rs. 4.00 Crores credited to bank accounts of the organisation on account of installments from beneficiaries is unreconciled till the date of finalisation of the Financial Statements due to non-availability of beneficiaries' details. However, efforts are being made to reconcile the same at the earliest.
- 23.14** There are projects wherein expenditure is more than the collections and there are projects wherein collections are more than the expenditure. Thus, the funds of the surplus projects automatically got employed for financing the deficit project. Finance cost adjustment between inter projects has been made in such cases and credited/debited to the project as per the policy of the society. The Bhubaneshwar (Phase II), Chennai (Phase III) and Greater Noida Housing Projects are in surplus. There are no projects with deficits during the year.
- 23.15** With reference to Accounting policy 22.02 and 22.13, amount/ instalment collected from beneficiaries towards cost is treated as capital receipt and likewise expenditure made out of construction is treated as capital expenditure. Portion of the contribution/collection towards contingency, as per the scheme of the autonomous body, is treated as capital receipt and added to Reserve and Surplus Account. This methodology is consistently applied as past practice by the society being a non-profit organisation working on "no profit no loss" basis. It does not have any financial impact on autonomous body.
- 23.16** In certain projects, the completion certificates obtained and possession of Dwelling Units has been handed over to the allottees, but the same have been shown as W.I.P. due to various reasons for which finalisation of the projects is pending.
- 23.17** Interest on employees loan has been charged and provided for as income of the year in which last installment of principal amount is fully recovered/repaid, as per GOI rules.
- 23.18** In the opinion of the management all the known liabilities have been provided for except otherwise stated and as on the date of Balance Sheet there is no contingent liabilities and management not anticipating for any additional provision towards contingent liabilities on account of litigation as

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(For the year ended on 31st March 2019 and the Balance Sheet as at 31st March 2019)

- 23.19** Balances under the Heads Sundry Creditors/EMD/Retention Money, Advances, Members Installments are in accordance with the books of accounts and are subject to the confirmation with respective parties and in the opinion of the management, the current assets, loans & advances will realise a value not less than the amounts stated in the Balance Sheet, if realised in the ordinary course of business.
- 23.20** Previous year's figures have been regrouped/rearranged wherever found necessary to make them comparable with current figures.
- 23.21** Schedules from 1 to 23 form an integral part of financial statement for the financial year.

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As per our Audit Report of even date.
For V P C A AND ASSOCIATES
Chartered Accountants
(FRN-000843N)

VIPIN KUMAR
(Partner)
(M. No.- 086302)

Place: New Delhi
Date: 20th September, 2019

Senior Executives



Bhupinder Singh
Chief Executive Officer



Gagan Gupta
Deputy Director /HOD (T)
(Technical-II)



R.C. Agarwal
Director (F & A)



A.K. Purswani
Deputy Director
(Technical-I)



M.K. Maity
Deputy Director
(Administration-II)



K.C. Aggarwal
Assistant Director
(Finance)



Roshan Kishore
Assistant Director
(Administration)

COMPLETED PROJECTS



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



Ahmedabad : 310 DUs
Completion Year : October, 2005



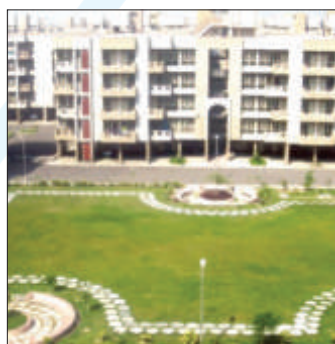
Jaipur, Ph-I : 184 DUs
Completion Year : October, 2005



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



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



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



Lucknow : 130 DUs
Completion Year : August, 2008



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



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



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



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



Mohali, Ph-I : 630 DUs
Completion Year : April, 2013



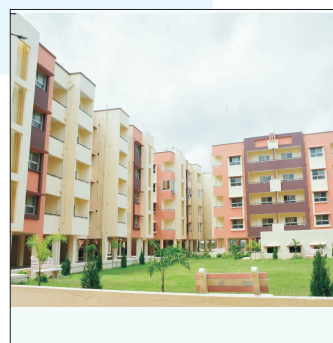
Bhubaneswar, Ph-I : 256 DUs
Completion Year : January, 2013



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



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



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



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

(An ISO 9001 : 2015 Organisation)

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