

# CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

32nd Annual Report 2021-22

**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



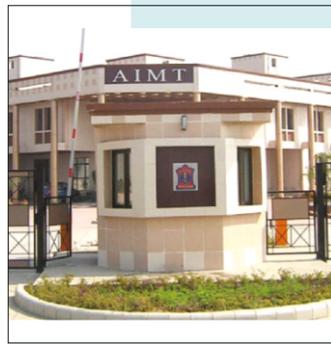
Kochi : 43 DUs  
Completion Year : June, 2011



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



## Contents

| Sr.No. | Particulars  | Page No. |
|--------|--|----------|
| 1.     | PRESENT COMPOSITION OF GOVERNING BODIES              | 2        |
| 2.     | BRIEF ON CGEWHO                                      | 3        |
| 3.     | FROM THE DESK OF CEO                                 | 5        |
| 4.     | AIMS & OBJECTIVES                                    | 6        |
| 5.     | SALIENT FEATURES                                     | 7        |
| 6.     | YEAR WISE DWELLING UNITS COMMENCED & COMPLETED       | 8        |
| 7.     | PAYMENT TO CONTRACTOR & CUMULATIVE CITIWISE PRESENCE | 9        |
| 8.     | FINANCIAL HIGHLIGHTS                                 | 10       |
| 9.     | GREATER NOIDA PHASE- I, HOUSING PROJECT              | 11       |
| 10.    | CHENNAI PHASE - III, HOUSING PROJECT                 | 13       |
| 11.    | PUBLIC GRIEVANCE REDRESSAL MECHANISM                 | 14       |
| 12.    | CITIZEN'S CHARTER                                    | 15       |
| 13.    | AUDITOR'S REPORT                                     | 16       |
| 14.    | FINANCIAL STATEMENT                                  | 20       |
|        | ▶ BALANCE SHEET                                      | 20       |
|        | ▶ INCOME AND EXPENDITURE ACCOUNT                     | 21       |
| 15.    | SENIOR EXECUTIVES                                    | 46       |
| 16.    | हिन्दी प्रतियोगिता पुरस्कार वितरण समारोह             | 47       |
| 17.    | SITE VISIT   | 48       |

# Composition of Governing Bodies

General Body / Governing Council / Executive Committee



**Sh. Manoj Joshi**  
Secretary M/o H&UA  
President GB / GC



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



**Dr. Reeta Vasistha**  
Secretary (Legislative),  
M/o Law, Member GB/GC



**Sh Pradip Kumar Tripathy**  
Secretary M/o Personnel  
Member GB/GC



**Dr. Surendrakumar Bagde**  
Addl. Secretary (H&V) M/o H&UA  
Member GB/GC & Chairman EC



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



**Sh. Shyam Dubey**  
Joint Secretary (F) & FA,  
M/o HUA, Member GB/GC/EC



**Sh. Kamran Rizvi**  
Addl Secretary (HUA) & 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



**Sh. V K Joshi**  
GM (P), HUDCO  
Member EC



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



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



## A brief on CGEWHO

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

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

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.

Till 31.03.2022 the organisation has 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 03 Nos Projects viz. at Greater Noida Ph-I, Chennai Ph-III & Kolkata Ph-III having 3390 DUs, while three Projects at SAS Nagar Mohali, Vishakhapatnam and Greater Noida Ph-II are under planning.

The organisation is an ISO Certified and is on the threshold of expansion by widening its operations.



## 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 32 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 has been following the guidelines of Real Estate Regulation Act (RERA) in totality after the issuance of notification by the State governments. We have already registered our ongoing projects at Chennai Ph-III, Greater Noida Ph- I & Kolkata Ph-III projects with the concerned RERA authorities. As a welfare organization, working on 'No Profit - No Loss' basis, CGEWHO had been progressing it's landmark projects at Greater Noida Ph-I and Chennai Ph-III. Greater Noida Phase-I housing project is in advance stage of completion and it is likely to be handed over to the beneficiaries in last quarter of year 2022. The construction work of housing project at Chennai Phase-III project is being executed in full swing so as to complete the project as per RERA approval.

CGEWHO projects at SAS Nagar, Vishakhapatnam, Greater Noida Ph-II and Kolkata Ph-III are under different stages of planning .

A quick grievance settlement mechanism is being adopted in the Organisation. We have achieved a turnover of Rs. 128 Crs during the year 2021-22 as compared to Rs. 179 Crs during the year 2020-21 and have ambitiously aiming at increasing our turn over to Rs. 188 Crs in the coming year 2022-23. It would be our endeavour to sustain the momentum to complete our unfulfilled tasks. We in CGEWHO are trying our best to usher in a new dawn and rise to the changing times and strive hard to maintain our true identity and purpose. I would like to place on record, my appreciation towards commitment and hard work put in by the officers and staff of CGEWHO in achieving its objectives. I would also like to profusely thank the Ministry of Housing & Urban Affairs (Govt. Of India), Members of General Body, Governing Council and Executive Committee of CGEWHO for their valuable guidance and support.

Jai Hind.

**(Dinesh Kapila)**  
Chief Executive Officer



## Aims and Objectives

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

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



## SALIENT FEATURES

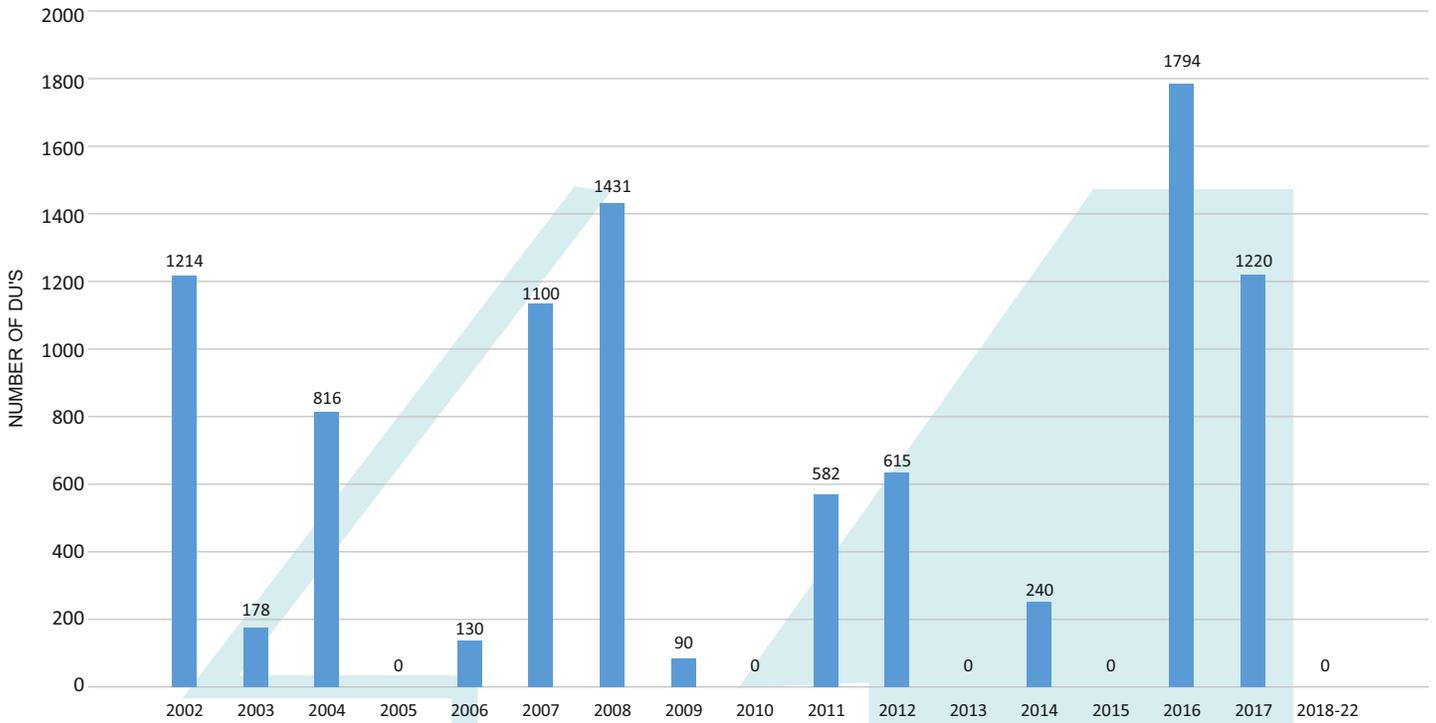
- Dwelling units sold at cost price - no profit element.
- Cost less than market price being charged by real estate developers.
- Beneficiaries include Dr. A. P. J. Abdul Kalam, Former president of India and very Senior Govt. Officers.
- No other organisation of similar nature for providing housing on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

## COVID GUIDELINES BEING FOLLOWED IN THE ORGANISATION

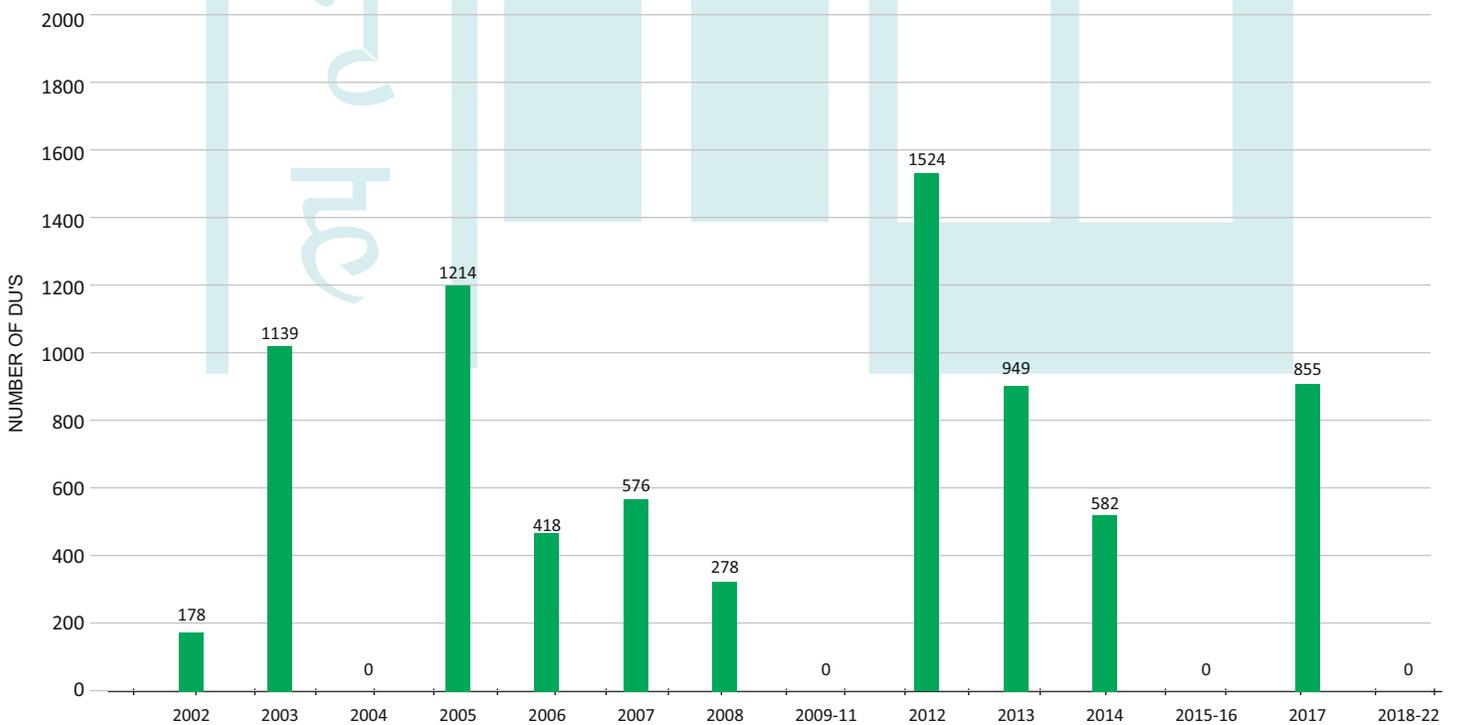
- Head Office being sanitised by a specialised agency frequently.
- A hands free sanitiser dispensing bottle provided at the entrance.
- Masks & sanitisers provided to all staff and officers.
- A what's app group formed with all officers staff & consultants a member for updating COVID status weekly.
- Use of Masks & Aarogya Setu made compulsory for all officers/staff thermal checking of all staff officers everyday.



## YEAR WISE DWELLING UNITS COMMENCED (Last 20 Years)

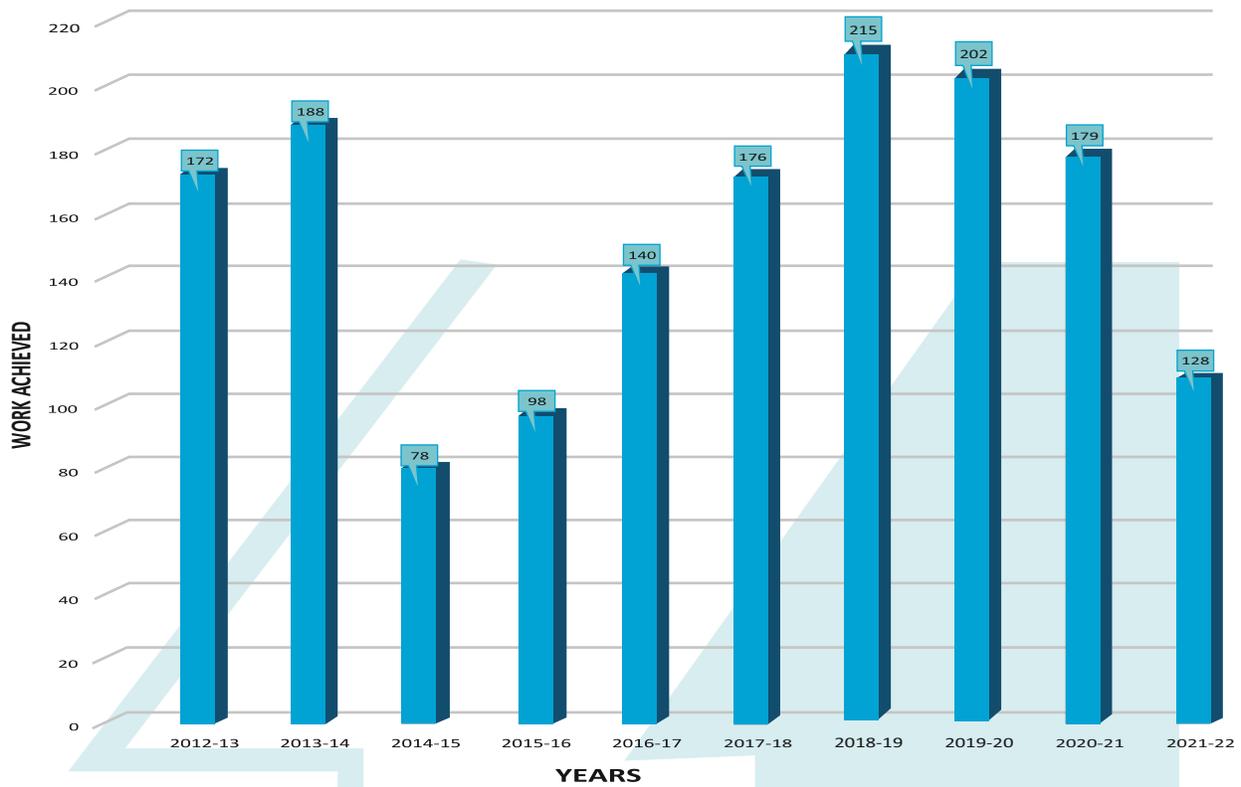


## YEAR WISE DWELLING UNITS COMPLETED (Last 20 Years)

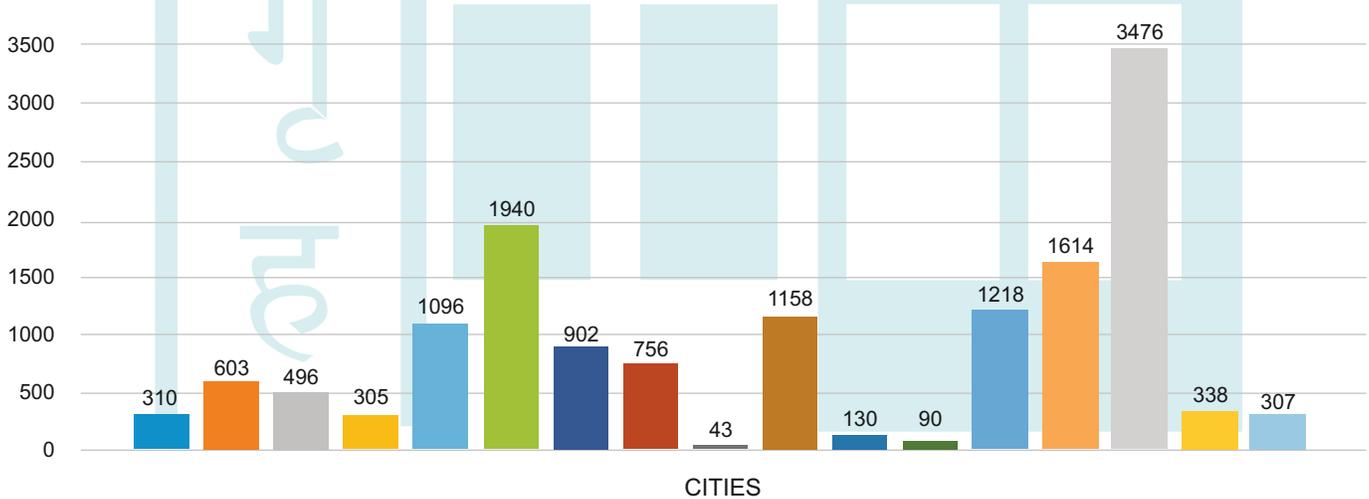




## Payment to Contractor (Turnover) During Last Ten Years ( In Crores)



## CUMULATIVE CITYWISE PRESENCE



- AHMEDABAD (310)
- BANGALORE (603)
- BHUBANESWAR PH-1 (496)
- CHANDIGARH (305)
- CHENNAI (1096)
- GURGAON (1940)
- HYDERABAD (902)
- JAIPUR (756)
- KOCHI (43)
- KOLKATA (1158)
- LUCKNOW (130)
- MEERUT (90)
- MOHALI PH-I & PH-II (1218)
- NAVI MUMBAI (1614)
- NOIDA (3476)
- PANCHKULA (338)
- PIMPRI CHINCHWAD PUNE (307)



## Financial Highlights

### Seed capital / Revenue Grant

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

### Loans

| INSTITUTION           | YEAR OF FACILITY<br>AVAILED | AMOUNT<br>(Rs. In Cr.) | NAME OF<br>PROJECT | PRESENT OUTSTANDING<br>AMOUNT (Rs. In Cr.)<br>AS ON 31.03.2022 |
|-----------------------|-----------------------------|------------------------|--------------------|--|
| 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                 |                    |  |

## GREATER NOIDA PHASE- I, HOUSING PROJECT



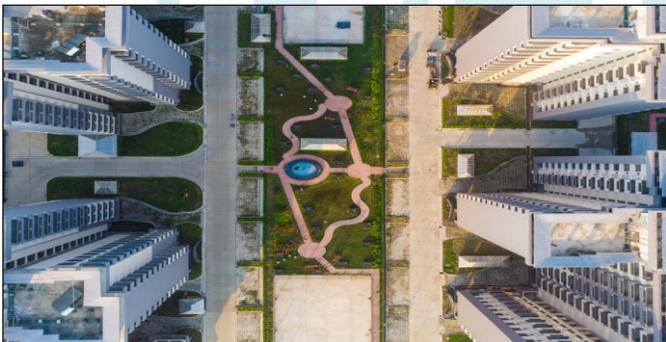
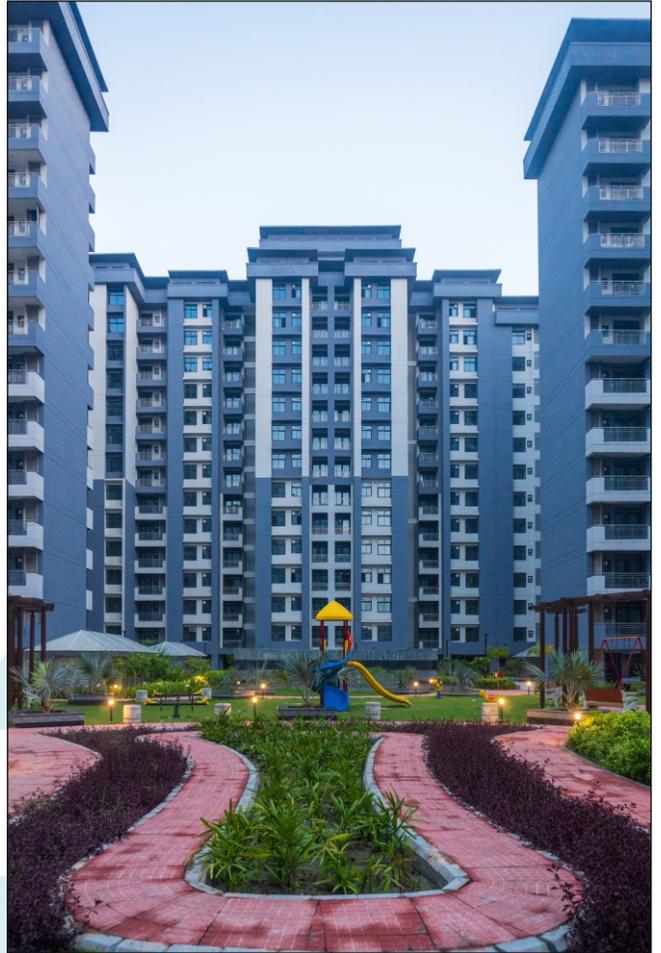
The Greater Noida Housing Project PH-I planned and executed on approximately 24 acres of land situated at Plot No. 7, P-4 Sector of Greater Noida. The site is abutting a 45 mtrs wide road which further connects to Yamuna Expressway. The site has green belts on two sides and housing colonies on the other 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 approved by GNIDA and it is likely to be handed over to the beneficiaries in the last quarter of 2022.

**Central Amenities** A Community Centre has been planned for the residents of the Complex. This community centre will provide common amenities and consists 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/Religious Centre and Nursery School are also planned in the complex. These facilities shall be shared by Phase-I & Phase-II beneficiaries. 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.).



# GREATER NOIDA PHASE-I, HOUSING PROJECT



## CHENNAI PHASE- III, HOUSING PROJECT



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

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

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

landscaped green area for recreational purposes.

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

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





### **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](http://www.cgewho.in). As on 31.03.2022, all Public Grievances Uploaded on [pgportal.gov.in](http://pgportal.gov.in) as well as directly submitted to CGEWHO, have been redressed and there is no pendency towards the same.

### **IMPLEMENTATION OF OFFICIAL LANGUAGE**

During the year, the effort towards implementation of the Official Language Act has been increased and most of the printed matters were undertaken bilingually. The Annual Report of CGEWHO is also printed bilingually. Hindi Fortnight was celebrated in the organization in the month of September 2021. 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 strictly following the Covid 19 guidelines of Govt. Of India were organized during the year:-

- Hindi Essay Competitions.
- Hindi Works Competition.

Director (F&A), Sh. R.C. Agarwal is In-Charge of implementation of Official Language (CGEWHO), wishes to place on record his gratitude to Sh. Sanjay Kumar 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, Assistant Director (Administration), of CGEWHO has been nominated as Appellate Authority for RTI Appeals. Mandatory disclosures pertaining to RTI are informed and uploaded at CGEWHO website [www.cgewho.in](http://www.cgewho.in).



## **CITIZEN'S CHARTER**

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

## **FUTURE OUTLOOK**

During the next financial year 2022-23 CGEWHO aims to handover DUs to Greater Noida Ph-I beneficiaries and execute/progress projects at Chennai (Ph-III), SAS Nagar (Mohali), Kolkata (Ph-III), Greater Noida Ph- II and Vishakhapatnam.

## **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](http://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 2021-22 are annexed.



## INDEPENDENT AUDITOR'S REPORT

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

### Opinion

We have audited the accompanying financial statements of Central Government Employees Welfare Housing Organisation, which comprise the Balance Sheet as at March 31, 2022 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, 2022 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.

## Auditor's Responsibility

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

As part of an audit in accordance with SAs, we exercise professional 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 prove 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 that Company to cease to continue as a going concern.

3. 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 judgement, 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.

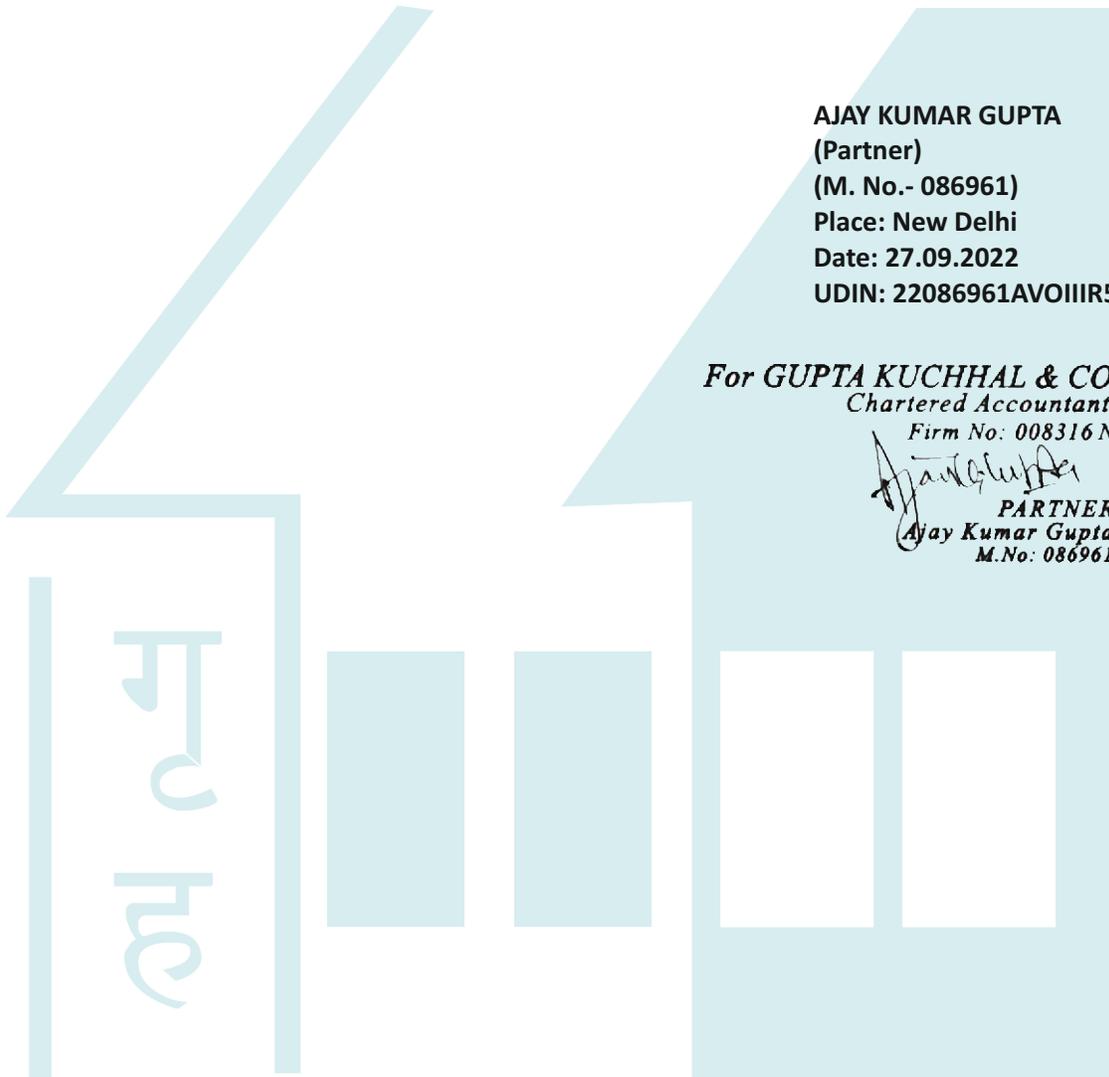
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

**AJAY KUMAR GUPTA**  
**(Partner)**  
**(M. No.- 086961)**  
**Place: New Delhi**  
**Date: 27.09.2022**  
**UDIN: 22086961AVOIIIR5261**

**For GUPTA KUCHHAL & CO.**  
**Chartered Accountants**

*Firm No: 008316 N*

**PARTNER**  
**Ajay Kumar Gupta**  
**M.No: 086961**





## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### BALANCE SHEET AS AT 31ST MARCH 2022

(Amount in Rs.)

| <u>CORPUS/CAPITAL FUND AND LIABILITIES</u>         | SCHD.NO. | CURRENT YEAR      | PREV.YEAR         |
|--|----------|-------------------|-------------------|
| Corpus/Capital Fund                                | I        | 19,00,00,000.00   | 19,00,00,000.00   |
| Reserves & Surplus                                 | II       | 50,26,47,299.58   | 49,12,47,299.58   |
| Earmarked / Endowment Fund                         | III      | 1,40,91,913.19    | 1,38,67,231.19    |
| Current Liabilities & Provisions                   |          |                   |                   |
| <b>A. Current Liabilities</b>                      |          |                   |                   |
| Members Instalments (schemes)                      | IV       | 1221,18,97,352.98 | 1122,33,10,530.49 |
| Sundry Creditors/emd/ Retention Money              | V        | 71,91,57,302.94   | 51,87,46,540.81   |
| Expenses Payable                                   | VI       | 1,30,58,737.00    | 90,50,044.00      |
| <b>B. PROVISIONS</b>                               | VII      | 32,28,59,580.00   | 22,20,80,817.00   |
| <b>Total</b>                                       |          | 1397,37,12,185.69 | 1266,83,02,463.07 |
| <b>ASSETS</b>                                      |          |                   |                   |
| Fixed Assets                                       | VIII     | 12,70,080.95      | 43,63,331.22      |
| <b><u>CURRENT ASSETS, LOANS, ADVANCES ETC.</u></b> |          |                   |                   |
| <b>A. Current Assets</b>                           |          |                   |                   |
| Lands  | IX       | 51,83,45,435.52   | 44,05,12,440.52   |
| Project Expenses (work In Progress)                | X        | 1230,75,11,668.11 | 1091,87,41,472.90 |
| Cash & Bank Balances                               | XI       | 73,84,61,725.52   | 82,68,59,930.71   |
| Closing Stock Of Saleable Forms                    |          | 15,515.00         | 20,754.00         |
| <b>B. Loans, Advances &amp; Other Assets</b>       |          |                   |                   |
| Mobilisation Advance                               | XII      | 0.00              | 98,00,000.00      |
| Duties & Taxes                                     | XIII     | 39,67,85,087.81   | 42,94,87,211.56   |
| Advances, security Deposits & Accrued Interest     | XIV      | 1,13,22,672.78    | 3,85,17,322.16    |
| <b>Total</b>                                       |          | 1397,37,12,185.69 | 1266,83,02,463.07 |
| Significant Accounting Polices                     | XXII     |                   |                   |
| Notes on Financial Statements                      | XXIII    |                   |                   |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO

**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO

**AUDITORS REPORT:**

As per our Audit Report of even date.

For M/s Gupta Kuchhal & Co  
Chartered Accountants  
(FRN- 008316 N)

**For GUPTA KUCHHAL & CO.**  
Chartered Accountants

Firm No: 008316 N

**PARTNER**

**Ajay Kumar Gupta**  
M.No: 086961

**AJAY KUMAR GUPTA**

(Partner)

(M. No.- 086961)

Place: New Delhi

Date: 27.09.2022

UDIN: 22086961AVOIIIR5261



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED ON 31ST MARCH 2022

(Amount in Rs.)

| INCOME   | SCHD NO. | CURRENT YEAR          | PREV.YEAR             |
|--|----------|-----------------------|-----------------------|
| Income from Sales/ Services                    | XV       | 50,11,266.00          | 28,30,964.00          |
| Grants/subsidies                               | XVI      | 10,00,000.00          | 7,50,000.00           |
| Fees/subscriptions                             | XVII     | 42,376.00             | 82,747.00             |
| Interest                                       | XVIII    | 58,94,036.00          | 40,10,171.17          |
| Other Incomes                                  | XIX      | 17,21,307.72          | 2,56,794.00           |
| <b>Total (A)</b>                               |          | <b>1,36,68,985.72</b> | <b>79,30,676.17</b>   |
| EXPENDITURE                                    |          |                       |                       |
| Establishment Expenses                         | XX       | 1,61,06,719.27        | 4,92,47,108.28        |
| Other Administrative Expenses                  | XXI      | 59,76,376.77          | 79,13,045.68          |
| Depreciation (as Per Schedule VIII )           | VIII     | 3,71,130.55           | 4,28,560.37           |
| <b>Total (B)</b>                               |          | <b>2,24,54,226.59</b> | <b>5,75,88,714.33</b> |
| <b>EXCESS OF EXPENDITURE OVER INCOME (B-A)</b> |          | <b>87,85,240.87</b>   | <b>4,96,58,038.16</b> |
| Allocated To Projects, as Under:               |          |                       |                       |
| A. Chennai Phase-III                           |          | 11,10,736.22          | 52,55,391.38          |
| B. Greater Noida                               |          | 74,31,691.35          | 4,28,98,321.45        |
| C. KOLKATA PHASE III                           |          | 2,42,813.30           | 15,04,325.33          |
| <b>Total</b>                                   |          | <b>87,85,240.87</b>   | <b>4,96,58,038.16</b> |
| Significant Accounting Polices                 |          |                       |                       |
| Contingent Liabilities & Notes Of Accounts     | XXII     |                       |                       |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO

**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO

**AUDITORS REPORT:**

As per our Audit Report of even date.

For M/s Gupta Kuchhal &amp; Co

Chartered Accountants

(FRN- 008316 N)

AJAY KUMAR GUPTA

(Partner)

(M. No.- 086961)

Place: New Delhi

Date: 27.09.2022

UDIN: 22086961AVOIIIR5261

**For GUPTA KUCHHAL & CO.**

Chartered Accountants

Firm No: 008316 N

**PARTNER**  
Ajay Kumar Gupta  
M.No: 086961



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022**

**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                   |
| <b>BALANCE AS AT THE YEAR - END</b>   | <b>19,00,00,000.00</b> | <b>19,00,00,000.00</b> |

**SCHEDULE II: RESERVES & SURPLUS**

(Amount in Rs)

| Particulars                          | Current Year    |                        | Previous Year   |                        |
|--------------------------------------|-----------------|------------------------|-----------------|------------------------|
| <u>1. Capital Reserve</u>            |                 |                        |                 |                        |
| As per last account                  | 19,16,57,764.78 |                        | 18,02,57,764.78 |                        |
| Addition during the year             | 1,14,00,000.00  |                        | 1,14,00,000.00  |                        |
| Less: Deductions during the year     | 0.00            | 20,30,57,764.78        | 0.00            | 19,16,57,764.78        |
| <u>2. Contingencies Reserve Fund</u> |                 |                        |                 |                        |
| As per last account                  | 26,74,56,285.72 |                        | 26,74,56,285.72 |                        |
| Addition during the year             | 0.00            |                        | 2,000.00        |                        |
| Less: Deductions during the year     | 0.00            | 26,74,58,285.72        | 0.00            | 26,74,58,285.72        |
| <u>3. Reserve Fund Interest</u>      |                 |                        |                 |                        |
| 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         |
| <b>TOTAL</b>                         |                 | <b>50,26,47,299.58</b> |                 | <b>49,12,47,299.58</b> |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

#### 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                    | 72,47,603.28   | 72,47,603.28   |
| Reserve Fund Lucknow Phase-I Project                   | 19,89,299.45   | 19,62,909.45   |
| Reserve Fund Panchkula Phase-II Project                | 1,15,000.00    | 1,15,000.00    |
| TOTAL (a)  | 1,38,67,231.19 | 1,38,40,841.19 |
| 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                   | 0.00           | 26,390.00      |
| Reserve Fund Panchkula Phase-II Project                | 2,24,682.00    | 0.00           |
| TOTAL (b)  | 2,24,682.00    | 26,390.00      |
| 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                    | 0.00           | 0.00           |
| Reserve Fund Lucknow Phase-I Project                   | 0.00           | 0.00           |
| Reserve Fund Panchkula Phase-II Project                | 0.00           | 0.00           |
| TOTAL (c)  | 0.00           | 0.00           |
| 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   | 72,47,603.28   |
| Reserve Fund Lucknow Phase-I Project                   | 19,89,299.45   | 19,89,299.45   |
| Reserve Fund Panchkula Phase-II Project                | 3,39,682.00    | 1,15,000.00    |
| NET BALANCE AS AT THE YEAR END (a+b-c)                 | 1,40,91,913.19 | 1,38,67,231.19 |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

#### SCHEDULE IV: MEMBERS INSTALMENTS (SCHEMES)

(Amount in Rs.)

| PARTICULARS   | DETAILS<br>CURRENT YEAR | CURRENT YEAR<br>AMOUNT (RS.) | DETAILS<br>PREV. YEAR   | PREV. YEAR<br>AMOUNT(RS.) |
|---|-------------------------|------------------------------|-------------------------|---------------------------|
| <b>(A) INSTALMENTS (HANDEDOVER/COMPLETED SCHEMES)</b> |                         |                              |                         |                           |
| Bhubaneswar Phase-I                                   | 56,47,74,560.50         |                              | 56,47,74,560.50         |                           |
| Less: Project Expenses Bhubaneswar Phase-I            | <u>55,68,73,930.57</u>  | 79,00,629.93                 | <u>55,68,74,033.57</u>  | 79,00,526.93              |
| Bhubaneswar Phase-II                                  | 82,97,01,699.50         |                              | 83,32,02,859.50         |                           |
| Less: Project Expenses Bhubaneswar Phase-II           | <u>73,57,08,059.05</u>  | 9,39,93,640.45               | <u>71,87,00,000.23</u>  | 11,45,02,859.27           |
| Chandigarh Scheme                                     | 27,12,47,015.99         |                              | 27,12,47,015.99         |                           |
| Less: Project Expenses Chandigarh                     | <u>25,43,04,844.93</u>  | 1,69,42,171.06               | <u>25,43,84,017.93</u>  | 1,68,62,998.06            |
| Chennai Phase-II Scheme                               | 99,49,33,805.00         |                              | 99,45,77,499.00         |                           |
| Less: Project Expenses Chennai Phase-II               | <u>97,91,33,621.13</u>  | 1,58,00,183.87               | <u>97,89,07,044.13</u>  | 1,56,70,454.87            |
| Gurgaon Phase -I Scheme                               | 90,12,86,708.94         |                              | 90,12,86,708.94         |                           |
| Less: Project Expenses Gurgaon Phase-I                | <u>88,77,86,793.01</u>  | 1,34,99,915.93               | <u>88,77,79,203.01</u>  | 1,35,07,505.93            |
| Gurgaon Phase-II Scheme                               | 85,31,83,875.80         |                              | 85,31,83,875.80         |                           |
| Less: Project Expenses Gurgaon Phase-II               | <u>79,72,81,795.28</u>  | 5,59,02,080.52               | <u>79,72,81,795.28</u>  | 5,59,02,080.52            |
| Hyderabad Phase-III Scheme                            | 91,15,56,363.00         |                              | 91,16,00,262.84         |                           |
| Less: Project Expenses Hyderabad Phase-III            | <u>88,03,69,931.99</u>  | 3,11,86,431.01               | <u>88,03,69,931.99</u>  | 3,12,30,330.85            |
| Kharghar Scheme                                       | 100,46,25,070.64        |                              | 100,46,25,070.64        |                           |
| Less: Project Expenses Kharghar                       | <u>98,02,07,169.05</u>  | 2,44,17,901.59               | <u>98,02,07,169.05</u>  | 2,44,17,901.59            |
| Kochi Phase-I Scheme                                  | 3,94,54,151.00          |                              | 3,94,54,151.00          |                           |
| Less: Project Expenses Kochi Phase-I                  | <u>3,88,24,359.20</u>   | 6,29,791.80                  | <u>3,88,24,359.20</u>   | 6,29,791.80               |
| Kolkata Phase-II                                      | 238,73,57,379.00        |                              | 238,73,57,379.00        |                           |
| Less: Project Expenses Kolkata Phase-II               | <u>234,26,37,059.93</u> | 4,47,20,319.07               | <u>233,70,26,223.93</u> | 5,03,31,155.07            |
| Instalment Meerut Phase-I                             | 23,21,26,012.34         |                              | 22,48,55,453.34         |                           |
| Less: Project Expenses Meerut Phase-I                 | <u>22,11,77,642.72</u>  | 1,09,48,369.62               | <u>22,11,75,148.72</u>  | 36,80,304.62              |
| Noida Phase-III Scheme                                | 96,99,36,797.00         |                              | 96,99,36,797.00         |                           |
| Less: Project Expenses Noida Phase-III                | <u>95,14,64,264.75</u>  | 1,84,72,532.25               | <u>95,14,64,264.75</u>  | 1,84,72,532.25            |
| Noida Phase-IV Scheme                                 | 83,01,05,219.45         |                              | 83,01,05,219.45         |                           |
| Less: Project Expenses Noida Phase-IV                 | <u>82,46,90,131.54</u>  | 54,15,087.91                 | <u>82,46,90,131.54</u>  | 54,15,087.91              |
| Noida Phase-V Scheme                                  | 96,67,71,083.40         |                              | 96,67,71,083.40         |                           |
| Less: Project Expenses Noida Phase-V                  | <u>96,36,96,341.08</u>  | 30,74,742.32                 | <u>96,36,96,341.08</u>  | 30,74,742.32              |
| Pune Phase-II Scheme                                  | 30,51,84,019.00         |                              | 30,46,44,039.00         |                           |
| Less: Project Expenses Pune Phase-II                  | <u>30,23,82,052.91</u>  | 28,01,966                    | <u>30,23,82,052.91</u>  | 22,61,986.09              |
| <b>(B) INSTALMENTS (ONGOING SCHEMES)</b>              |                         |                              |                         |                           |
| Chennai Phase-III Scheme                              |                         | 210,18,05,860.42             |                         | 161,83,59,625.53          |
| Greater Noida   |                         | 970,31,80,663.00             |                         | 923,03,75,246.88          |
| Mohali SAS Nagar Scheme                               |                         | 95,01,400.00                 |                         | 96,01,400.00              |
| Visakhapatnam Scheme                                  |                         | 11,14,000.00                 |                         | 11,14,000.00              |
| Kolkata Phase-III                                     |                         | 3,38,77,881.00               |                         | 0.00                      |
| Suspense Account HO Instalment                        |                         | 24,94,409.28                 |                         | 0.00                      |
| Suspense Account Chennai-III Instalment               |                         | 58,81,949.00                 |                         | 0.00                      |
| Suspense Account G Noida Instalment                   |                         | 83,35,426.86                 |                         | 0.00                      |
| <b>Total</b>  |                         | <b>1221,18,97,352.98</b>     |                         | <b>1122,33,10,530.49</b>  |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

#### SCHEDULE V : SUNDRY CREDITORS/EMD/RETENTION MONEY

(Amount in Rs.)

| Particulars   | Current year          | Previous Year         |
|---|-----------------------|-----------------------|
| <b>H.O. (NEW DELHI)</b>                               |                       |                       |
| Amount Refundable (Application Fees Punjab)           | 8,650.00              | 8,650.00              |
| Amount Refundable ( Noida Ph-I Scheme)                | 15,83,384.59          | 15,83,384.59          |
| Amount Refundable ( Noida Ph-II Scheme)               | 20,84,061.63          | 20,84,061.63          |
| Amount Refundable Instalments                         | 2,84,990.00           | 0.00                  |
| Arohatech IY Services P Ltd.                          | 1,01,210.00           | 0.00                  |
| APPLICATION FEE KOLKATA PH-3 RECEIVABLE               | 2,20,000.00           | 0.00                  |
| 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)                           | 6,53,644.00           | 6,53,644.00           |
| Stale Cheque A/c                                      | 12,61,515.00          | 12,61,515.00          |
| Security Deposit ( Simplex Concrete Piles India Ltd.) | 17,00,000.00          | 17,00,000.00          |
| DVP Payable (Stale Cheque)                            | 20,83,526.00          | 1,04,520.00           |
| Beneficiaries Refundable (Stale Cheque)               | 1,28,976.00           | 1,28,976.00           |
| EMD Kolkatta Phase-III                                | 85,00,000.00          | 85,00,000.00          |
| L V Enterprises                                       | 3,363.00              | 3,363.00              |
| ATH Support Services Pvt. Ltd.                        | 4,81,591.00           | 9,42,816.00           |
| VPCA & Associates                                     | 0.00                  | 70,200.00             |
| Ravinder Singh & Co.                                  | 12,960.00             | 13,260.00             |
| Mehta Nanda & Co                                      | 97,200.00             | 0.00                  |
| Kanhiya Lal   | 0.00                  | 83,250.00             |
| Shyam Spectra Pvt Ltd                                 | 1,01,616.00           | 0.00                  |
| Security Deposit Performance Neo Tell India           | 3,550.00              | 3,550.00              |
| <b>Demand Survey</b>                                  |                       |                       |
| Dehradun  | 22,62,000.00          | 24,06,000.00          |
| Nagpur  | 31,89,000.00          | 34,47,000.00          |
| Patna   | 32,26,000.00          | 33,82,000.00          |
| Pune Phase-III  | 60,34,450.00          | 63,63,450.00          |
| Thiruvananthapuram                                    | 14,26,500.00          | 22,86,000.00          |
| EPFO Scheme   | 22,000.00             | 22,000.00             |
| <b>AHMEDABAD PROJECT</b>                              |                       |                       |
| 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             |
| <b>AWES,GR.NOIDA PHASE-I PROJECT</b>                  |                       |                       |
| Retention Money ( Era Construction (India) Ltd.)      | 3,03,106.00           | 3,03,106.00           |
| Retention Money ( Shree Cement Ltd )                  | 1,09,231.00           | 1,09,231.00           |
| Retention Money ( Super Steel Engineering Works )     | 15,018.00             | 15,018.00             |
| Sage Furniture & Doors                                | 1,09,347.00           | 1,09,347.00           |
| <b>AWES,GR.NOIDA PHASE-II PROJECT</b>                 |                       |                       |
| Retention Money (Era Constructions (I) Ltd.)          | 16,182.00             | 16,182.00             |
| Retention Money (Sikand Associates)                   | 94,082.00             | 94,082.00             |
| <b>BANGALORE PHASE-I PROJECT</b>                      |                       |                       |
| Retention Money (Larson & Turbo 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           |
| <b>GURGAON PHASE -II PROJECT</b>                      |                       |                       |
| 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              |
| <b>Carried forward</b>                                | <b>4,28,37,487.62</b> | <b>4,24,14,940.62</b> |

  
**SVR Krishna**  
Acct. Supervisor  
CGEWHO

  
**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

  
**R.C. Agarwal**  
Director (F & A)  
CGEWHO



  
**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

(Amount in Rs.)

| Particulars  |                        | Current year          | Previous Year         |
|--|------------------------|-----------------------|-----------------------|
|  | <b>Brought forward</b> | <b>4,28,37,487.62</b> | <b>4,24,14,940.62</b> |
| <u>GURGAON PHASE-I PROJECT</u>                     |                        |                       |                       |
| Retention Money (M/s. Vij Constructions)           |                        | 49,126.00             | 49,126.00             |
| Retention Money (M/s. Krishna Constructions)       |                        | 1,70,699.00           | 1,70,699.00           |
| <u>HYDERABAD PHASE-II PROJECT</u>                  |                        |                       |                       |
| Retention Money (VSR Constructions )               |                        | 2,77,532.00           | 2,77,532.00           |
| Amount Refundable ( Hyderabad Ph-II Scheme)        |                        | 7,37,264.82           | 7,37,264.82           |
| Kendriya Vihar Hyderabad Ph-II Payable             |                        | 2,09,854.00           | 2,09,854.00           |
| <u>HYDERABAD PHASE-I PROJECT</u>                   |                        |                       |                       |
| Retention Money (Sindhu Escon Ltd)                 |                        | 78,568.00             | 78,568.00             |
| Retention Money (Larsen & Tubro Ltd)               |                        | 95,648.00             | 95,648.00             |
| Retention Money ( Sri Venkateshwara )              |                        | 10,840.00             | 10,840.00             |
| Amount Refundable ( Hyderabad Ph-I Scheme)         |                        | 7,20,200.50           | 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           |
| Kendriya Vihar (KVAOA) Jaipur Phase-II Payable     |                        | 59,91,270.00          | 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>NOIDA PHASE -III PROJECT</u>                    |                        |                       |                       |
| Retention Money (Arjan Singh & Sons )              |                        | 17,439.00             | 17,439.00             |
| Retention Money (JRC Grid Engg (P) Ltd )           |                        | 1,27,675.00           | 1,27,675.00           |
| Arjan Singh & Sons                                 |                        | 1,48,000.00           | 1,48,000.00           |
| <u>NOIDA PHASE-V PROJECT</u>                       |                        |                       |                       |
| Retention Money ( Shree Cement Ltd.)               |                        | 27,000.00             | 27,000.00             |
| Retention Money ( Gurcharan Singh )                |                        | 81,912.00             | 81,912.00             |
| Retention Money ( Jrc Grid Engineers Pvt. Ltd. )   |                        | 1,76,801.00           | 1,76,801.00           |
| Kendriya Vihar (KVAOA) Noida Phase-V Payable       |                        | 8,810.00              | 8,810.00              |
| <u>NOIDA PHASE-IV PROJECT</u>                      |                        |                       |                       |
| Retention Money (J.R.C.Grid )                      |                        | 1,10,656.00           | 1,10,656.00           |
| <u>PUNE PHASE-I PROJECT</u>                        |                        |                       |                       |
| Retention Money (Era Construction (I) Ltd.)        |                        | 1,93,710.00           | 1,93,710.00           |
| Kendriya Vihar (KVAOA) Pune Phase-I Payable        |                        | 6,000.00              | 6,000.00              |
|  | <b>Carried forward</b> | <b>5,86,06,433.94</b> | <b>5,81,98,886.94</b> |

  
**SVR Krishna**  
 Acct. Supervisor  
 CGEWHO

  
**Sanjeev Anand**  
 Asst. Accounts Officer  
 CGEWHO

  
**R.C. Agarwal**  
 Director (F & A)  
 CGEWHO



  
**Dinesh Kapila**  
 Chief Executive Officer  
 CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

(Amount in Rs.)

| Particulars  | Current year           | Previous Year          |
|--|------------------------|------------------------|
| <b>Brought forward</b>                                       | <b>5,86,06,433.94</b>  | <b>5,81,98,886.94</b>  |
| <u>KANPUR PROJECT</u>  |                        |                        |
| Retention Money (Gauri Architects)                           | 25,289.00              | 25,289.00              |
| <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            |
| <u>PANCHKULA PHASE- II PROJECT</u>                           |                        |                        |
| 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                 |
| <u>VISAKHAPATNAM PROJECT</u>                                 |                        |                        |
| 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           |
| <u>MOHALI PHASE-I PROJECT</u>                                |                        |                        |
| Kanwarji Constructions                                       | 1,98,82,765.00         | 1,98,82,765.00         |
| Retention Money ( Kanwarji Constructions)                    | 26,54,041.00           | 26,54,041.00           |
| Retention Money ( Ambuja Cement Ltd.)                        | 1,24,855.00            | 1,24,855.00            |
| NIT Jalandhar  | 9,356.00               | 9,356.00               |
| Kendriya Vihar Mohali Phase-I Payable                        | 52,32,273.00           | 52,32,273.00           |
| <u>KOLKATA PHASE-II PROJECT</u>                              |                        |                        |
| 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                      | 96,782.00              | 84,782.00              |
| <u>LUCKNOW PHASE-I PROJECT</u>                               |                        |                        |
| 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            |
| <u>MEERUT PHASE-I PROJECT</u>                                |                        |                        |
| 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            |
| <u>GREATER NOIDA PROJECT</u>                                 |                        |                        |
| Retention Money (P2 Kanwarji Constructions)                  | 7,22,51,967.00         | 5,98,24,145.00         |
| Retention Money (P3 N G Constructions)                       | 5,50,15,884.00         | 4,05,75,873.00         |
| Retention Money (P4 JRC Grid Engineers)                      | 6,43,42,362.00         | 5,99,26,295.00         |
| Retention Money (P5 Bahl Builders)                           | 3,73,32,885.00         | 3,47,17,871.00         |
| Retention Money (P6 Purvanchal Projects)                     | 63,24,311.00           | 1,00,42,933.00         |
| Retention Money (RT & Associates Pvt. Ltd.)                  | 27,83,027.00           | 25,24,358.00           |
| Retention Money (L.S.Power Control)                          | 34,56,894.00           | 11,32,990.00           |
| Retention Money (Brilltech Engineers)                        | 50,60,822.00           | 19,98,561.00           |
| RT & Associates  | 3,86,304.00            | 0.00                   |
| Bahl Builders Pvt Ltd G Noida                                | 2,68,91,160.00         | 0.00                   |
| Brilltech Engineers Pvt Ltd                                  | 1,22,96,391.00         | 0.00                   |
| N G Constructions G Noida                                    | 2,26,99,665.00         | 0.00                   |
| JRC Grid Engineers P Ltd G Noida P4                          | 2,49,58,134.00         | 0.00                   |
| Kanwarji Construction Greater Noida                          | 3,85,51,684.00         | 0.00                   |
| LS Power Control   | 87,34,574.00           | 0.00                   |
| Security Deposit Gr. Noida P2 Kanwarji Construction          | 33,55,091.00           | 2,68,91,160.00         |
| Security Deposit Gr. Noida P3 N G Construction               | 37,07,214.00           | 32,97,045.00           |
| Security Deposit Gr. Noida P4 Jrc Grid Engineers             | 41,72,304.00           | 41,05,932.00           |
| Security Deposit Gr. Noida P5 Bahl Builders                  | 24,30,912.00           | 23,85,868.00           |
| Security Deposit Gr. Noida P6 Purvanchal Projects            | 6,87,828.00            | 3,92,221.00            |
| EMD (Beeran)   | 30,000.00              | 30,000.00              |
| <b>Carried forward</b>                                       | <b>51,37,30,803.46</b> | <b>34,17,90,282.46</b> |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

(Amount in Rs.)

| Particulars                                  | Current year           | Previous Year          |
|--|------------------------|------------------------|
| <b>Brought forward</b>                       | <b>51,37,30,803.46</b> | <b>34,17,90,282.46</b> |
| <b>CHENNAI PHASE-II PROJECT</b>              |                        |                        |
| 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            |
| <b>CHENNAI PHASE-III PROJECT</b>             |                        |                        |
| Retention Money (M/s Srico Projects Pvt Ltd) | 4,63,89,413.00         | 2,94,01,108.00         |
| Retention Money (Renu Khanna & Associates)   | 49,299.00              | 18,636.00              |
| Chettinad Cement Corporation Pvt. Ltd.       | 10,24,047.97           | 18,88,510.00           |
| Sree Jayajothi Cements Ltd.                  | 5,16,034.51            | 675.00                 |
| Srico Projects Pvt. Ltd. Chennai Ph-III      | 1,70,65,666.00         | 0.00                   |
| <b>MOHALI PHASE-II PROJECT</b>               |                        |                        |
| Retention Money (Kanwarji Construction Co.)  | 2,94,53,224.00         | 2,94,53,224.00         |
| Kanwarji Construction                        | 7,39,61,378.00         | 7,39,61,378.00         |
| KVAOA MOHALI PHASE-II Payable                | 1,00,66,846.00         | 1,00,66,846.00         |
| Amount Refundable to Beneficiary MIA1113     | 8,23,443.00            | 8,23,443.00            |
| <b>BHUBANESWAR PHASE-I PROJECT</b>           |                        |                        |
| Retention Money ( Manjeera Constructions)    | 47,25,187.00           | 47,25,187.00           |
| Retention Money ( Credible Management)       | 71,961.00              | 71,961.00              |
| Manjeera Constructions                       | 24,35,692.00           | 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              |
| <b>BHUBANESWAR PHASE-II PROJECT</b>          |                        |                        |
| Retention Money-Manjeera Constructions       | 31,43,081.00           | 55,15,579.00           |
| Retention Money-Credible Management          | 1,15,859.00            | 1,15,859.0             |
| Kendriya Vihar Bhubaneswar Phase-II Payable  | 0.00                   | 51,92,792.35           |
| <b>Total</b>                                 | <b>71,91,57,302.94</b> | <b>51,87,46,540.81</b> |

  
**SVR Krishna**  
 Acct. Supervisor  
 CGEWHO

  
**Sanjeev Anand**  
 Asst. Accounts Officer  
 CGEWHO

  
**R.C. Agarwal**  
 Director (F & A)  
 CGEWHO



  
**Dinesh Kapila**  
 Chief Executive Officer  
 CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022**

**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 )                         | 41,632.00             | 51,000.00           |
| Amount Payable TA ( Various)                              | 35,745.00             | 35,745.00           |
| Pay & Allowances Payable-Head Office                      | 1,09,428.00           | 39,303.00           |
| Licence Fees Payable                                      | 1,71,990.00           | 20,63,880.00        |
| Expenses Payable-Variou                                   | 15,00,977.00          | 12,78,638.00        |
| <b><u>DUTIES &amp; TAXES PAYABLE</u></b>                  |                       |                     |
| <b><u>TDS Under GST</u></b>                               |                       |                     |
| TDS on CGST Chennai                                       | 2,79,590.00           | 5,20,732.00         |
| TDS on CGST Greater Noida                                 | 17,40,693.00          | 3,33,195.00         |
| TDS on CGST Head Office                                   | 0.00                  | 4,449.00            |
| TDS on IGST Greater Noida                                 | 16,862.00             | 23,113.00           |
| TDS on SGST Chennai                                       | 2,79,590.00           | 5,20,732.00         |
| TDS on SGST Greater Noida                                 | 17,40,693.00          | 3,33,195.00         |
| TDS on SGST Head Office                                   | 0.00                  | 4,449.00            |
| Labour Cess Payable A/c Greater Noida                     | 7,23,246.00           | 0.00                |
| TDS Payable (Contractors)                                 | 42,28,499.00          | 12,55,838.00        |
| TDS Payable (Professional)                                | 1,36,617.00           | 75,040.00           |
| TDS Payable (Rent)  | 0.00                  | 33,371.00           |
| TDS Payable (Salary)                                      | 4,43,979.00           | 8,23,246.00         |
| Tax on Reverse Charge Mechanism                           | 77,850.00             | 0.00                |
| PF Payable  | 14,44,858.00          | 15,71,621.00        |
| TDS Payable (Purchases)                                   | 3,991.00              | 0.00                |
| <b>Total</b>  | <b>1,30,58,737.00</b> | <b>90,50,044.00</b> |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

#### SCHEDULE VII : PROVISIONS

|                  | (Amount in Rs.)        |                        |
|------------------|------------------------|------------------------|
| Particulars      | Current year           | Previous Year          |
| Gratuity         | 3,14,90,979.00         | 2,87,99,942.00         |
| EL Encashment    | 2,49,11,723.00         | 2,18,96,640.00         |
| Project Expenses | 26,64,56,878.00        | 17,13,84,235.00        |
| <b>Total</b>     | <b>32,28,59,580.00</b> | <b>22,20,80,817.00</b> |

#### SCHEDULE VIII : FIXED ASSETS

| (Amount in Rs.)              |              |                              |                            |                             |                        |                    |                         |
|------------------------------|--------------|------------------------------|----------------------------|-----------------------------|------------------------|--------------------|-------------------------|
| Particulars                  | Rate Of Dep. | Amount(wdv) As On 01/04/2021 | Additions During 2021-2022 | W.off/sale During 2021-2022 | Total Value 31/03/2022 | Dep. For 2021-22   | W.d.v. As On 31/03/2022 |
| Furnitures & Fixtures        | 10%          | 3,94,806.34                  | 20,107.00                  | 0.00                        | 4,14,913.34            | 40,485.98          | 3,74,427.36             |
| Office Equipments            | 15%          | 3,93,347.23                  | 24,996.00                  | 29,680.56                   | 3,88,662.67            | 57,736.98          | 3,30,925.69             |
| Computer & Accessories       | 40%          | 4,75,177.65                  | 3,76,450.00                | 13,992.16                   | 8,37,635.49            | 2,72,907.59        | 5,64,727.90             |
| Land Greater Noida (Office)  |              | 31,00,000.00                 | 0.00                       | 31,00,000.00                | 0.00                   | 0.00               | 0.00                    |
| <b>TOTAL of Current Year</b> |              | <b>43,63,331.22</b>          | <b>4,21,553.00</b>         | <b>31,43,672.72</b>         | <b>16,41,211.50</b>    | <b>3,71,130.55</b> | <b>12,70,080.95</b>     |
| Fixed Assets                 |              | 15,79,899.58                 | 1,16,448.00                | 4,456.00                    | 16,91,891.58           | 4,28,560.37        | 12,63,331.22            |
| Land Greater Noida           |              | 31,00,000.00                 | 0.00                       | 0.00                        | 31,00,000.00           | 0.00               | 31,00,000.00            |
| <b>Previous Year</b>         |              | <b>46,79,899.58</b>          | <b>1,16,448.00</b>         | <b>4,456.00</b>             | <b>47,91,891.58</b>    | <b>4,28,560.37</b> | <b>43,63,331.22</b>     |

#### SCHEDULE IX : LANDS

| (Amount in Rs.)  |                        |                        |
|--|------------------------|------------------------|
| Particulars  | Current year           | Previous Year          |
| <b>A. ADVANCE PAID FOR PROCUREMENT OF LANDS PENDING ANNOUNCEMENT/ALLOTMENT *</b> |                        |                        |
| (I) Meerut Ph-II   | 13,12,22,477.94        | 12,96,20,984.94        |
| (ii) Greater Noida Phase-II  | 29,73,44,958.00        | 22,22,09,143.00        |
| (iii) SAS Nagar Mohali   | 8,97,77,999.58         | 8,86,82,312.58         |
| <b>Total</b>   | <b>51,83,45,435.52</b> | <b>44,05,12,440.52</b> |

\* Value of Land purchased includes cost and interest paid / capitalised.

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

### SCHEDULE X : PROJECT EXPENSES

(Amount in Rs.)

| Particulars  | Details<br>Current Year | Current Year<br>Amount (Rs.) | Details<br>Prev. Year   | Prev.year<br>Amount(Rs.) |
|--|-------------------------|------------------------------|-------------------------|--------------------------|
| <b>(A) PROJECT EXPENSES<br/>(HANDEDOVER/COMPLETED)</b> |                         |                              |                         |                          |
| Project Expenses Ahmedabad                             | 18,92,95,001.83         |                              | 18,92,58,864.83         |                          |
| Less : Instalment Ahmedabad                            | <u>17,73,65,618.00</u>  | 1,19,29,383.83               | <u>17,73,65,618.00</u>  | 1,18,93,246.83           |
| Project Expenses Pune Phase-I                          | 10,62,94,628.27         |                              | 10,62,94,628.27         |                          |
| Less : Instalment Pune Phase-I                         | <u>10,43,31,254.00</u>  | 19,63,374.27                 | <u>10,43,31,254.00</u>  | 19,63,374.27             |
| Project Expenses Jaipur Ph-II                          | 169,58,48,060.56        |                              | 169,58,44,049.56        |                          |
| Less : Instalment Jaipur Ph-II                         | <u>167,56,04,849.00</u> | 2,02,43,211.56               | <u>167,66,39,149.00</u> | 1,92,04,900.56           |
| Project Expenses Mohali Phase-I                        | 189,49,35,035.65        |                              | 189,56,15,711.56        |                          |
| Less : Instalment Mohali Phase-I                       | <u>179,45,99,150.15</u> | 10,03,35,885.50              | <u>179,47,42,773.15</u> | 10,08,72,938.41          |
| Project Expenses Mohali Phase-II                       | 226,37,21,637.88        |                              | 226,13,73,992.24        |                          |
| Less : Instalment Mohali Phase-II                      | <u>183,43,35,463.82</u> | 42,93,86,174.06              | <u>183,24,20,510.79</u> | 42,89,53,481.45          |
| <b>(B) PROJECT EXPENSES<br/>(WORK IN PROGRESS)</b>     |                         |                              |                         |                          |
| Project Expenses Greater Noida Phase-I                 |                         | 929,60,01,976.02             |                         | 854,36,15,422.93         |
| Project Expenses Greater Noida Phase-I                 |                         | 28,72,54,335.00              |                         | 59,90,293.00             |
| Project Expenses Chennai Ph-III                        |                         | 138,93,74,989.79             |                         | 104,66,61,998.26         |
| Project Expenses Kolkata Phase - III                   |                         | 30,37,25,354.53              |                         | 29,96,00,932.64          |
| Project Expenses Meerut Phase-II                       |                         | 12,10,232.00                 |                         | 12,10,232.00             |
| Project Expenses Mohali Phase-III                      |                         | 14,94,54,495.00              |                         | 14,94,54,495.00          |
| Project Expenses SAS Nagar Mohali                      |                         | 3,44,89,883.80               |                         | 3,28,40,173.33           |
| Project Expenses Visakhapatnam                         |                         | 28,21,42,372.75              |                         | 27,64,79,984.22          |
| <b>Total</b>   |                         | <b>1230,75,11,668.11</b>     |                         | <b>1091,87,41,472.90</b> |

  
**SVR Krishna**  
Acct. Supervisor  
CGEWHO

  
**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

  
**R.C. Agarwal**  
Director (F & A)  
CGEWHO



  
**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

#### SCHEDULE XI : CASH & BANK BALANCES

(Amount in Rs.)

| Particulars  | Current year           | Previous Year          |
|--|------------------------|------------------------|
| Canara Bank, New Delhi (H.O)                         | 1,49,74,061.97         | 49,80,226.81           |
| Cash in hand (H.O)                                   | 7,263.00               | 15,696.00              |
| Canara Bank, Escrow Gr. Noida (HO)                   | 1,99,545.95            | 33,69,460.95           |
| Canarabank Bhubaneswar Phase-II (HO)                 | 5,52,558.65            | 43,82,690.65           |
| Canara Bank Chennai Phase-III(HO)                    | 3,61,33,716.42         | 1,53,64,939.53         |
| Canara Bank Gr. Noida (HO)                           | 2,51,00,004.22         | 5,99,26,598.11         |
| Canara Bank Escrow Mohali Ph-II (HO)                 | 18,91,423.44           | 49,33,864.57           |
| Punjab National Bank, New Delhi (H.O.)               | 96,507.80              | 1,231.80               |
| Canara Bank, New Delhi (H.O) (518890)                | 1,868.60               | 2,07,258.00            |
| Canara Bank, Kolkata Ph-III HO A/c 0267101525022     | 46,61,742.00           | 0.00                   |
| Canara Bank, G Noida Pkg-II HO A/c 110037411198      | 2,000.00               | 0.00                   |
| SBI Gr. Noida Current A/c No.36884925230             | 10,746.00              | 10,746.00              |
| Canara Bank ( Bhubneshwar Phase-I)                   | 3,581.00               | 3,478.00               |
| Cash in hand ( Bhubneshwar Phase-I)                  | 39.20                  | 39.20                  |
| Canara Bank ( Bhubneshwar Phase-II)                  | 39,564.45              | 3,74,426.45            |
| Cash in hand ( Bhubneshwar Phase-II)                 | 505.87                 | 316.27                 |
| Canara Bank (Chennai Phase-II)                       | 2,03,653.21            | 2,21,330.21            |
| Cash in hand (Chennai Phase-II)                      | 913.52                 | 913.52                 |
| Canara Bank (Chennai Phase-III)                      | 6,89,409.22            | 12,13,085.64           |
| Cash in hand (Chennai Phase-III)                     | 2,031.00               | 2,620.00               |
| Canara Bank (Greater Noida- Pkg.-II A/c-109)         | 0.00                   | 3,81,236.00            |
| Cash in Hand ( Greater Noida-Pkg.-II)                | 0.00                   | 2,686.90               |
| Canara Bank (Greater Noida- Pkg.-IV A/c-110)         | 0.00                   | 1,78,295.00            |
| Cash in Hand ( Greater Noida-Pkg.-IV)                | 0.00                   | 3,871.00               |
| Canara Bank (Greater Noida- Pkg.-V A/c-199)          | 0.00                   | 1,71,243.00            |
| Cash in Hand ( Greater Noida-Pkg.-V)                 | 0.00                   | 1,910.00               |
| Canara Bank (Mohali Phase-I)                         | 1,33,236.00            | 1,28,224.00            |
| Cash in hand (Mohali Phase-I)                        | 223.00                 | 223.00                 |
| Canara Bank (Mohali Phase-II)                        | 44,359.57              | 1,55,404.57            |
| Cash in hand (Mohali Phase-II)                       | 21.00                  | 586.00                 |
| Canara Bank (Jaipur Phase-II)                        | 1,362.53               | 1,323.53               |
| Cash in hand (Jaipur Phase-II)                       | 5.00                   | 1,131.00               |
| Canara Bank (Greater Noida)                          | 52,496.00              | 0.00                   |
| Cash in Hand (Greater Noida)                         | 5,054.90               | 0.00                   |
| <b>TOTAL (A)</b>                                     | <b>8,48,07,893.52</b>  | <b>9,60,35,055.71</b>  |
| <u>Deposit with bank (Fixed Deposit) Canara Bank</u> |                        |                        |
| (A) Canara Bank HO-18816                             | 3,96,93,189.00         | 3,86,41,084.00         |
| (B) Escrow Mohali                                    | 1,17,04,330.00         | 1,12,94,903.00         |
| (C) Bhubaneswar Phase-II                             | 7,76,55,567.00         | 13,05,80,839.00        |
| (D) Chennai Phase-III                                | 43,70,00,000.00        | 21,11,04,489.00        |
| (E) Greater Noida                                    | 0.00                   | 26,80,96,080.00        |
| (F) Kolkata Phase-III                                | 3,00,00,000.00         | 0.00                   |
| <u>Deposit with bank (Under Lein-Fixed Deposit)</u>  |                        |                        |
| Security Deposit (Under Lein) Mohali Phase-I         | 55,13,133.00           | 55,11,414.00           |
| Security Deposit (Under Lein) Greater Noida          | 5,20,87,613.00         | 6,55,96,066.00         |
| <b>TOTAL (B)</b>                                     | <b>65,36,53,832.00</b> | <b>73,08,24,875.00</b> |
| <b>TOTAL (A + B)</b>                                 | <b>73,84,61,725.52</b> | <b>82,68,59,930.71</b> |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

### SCHEDULE XII : MOBILISATION ADVANCE

(Amount in Rs.)

| Particulars                      | Current year | Previous Year       |
|----------------------------------|--------------|---------------------|
| <b>CHENNAI PHASE-III PROJECT</b> |              |                     |
| Srico Projects Pvt. Ltd.         | 0.00         | 98,00,000.00        |
| <b>Total</b>                     | <b>0.00</b>  | <b>98,00,000.00</b> |

### SCHEDULE XIII: DUTIES & TAXES

| Particulars   | Current year           | Previous Year          |
|---|------------------------|------------------------|
| TDS on Fixed Deposit Interest                       | 0.00                   | 3,53,205.00            |
| <b>Chennai Phase-III Project</b>                    |                        |                        |
| CGST Electronics Credit Ledger Chennai Phase-III    | 2,70,50,716.97         | 4,06,84,577.60         |
| Electronic Cash Ledger Chennai Phase-III            | 850.00                 | 850.00                 |
| SGST Electronics Credit Ledger Chennai Phase-III    | 2,65,42,741.61         | 4,05,20,370.13         |
| IGST Credit Ledger Chennai-III                      | 0.00                   | 216.00                 |
| <b>Delhi Regular</b>                                |                        |                        |
| CGST Electronic Credit Ledger Delhi                 | 2,11,945.00            | 2,84,606.50            |
| SGST Electronic Credit Ledger Delhi                 | 2,51,697.00            | 3,24,358.50            |
| <b>Greater Noida Project</b>                        |                        |                        |
| CGST Electronic Credit Ledger- Greater Noida        | 16,16,64,890.56        | 16,48,85,274.76        |
| Credit Ledger IGST Greater Noida                    | 12,30,006.00           | 0.00                   |
| Electronic Cash Ledger Greater Noida                | 850.00                 | 850.00                 |
| IGST Greater Noida                                  | 51,588.63              | 2,15,768.00            |
| SGST Electronics Credit Ledger - Greater Noida      | 17,31,42,607.36        | 17,63,70,744.56        |
| <b>MOHALI Phase-I Project</b>                       |                        |                        |
| IGST Mohali   | 0.00                   | 19,830.00              |
| <b>MOHALI Phase-II Project</b>                      |                        |                        |
| CGST MOHALI PHASE-II                                | -914.00                | 0.00                   |
| SGST Mohali-II                                      | -914.00                | 0.00                   |
| Electronic Cash Ledger Mohali                       | 23,448.00              | 0.00                   |
| Tax Collected at sources (On Purchases) TCS         | 0.00                   | 28,977.00              |
| Amount Recoverable-TDS Instalments- Greater Noida   | 64,55,240.85           | 57,02,307.68           |
| Amount Recoverable-TDS Instalments- Mohali Phase-II | 1,60,333.83            | 95,275.83              |
| <b>Total</b>  | <b>39,67,85,087.81</b> | <b>42,94,87,211.56</b> |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

#### SCHEDULE XIV : ADVANCES & SECURITY DEPOSITS & ACCRUED INTEREST (Amount in Rs.)

| Particulars  | Current year          | Previous Year         |
|--|-----------------------|-----------------------|
| Advance Tour (Staff)                                   | 88,989.00             | 1,44,445.00           |
| Advance ( Employees Loan )                             | 81,825.00             | 1,77,825.00           |
| Advance ( State Consumer Disputes Red.Commn.,Delhi)    | 25,000.00             | 25,000.00             |
| Advance ( Ahmedabad-M/s Labh Construction & Ind. Ltd ) | 4,45,205.00           | 4,45,205.00           |
| Advance (NCDRC, New Delhi)                             | 30,000.00             | 30,000.00             |
| Advance ( Distt. Consumer Forum,Delhi)                 | 25,000.00             | 25,000.00             |
| Advance ( State Consumer Disputes Commission,Mumbai)   | 25,000.00             | 25,000.00             |
| Advance ( District Consumer Forum Jaipur)              | 25,000.00             | 25,000.00             |
| Advance (Pushkar Singh Bajetha) Noida Phase-V          | 3,000.00              | 3,000.00              |
| Amount Recoverable (Demand Survey Calcutta Ph-II)      | 1,500.00              | 1,500.00              |
| <u>Amount Receivable (Income Tax Refund Due)</u>       |                       |                       |
| Income Tax Refund ( AY 2015-16)                        | 15,620.00             | 15,620.00             |
| Income Tax Refund ( AY 2018-19)                        | 0.00                  | 1,23,59,581.00        |
| Income Tax Refund ( AY 2020-21)                        | 0.00                  | 1,34,03,517.00        |
| Income Tax Refund ( AY 2021-22)                        | 38,55,322.00          | 0.00                  |
| Water Pipeline Charges Hyderabad Phase-III             | 9,58,779.88           | 13,10,679.72          |
| Amount Recoverable (Imprest & Tour)                    | 0.00                  | 79,237.00             |
| Prepaid Expenses                                       | 3,10,196.00           | 1,46,380.00           |
| <u>Amount Recoverable</u>                              |                       |                       |
| (a) Klassic Constructions Pvt. Ltd.(Navi Mumbai)       | 21,52,482.90          | 21,52,482.90          |
| (b) DAVP   | 0.00                  | 13,708.00             |
| (c) Amount recoverable from Abstrege Realstate P Ltd   | 0.00                  | 2,53,224.00           |
| (d) Capital Builders                                   | 1,50,000.00           | 1,50,000.00           |
| <u>Accrued Interest on Fixed Deposits</u>              |                       |                       |
| Accrued Interest (Fixed Deposits)                      | 15,10,618.00          | 62,48,302.50          |
| Accrued Interest (Fixed Deposits) Greater Noida        | 7,02,342.00           | 9,50,201.95           |
| Accrued Interest (Fixed Deposits) Mohali Phase-I       | 9,16,793.00           | 5,32,413.09           |
| <b>Total</b>   | <b>1,13,22,672.78</b> | <b>3,85,17,322.16</b> |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

#### SCHEDULE XV : INCOME FROM SALES / SERVICES

(Amount in Rs.)

| Particulars                                 | Current year        | Previous Year       |
|---|---------------------|---------------------|
| <b><u>1.Sale of CGHO Rule Books</u></b>     |                     |                     |
| a).Sale of CGHO Rule Books                  | 33,306.00           | 17,712.00           |
| <b>Total (1)</b>                            | <b>33,306.00</b>    | <b>17,712.00</b>    |
| <b><u>2. SALE OF TENDER FORMS</u></b>       |                     |                     |
| a)Sale of Preq. Tender / Tender Documents   | 847.00              | 1,44,068.00         |
| c)Sale of Tender Docs. Greater Noida Villas | 0.00                | 59,322.00           |
| <b>Total (2)</b>                            | <b>847.00</b>       | <b>2,03,390.00</b>  |
| <b><u>3.CANCELLATION CHARGES:</u></b>       |                     |                     |
| a)Cancellation Charges Bhubaneswar Ph-II    | 3,12,877.00         | 0.00                |
| b)Cancellation Charges Gr. Noida            | 29,03,373.00        | 17,34,064.00        |
| c)Cancellation Charges Chennai Phase-III    | 13,89,167.00        | 3,20,340.00         |
| d)Cancellation Charges Mohali Ph-II         | 2,52,204.00         | 5,55,458.00         |
| d)Cancellation Charges Jaipur Ph-II         | 1,19,492.00         | 0.00                |
| <b>Total (3)</b>                            | <b>49,77,113.00</b> | <b>26,09,862.00</b> |
| <b>Grand Total(1+2+3)</b>                   | <b>50,11,266.00</b> | <b>28,30,964.00</b> |

  
**SVR Krishna**  
 Acct. Supervisor  
 CGEWHO

  
**Sanjeev Anand**  
 Asst. Accounts Officer  
 CGEWHO

  
**R.C. Agarwal**  
 Director (F & A)  
 CGEWHO



  
**Dinesh Kapila**  
 Chief Executive Officer  
 CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022**

**SCHEDULE XVI : GRANTS / SUBSIDIES**

(Amount in Rs.)

| Particulars                                    | Current year        | Previous Year      |
|--|---------------------|--------------------|
| Establishment Grants-In-Aid from Govt of India | 10,00,000.00        | 7,50,000.00        |
| <b>Total</b>                                   | <b>10,00,000.00</b> | <b>7,50,000.00</b> |

**SCHEDULE XVII : FEES / SUBSCRIPTIONS**

(Amount in Rs.)

| Particulars                         | Current year     | Previous Year    |
|-------------------------------------|------------------|------------------|
| <b>APPLICATION FEE:</b>             |                  |                  |
| a)Application Fee Chennai Phase-III | 22,459.00        | 5,932.00         |
| b)Application Fee Greater Noida     | 17,798.00        | 71,273.00        |
| c)Application Fee Meerut Phase I    | 847.00           | 3,000.00         |
| d)Application Fee Mohali Phase II   | 848.00           | 848.00           |
| e)Application Fee Mohali SAS Nagar  | 424.00           | 1,694.00         |
| <b>Total</b>                        | <b>42,376.00</b> | <b>82,747.00</b> |

  
**SVR Krishna**  
 Acct. Supervisor  
 CGEWHO

  
**Sanjeev Anand**  
 Asst. Accounts Officer  
 CGEWHO

  
**R.C. Agarwal**  
 Director (F & A)  
 CGEWHO



  
**Dinesh Kapila**  
 Chief Executive Officer  
 CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022**

**SCHEDULE XVIII : INTEREST**

(Amount in Rs.)

| Particulars                             | Current year        | Previous Year       |
|---|---------------------|---------------------|
| 1. Interest on Savings Accounts         | 3,49,399.00         | 5,86,075.00         |
| 2. Interest on Employee Loan            | 13,852.00           | 16,601.00           |
| 3. Interest on Fixed Deposit (HO-18816) | 16,86,367.00        | 20,85,408.17        |
| 4. Interest SB A/c 518890               | 72,570.00           | 0.00                |
| 5. Interest SB A/c PNB0131000143753620  | 3,92,372.00         | 0.00                |
| 4. Interest on Income Tax Refund        | 33,79,476.00        | 13,22,087.00        |
| <b>Total</b>                            | <b>58,94,036.00</b> | <b>40,10,171.17</b> |

**SCHEDULE XIX : OTHER INCOME**

(Amount in Rs.)

| Particulars                               | Current year        | Previous Year      |
|---|---------------------|--------------------|
| 1. Misc Income                            | 910.00              | 61,352.00          |
| 2. RTI Fees                               | 330.00              | 368.00             |
| 3. Maintenance Charges (DU)               | 9,15,037.72         | 0.00               |
| 4. Administrative charges (Documentation) | 8,05,030.00         | 1,94,930.00        |
| 5. Profit & Gains on Sale of Fixed Assets | 0.00                | 144.00             |
| <b>Total</b>                              | <b>17,21,307.72</b> | <b>2,56,794.00</b> |

**SCHEDULE XX: ESTABLISHMENT EXPENSES**

(Amount in Rs.)

| Particulars              | Current year          | Previous Year         |
|--------------------------|-----------------------|-----------------------|
| a) Pay & Allowances      | 1,30,25,516.27        | 4,08,95,441.28        |
| b) Employees Welfare     | 3,22,836.00           | 88,849.00             |
| c) Medical Reimbursement | 4,42,030.00           | 11,08,300.00          |
| d) Gratuity              | 13,74,930.00          | 23,88,627.00          |
| e) LTC Expenses          | 0.00                  | 2,21,327.00           |
| f) Tution fees           | 27,000.00             | 3,98,250.00           |
| g) EL Encashment         | 9,14,407.00           | 41,46,314.00          |
| <b>Total</b>             | <b>1,61,06,719.27</b> | <b>4,92,47,108.28</b> |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



## CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

### SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31.03.2022

#### SCHEDULE XXI: OTHER ADMINISTRATIVE EXPENSES:

(Amount in Rs.)

| Particulars                             | Current year        | Previous Year       |
|---|---------------------|---------------------|
| 1. Advertisement & Publicity Expenses   | 7,33,824.00         | 0.00                |
| 2. Audit Fee                            | 1,29,210.00         | 78,000.00           |
| 3. Books & Periodicals                  | 360.00              | 1,505.00            |
| 4. CGHO Rules Books                     | 43,989.00           | 34,102.00           |
| 5. Consultancy / Professional Fee       | 7,06,900.00         | 5,99,000.00         |
| 6. Conveyance                           | 98,963.00           | 2,08,278.00         |
| 7. Hindi Promotional Expenses           | 22,000.00           | 18,500.00           |
| 8. Honarorium Awards                    | 5,000.00            | 57,500.00           |
| 9. Legal Charges                        | 18,964.00           | 6,050.00            |
| 10. License Fee (Office Premises)       | 10,31,940.00        | 10,31,940.00        |
| 11. Meeting Expenses                    | 6,885.00            | 4,440.00            |
| 12. News Papers & Magazines             | 1,602.00            | 5,672.00            |
| 13. Office Expenses                     | 3,26,954.55         | 4,75,890.74         |
| 14. Postage & Stamps                    | 2,90,840.00         | 2,86,409.00         |
| 15. Printing & Stationery               | 3,87,547.50         | 97,735.00           |
| 16. Rent (70 Janpath)                   | 0.00                | 23,04,820.00        |
| 17. Electricity (70 Janpath)            | 0.00                | 1,11,118.00         |
| 18. Renovation & Replacement            | 0.00                | 6,05,915.00         |
| 19. Service & Maintenance               | 5,33,067.00         | 4,56,387.00         |
| 20. Taxi Hire Charges                   | 0.00                | 1,78,960.00         |
| 21. Telephone & Fax Charges             | 3,51,693.00         | 4,53,140.00         |
| 22. Travelling Expenses                 | 1,04,989.00         | 74,711.00           |
| 23. Bank Charges                        | 0.00                | 4,733.70            |
| 24. Internet Service Charges            | 81,215.00           | 3,24,499.00         |
| 25. Late Fees-GST/TDS                   | 0.00                | 1,761.00            |
| 26. Misc. Expenses                      | 43,672.72           | 2,55,866.24         |
| 27. Accounting & other Software charges | 57,460.00           | 18,310.00           |
| 28. Interest Paid                       |                     |                     |
| (i) Dehradun                            | 82,397.00           | 46,109.00           |
| (ii) Nagpur                             | 1,47,614.00         | 39,869.00           |
| (iii) Patna                             | 89,262.00           | 54,921.00           |
| (iv) Pune Phase-III                     | 1,88,237.00         | 65,808.00           |
| (v) Thiruvananthapuram                  | 4,91,791.00         | 11,096.00           |
| <b>Total</b>                            | <b>59,76,376.77</b> | <b>79,13,045.68</b> |

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**6TH FLOOR, 'A' WING, JANPATH BHAVAN, JANPATH, NEW DELHI – 110 001**  
**(Annexed to and forming part of the Income and Expenditure Account**  
**for the year ended on 31st March 2022 and the Balance Sheet as at 31st March 2022)**

**INFORMATION ABOUT THE SOCIETY**

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

**22 SIGNIFICANT ACCOUNTING POLICIES**

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

**22.01 Basis of Preparation and Use of Estimates**

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

**22.02 Revenue Recognition**

- a) The Income/Expenditure are shown at net of recovery, wherever there is any recovery, against the respective income/expenses unless stated otherwise. CGEWHO being non-profit autonomous body of Govt. of India constructing dwelling units for government employees on "no profit no loss" basis, the amount/ installment collected from beneficiaries towards cost of houses is treated as capital receipt and likewise expenditure on construction is treated as capital expenditure and shown as project expenses (work in progress). Interest earned on fixed deposits / Saving Bank Accounts of the project funds (installments) are credited to the respective project expenses (work in progress).
- b) An amount equivalent to 1.5% of the total installments received is credited to contingency reserve fund categorized under Reserve and Surplus at the time receiving the last installment, as per the scheme of CGEWHO, the autonomous body.
- c) Interest payable on Demand Survey accounted for on cash basis and no interest provision for amount remaining unclaimed under Demand survey is provided.

**22.03 Fixed Assets**

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

**22.04 Depreciation**

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

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**6TH FLOOR, 'A' WING, JANPATH BHAVAN, JANPATH, NEW DELHI – 110 001**  
**(Annexed to and forming part of the Income and Expenditure Account**  
**for the year ended on 31st March 2022 and the Balance Sheet as at 31st March 2022)**

**22.05 Cash and Cash Equivalent**

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

**22.06 Impairment of Assets**

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

**22.07 Investments**

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

**22.08 Inventories**

**(A) Land**

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

**(B) Project Expenses (Work in progress)**

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

**22.09 Employee Benefits**

Employee benefits such as salaries, allowances, non-monetary benefits under defined contribution plans such as provident and other funds, which fall due for payment, are charged as expense to the Income and Expenditure Account in the period in which the service is rendered.

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**6TH FLOOR, 'A' WING, JANPATH BHAVAN, JANPATH, NEW DELHI – 110 001**  
**(Annexed to and forming part of the Income and Expenditure Account**  
**for the year ended on 31st March 2022 and the Balance Sheet as at 31st March 2022)**

The provision for terminal benefits like gratuity and leave encashment are accounted as per actuarial valuation calculated in accordance with AS-15.

**22.10 Leases**

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

**22.11 Income Tax**

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

**22.12 Provisions, Contingent Liabilities and Contingent Assets**

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

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

Capital fund represents accumulation of notional interest at the rate of 6 percent on the Corpus / Capital fund as per the policy of the organization. A Contingency Reserve Fund has been created by the Society to meet un-provided/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 payments 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 portion of interest has been transferred to the Reserve Fund Interest Account and the remaining balance is adjusted with the concerned project/repaid to the members as per the policy of the CGEWHO.

**22.14 Other Accounting Policies**

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

**23 NOTES TO ACCOUNTS**

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

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**6TH FLOOR, 'A' WING, JANPATH BHAVAN, JANPATH, NEW DELHI – 110 001**  
**(Annexed to and forming part of the Income and Expenditure Account**  
**for the year ended on 31st March 2022 and the Balance Sheet as at 31st March 2022)**

- 23.02 Interest @ 5% p.a. subject to applicable tax deduction is paid to those beneficiaries who remain on waiting list for a minimum period of one year and are not allotted the house.**
- 23.03 Material purchased (Cement and Steel) for the Chennai Phase III project are invoiced to contractor at equivalent purchase cost for which recoveries are made from the contractors bills at rates fixed as per the contract agreement. As on the Balance sheet date, an amount of Rs.7.19 Crores (PY 10.67 Crores) is recoverable from M/s SricoProjects P Ltd., because of unutilized steel/cement and same shall be recovered from M/s Srico Projects P Ltd. In due course.**
- 23.04 Value of Project Expenses (WIP)**
- a) The Project expenses (WIP) on those projects that have been handed over to the beneficiaries have been adjusted against the installments received from such beneficiaries to give true and fair view of the WIP of ongoing projects. The surplus/ deficit arising from projects completed and handed over is yet to be adjusted in the WIP due to non determination of final project cost and the reconciliation of installments in respect of such handed over dwelling units. After such adjustment, the project expenses (WIP) at the year end is stated at Rs.1230.75 Crores ( P Y Rs.1091.87Crores).
- b) The Value of Project Expenses (WIP) includes the land cost in case of turnkey projects as well as other projects, contractors payment, material purchased, finance cost and overheads allocated to the projects.
- c) The Organisation has made a provision of Rs.26.65crores on account of project expenses this year (PY 17.14.Crores) to comply with accrual system of accounting.
- d) Lease expenses, where ever Land is taken on long term lease for housing project, the lease expenses are included in cost of land/Project expenses.
- 23.05 Impact of Pending litigations**  
 Contingent liabilities arising out of various litigations are estimated at Rs.22.54 Crores (PY Rs.2.68 Crores) are not recognized in the financial statements as management does not foresee any liability arising there from.
- 23.06 Capital Grant**  
 During the year under report, the organization did not receive any Capital Grant from Govt. of India. However, The Society had received capital grant from the Govt. of India in previous years for investment in land and projects which is shown under the head "Corpus/Capital Fund" in the Balance Sheet. The amount received has been used for the specified purpose for which it was given. The accruals thereon has been included in Capital Reserve under the Head "Reserve and Surplus".

**SVR Krishna**  
 Acct. Supervisor  
 CGEWHO

**Sanjeev Anand**  
 Asst. Accounts Officer  
 CGEWHO

**R.C. Agarwal**  
 Director (F & A)  
 CGEWHO



**Dinesh Kapila**  
 Chief Executive Officer  
 CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**6TH FLOOR, 'A' WING, JANPATH BHAVAN, JANPATH, NEW DELHI – 110 001**  
**(Annexed to and forming part of the Income and Expenditure Account**  
**for the year ended on 31st March 2022 and the Balance Sheet as at 31st March 2022)**

|  |                     |                      |
|--|---------------------|----------------------|
| <b>23.07 Foreign Currency Transactions</b> | <b>Current Year</b> | <b>Previous Year</b> |
|  | NIL    NIL          |                      |

**23.08 DISCLOSURE WITH RESPECT TO EMPLOYEES BENEFIT**

|                                       | Current Year      | Previous Year    |
|---------------------------------------|-------------------|------------------|
| <b>(A) Defined Contribution Plans</b> |                   |                  |
| Contribution to Provident Fund        | Rs.15,29,402/-    | Rs.38,78,228/-   |
| <b>(B) Gratuity</b>                   |                   |                  |
| Opening Balance of Provision          | Rs. 2,87,99,942/- | Rs.2,84,11,315/- |
| Add: Provision for the year           | Rs. 45,70,911/-   | Rs. 23,88,627/-  |
| Less: Paid during the year            | Rs. 18,79,874/-   | Rs. 20,00,000/-  |
| Closing Balance of Provision          | Rs. 3,14,90,979/- | Rs.2,87,99,942/- |
| <b>(C) Earned Leave</b>               |                   |                  |
| Opening Balance of Provision          | Rs.2,18,96,640/-  | Rs.1,92,71,805/- |
| Add: Provision for the year           | Rs. 30,39,921/-   | Rs. 39,62,163/-  |
| Less: Paid during the year            | Rs. 24,838/-      | Rs. 13,37,328/-  |
| Closing Balance of Provision          | Rs.2,49,11,723/-  | Rs.2,18,96,640/- |

The organization has made the provision for terminal benefits like gratuity and leave encashment are accounted as per actuarial valuation calculated in accordance with AS-15.

**23.09 Dues to Micro, Small & Medium Enterprises**

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

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

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

- |                           |                                   |  |
|---------------------------|-----------------------------------|--|
| <b>1. Mohali Phase I</b>  | <b>27 Dus and 28 Car Parkings</b> |  |
| <b>2. Mohali Phase II</b> | <b>143 Dus and 2 Car Parking</b>  |  |

  
**SVR Krishna**  
 Acct. Supervisor  
 CGEWHO

  
**Sanjeev Anand**  
 Asst. Accounts Officer  
 CGEWHO

  
**R.C. Agarwal**  
 Director (F & A)  
 CGEWHO



  
**Dinesh Kapila**  
 Chief Executive Officer  
 CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**6TH FLOOR, 'A' WING, JANPATH BHAVAN, JANPATH, NEW DELHI – 110 001**  
**(Annexed to and forming part of the Income and Expenditure Account**  
**for the year ended on 31st March 2022 and the Balance Sheet as at 31st March 2022)**

3. Bhubneshwar Ph II 2 Car Parkings
  4. Chennai Phase II 1 DU and 78 Car Parkings
  5. Jaipur Phase II 1 DU and 178 Car Parkings
  6. Bhubneshwar Phase I 8 Car Parkings
  7. Kharghar 2 Car Parkings and 107 Scooter Parkings
  8. Pune Phase II 3 Car Parkings and 4 Scooter Parkings
  9. Panchkula Phase II 61 Scooter Parkings
- 23.12 The excess of expenditure over income during the year has been charged as CGEWHO overheads to the running projects during the year in the ratio of total expenditure incurred on these projects as per the policy of the organisation.
- 23.13 There is no transactions with the related parties as contemplated in AS-18 related to Accounting Standard issued by the Institute of Chartered Accountants of India with respect to “Related Party Disclosures”.
- 23.14 Rs. 47.31 crores (PY Rs.46.35Lacs) credited to bank accounts of the organization on account of installments from beneficiaries / Other reasons, is unreconciled as on 31/03/2022 due to non availability of beneficiaries details. However, as on date an amount of Rs. 3.46 Crores is only pending as unreconciled and efforts are being made to reconcile the same at the earliest.
- 23.15 There are projects wherein expenditure is more than the collections and there are projects wherein collections are more than the expenditure. Thus, the funds of the surplus projects automatically got employed for financing the deficit project. Finance Cost adjustment between inter projects has been made in such cases and credited/debited to the project as per the policy of the society. The Chennai (Phase-III) and Greater Noida housing projects are in surplus and there are no projects with deficits during the year.
- 23.16 With reference to Accounting Policy 22.02 and 22.13, amount/instalment collected from beneficiaries towards cost is treated as capital receipt and likewise expenditure made on account of construction is treated as capital expenditure. This methodology is consistently applied as past practice by the society being a non-profit organization working on “no profit no loss” basis. It does not have any financial impact on autonomous body.
- 23.17 In certain projects, the completion certificates obtained and possession of Dwelling Units has been handed over to the allottees, but the same have been shown as W.I.P. due to various reasons for which finalization of the projects is pending.
- 23.18 Interest on 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.
- 23.19 In the opinion of the management all the known liabilities have been provided for except otherwise stated. As on the date of Balance Sheet contingent liabilities arising out of litigations with beneficiaries are estimated at Rs.22.54 Crores (PY2.68 Crores) and management not

**SVR Krishna**  
Acct. Supervisor  
CGEWHO

**Sanjeev Anand**  
Asst. Accounts Officer  
CGEWHO

**R.C. Agarwal**  
Director (F & A)  
CGEWHO



**Dinesh Kapila**  
Chief Executive Officer  
CGEWHO



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION**  
**6TH FLOOR, 'A' WING, JANPATH BHAVAN, JANPATH, NEW DELHI – 110 001**  
**(Annexed to and forming part of the Income and Expenditure Account**  
**for the year ended on 31st March 2022 and the Balance Sheet as at 31st March 2022)**

anticipating for any additional provision towards contingent liabilities on account of litigation as the Society is of the view that ultimate outcome will be in the favour of the organization.

- 23.20 Fixed Deposits of Rs. 5.76 Crores is under lien against the Bank Guarantees submitted with concerned development authorities for Greater Noida and Mohali Projects.
- 23.21 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 and advances will realise a value not less than the amounts stated in the Balance Sheet, if realized in the ordinary course of business.
- 23.22 Schedules from 1 to 23 form an integral part of financial statements for the financial year 2021-22.

As per our report of even date attached

**Central Government Employees Welfare Housing Organisation**

**For For M/s Gupta Kuchhal & Co**

Chartered Accountants  
 Firm Registration No.: 008316 N

**SVR Krishna**  
 Acct. Supervisor  
 CGEWHO

**Sanjeev Anand**  
 Asst. Accounts Officer  
 CGEWHO

**R.C. Agarwal**  
 Director (F & A)  
 CGEWHO



**Dinesh Kapila**  
 Chief Executive Officer  
 CGEWHO

**AUDITORS REPORT:**

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

**AJAY KUMAR GUPTA**  
 (Partner)  
 (M. No.- 086961)  
 Place: New Delhi  
 Date: 27.09.2022  
 UDIN: 22086961AVOIIIR5261

**For GUPTA KUCHHAL & CO.**  
 Chartered Accountants  
 Firm No: 008316 N  
  
**PARTNER**  
**Ajay Kumar Gupta**  
 M.No: 086961



## Senior Executives



**Dinesh Kapila**  
Chief Executive Officer



**R.C. Agarwal**  
Director (F & A) & Offtg. Dy. CEO



**Gagan Gupta**  
Director (Technical)



**R. K. Jaiswal**  
Director (Finance)



**M.K. Maity**  
Deputy Director (Admin.)



**Roshan Kishore**  
Assistant Director (Admin.)

## हिन्दी प्रतियोगिता पुरस्कार वितरण समारोह





## Site visit of CEO, Director (F&A) and Director (Technical), CGEWHO At Greater Noida Project.



## 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



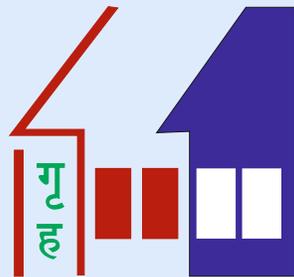
Meerut, Ph-I : 90 DUs  
Completion Year : December, 2013



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**