

33rd ANNUAL REPORT 2022-23



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

"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



NOIDA PH - III
Completion Year : 2023, 980 DU



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



CONTENTS

Sr. No.	Particulars	Page No.
1.	COMPOSITION OF GOVERNING BODIES	04
2.	BRIEF ON CGEWHO	05
3.	FROM THE DESK OF CEO	07
4.	AIMS & OBJECTIVES	08
5.	SALIENT FEATURES	09
6.	YEAR WISE DWELLING UNITS COMMENCED & COMPLETED	10
7.	PAYMENT TO CONTRACTOR & CUMULATIVE CITIWISE PRESENCE	11
8.	FINANCIAL HIGHLIGHTS	12
9.	COMPLETE PROJECT	
	• GREATER NOIDA PHASE- I, HOUSING PROJECT	13
10.	CHENNAI PHASE - III, HOUSING PROJECT	14
11.	UPCOMING PROJECTS	15
12.	PUBLIC GRIEVANCE REDRESSAL MECHANISM	16
13.	CITIZEN'S CHARTER	17
14.	AUDITOR'S REPORT	18
15.	FINANCIAL STATEMENT	
	• BALANCE SHEET	22
	• INCOME AND EXPENDITURE ACCOUNT	23
16.	SENIOR EXECUTIVES	50
17.	COMPLETED PROJECTS	53

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 Tripathi
Secretary M/o Personnel
Member GB/GC
(Upto 10/05/2022)



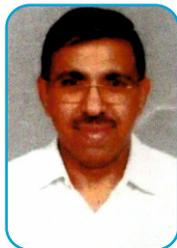
S. Radha Chauhan
Secretary M/o Personnel
Member GB/GC
(Since 11/05/2022)



Dr. Surendrakumar Bagde
Addl. Secretary (H & V) M/o H&UA
Member GB/GC & Chairman EC
(Upto 07/02/2023)



Sh. Satinder Pal Singh
Addl. Secretary
(Admin, H, V & PSP) M/o H&UA
Member GB/GC & Chairman EC
(Since 08/02/2023)



S. D. Sharma
Joint Secretary (AT & A) & Admn.
Member GB/GC



Sh. Shyam Dubey
Joint Secretary (F) & FA,
M/o HUA, Member GB/GC/EC
(Upto 11/12/2022)



Sh. Sanjeet
Joint Secretary & FA,
M/o HUA, Member GB/GC/EC
(Since 12/12/2022)



Sh. Kuldip Narayan
Addl. CMD HUDCO
Member GB/GC
(Since 27/03/2023)



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



Sh. KKN Kutty
National Council (JCM)
Member GB/GC
(Upto 07/12/2022)



Sh. Rupak Sarkar
National Council (JCM)
Member GB/GC



Shiv Gopal Mishra
National Council (JCM)
Member EC



Dr. Manika Negi
ED (C&C), HUDCO
Member EC



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



Sh. R K Jaiswal
Director (Finance)
Member Treasure 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 31.03.2023 the organisation has completed 33 Projects comprising 16576 Dus including 1794 Dus in Greater Noida Ph-I Project, during the F.Y. 2022-23 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 Project at Chennai Ph-III, while four Projects at Kolkata (Ph-III), SAS Nagar Mohali, Visakhapatnam and Greater Noida (Ph-II) are under different stages of planning and execution.

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 Employees Welfare Housing Organization (CGEWHO) was formed in 1990 as an autonomous body under the aegis of Ministry of Housing and Urban Affairs to provide homes at an affordable cost, as a welfare measure, to Central Govt employees and others on a “No Profit- No Loss” basis. Beginning its innings with its first project at Chennai in 1994, CGEWHO is now 34 years old organization, richly experienced in the housing sector. During span of 34 years, CGEWHO has completed 33 housing projects with 16576 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 projects at Chennai Ph-III, Kolkata (Ph-III) and Visakhapatnam with the concerned RERA authorities. During the period 2022-23, CGEWHO has completed Greater Noida Phase-I housing project and handed over to the beneficiaries. The construction work of housing project at Chennai Phase-III project is being executed in full swing and is expected to be completed in this financial year.

CGEWHO have recently announced housing projects at Kolkata (Ph-III) and Visakhapatnam. In addition, Greater Noida (Ph-II) and SAS Nagar projects are in different stages of planning and is expected to be announced in this financial year. CGEWHO has achieved a turnover of Rs. 147 Crs during the year 2022-23 as compared to Rs. 128 Crs during the year 2021-22 and have ambitiously aiming at increasing our turn over to Rs. 174 Crs in the coming year 2023-24. It would be our endeavour to sustain the momentum to complete our unfulfilled tasks.

CGEWHO has a robust Public Grievances Redressal mechanism and machinery which caters to the grievances emanating from various sources. Besides, CGEWHO has also constituted the 'Internal Complaint Committee' which is headed by a senior woman officer of the organization to deal with complaints, if any, related to sexual harassment as per Sexual Harassment of Women at Workplace (Prevention, Prohibition, and Redressal) Act, 2013. 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.

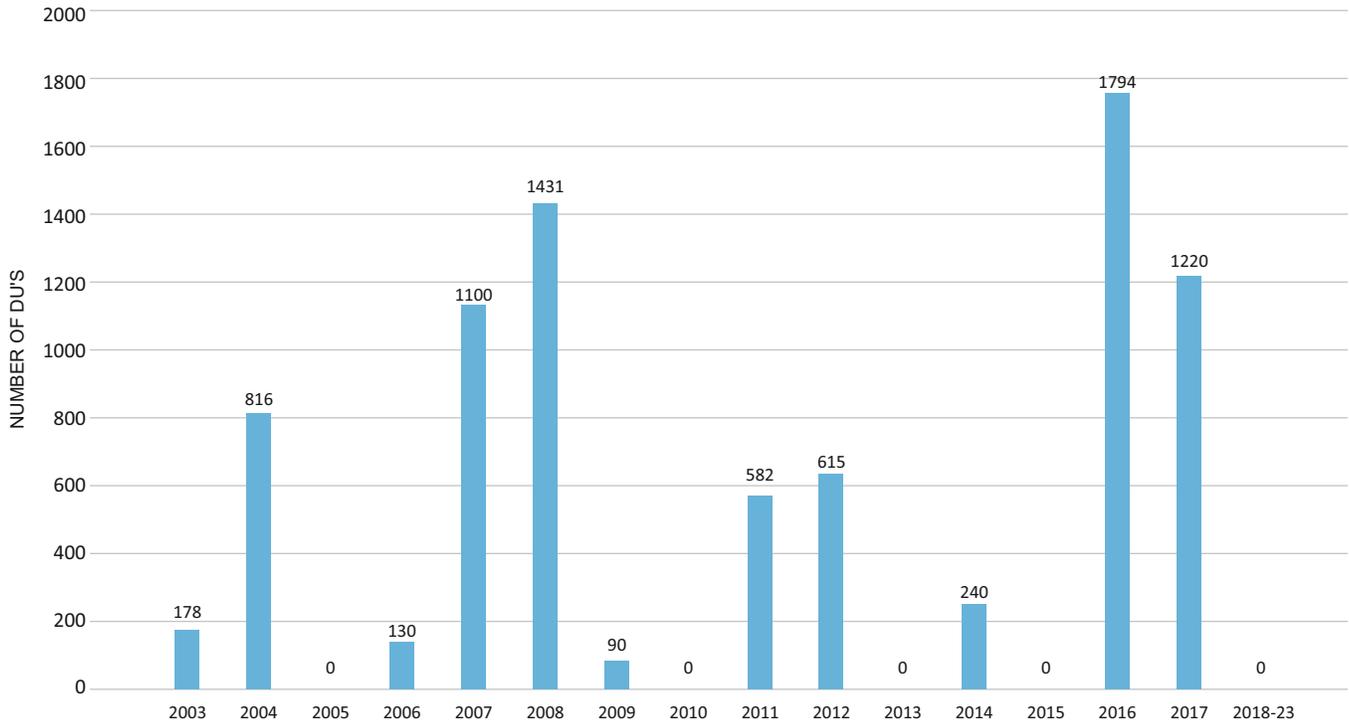
All incomes, earnings, movable, immovable properties of the society whensoever and howsoever derived shall be solely utilized and applied towards the promotion of its aims and objects only as set forth in the Memorandum of Association. Being a non-profit making organisation, no profits is made or transferred 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.



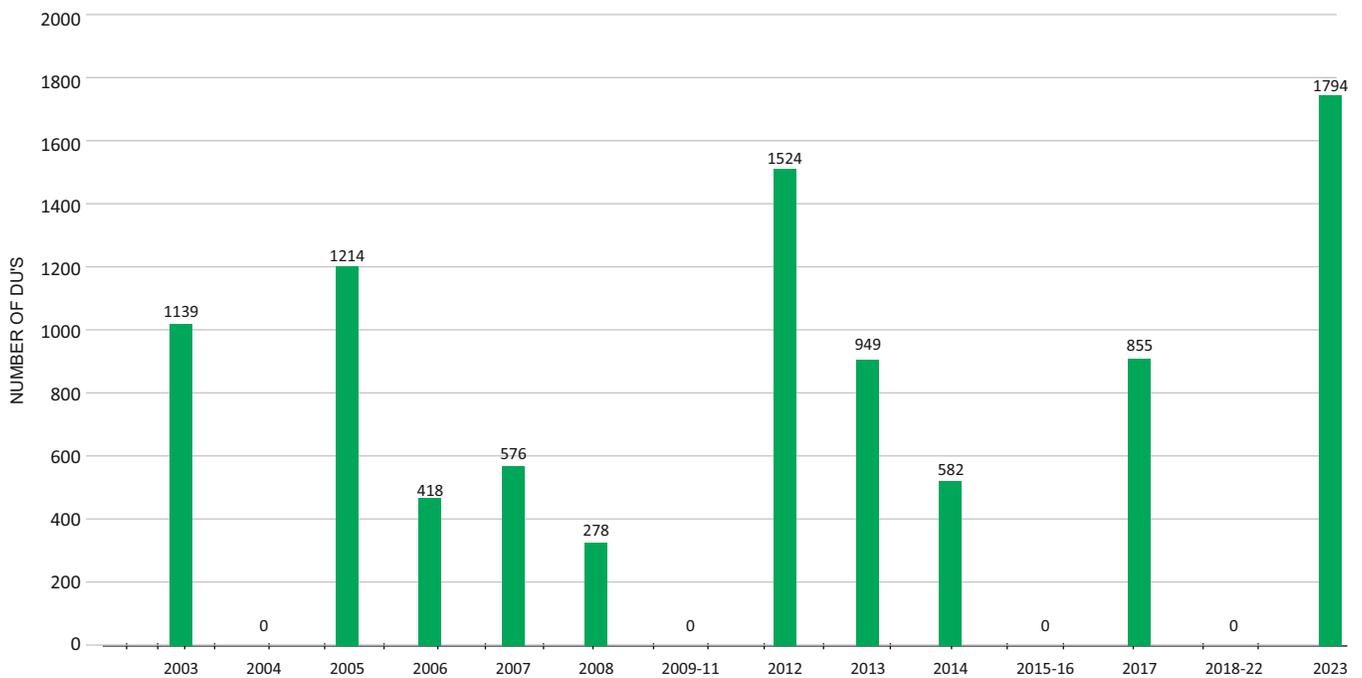
Salient Features

- 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.

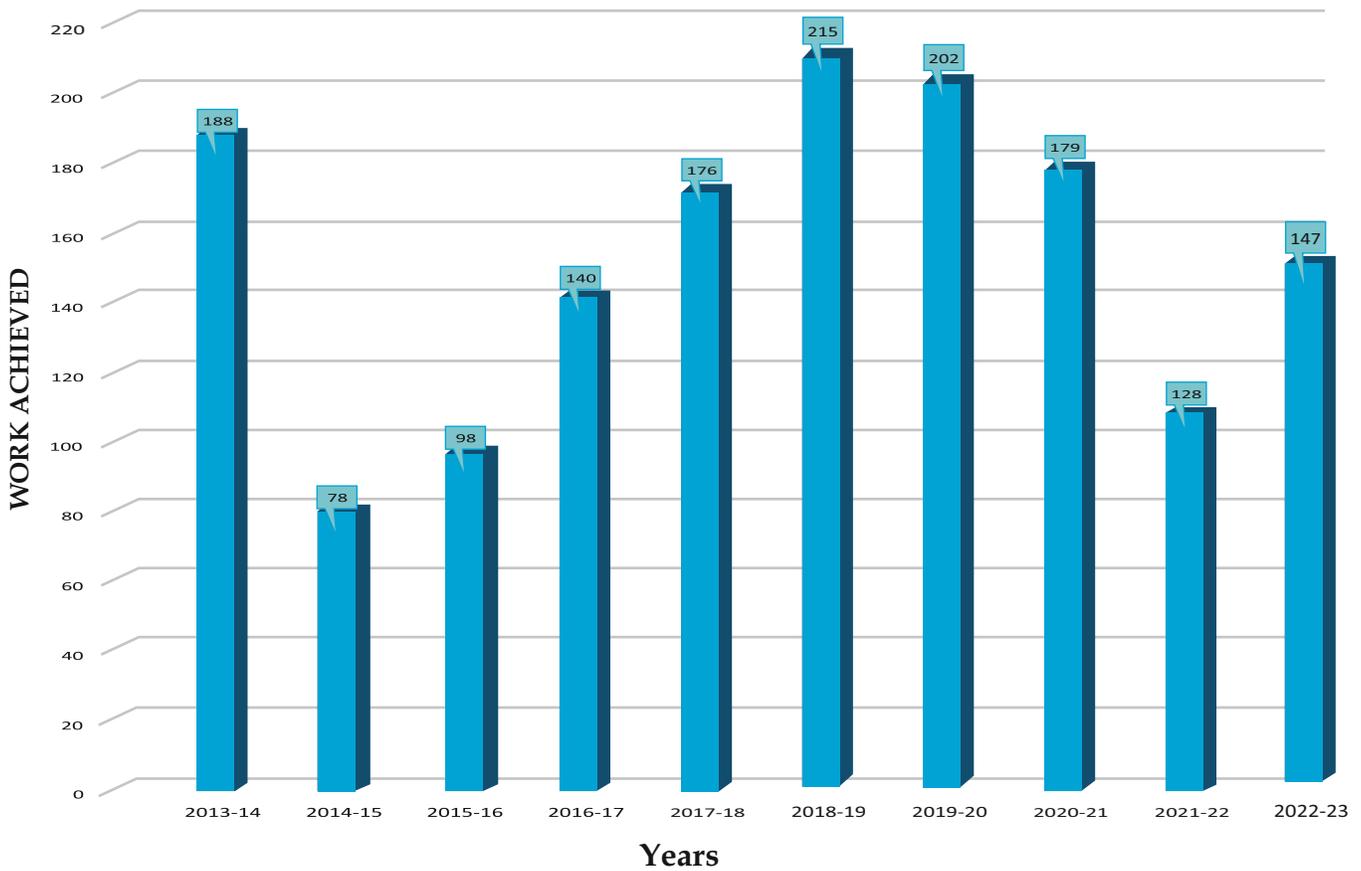
YEAR WISE DWELLING UNITS COMMENCED (Last 20 Years)



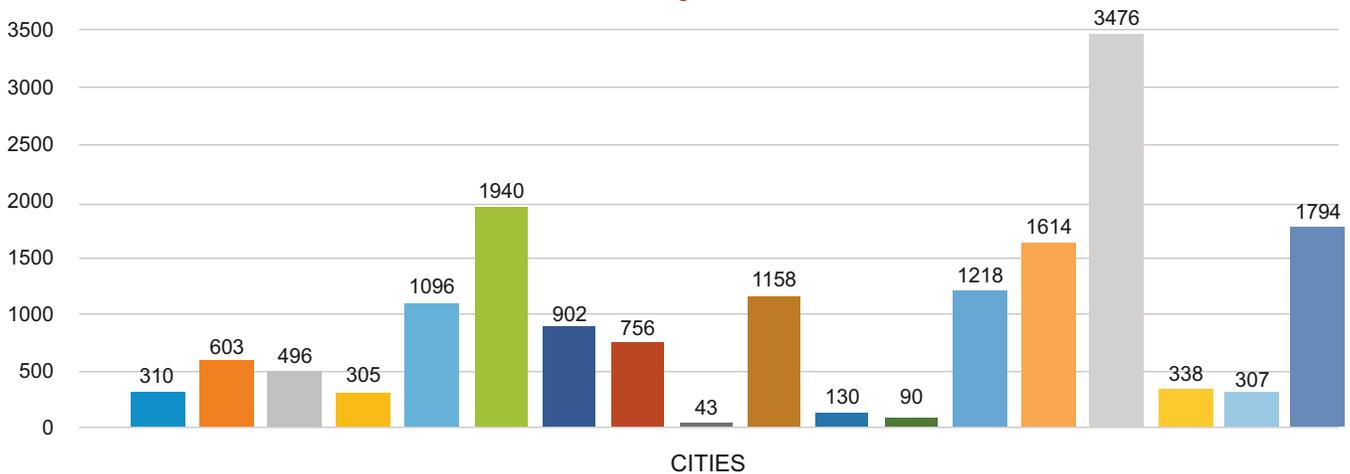
YEAR WISE DWELLING UNITS COMPLETED (Last 20 Years)



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



Cumulative Citywise Presence



- AHEMADABAD (310)
- BANGALORE (603)
- BHUBANESWAR PH-I (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)
- Greater Noida Ph-I (1794)

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 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 Till 2004-05	Nil	10 Lakh each year
2006-07 Till 2011-12	Nil	10 Lakh each year
2012-13	Nil	6.50 Lakh
2013-14 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
2022-23	Nil	8.30 Lakh
Total	19.00 Crore	

Loans

INSTITUTION	YEAR OF FACILITY AVALIED	AMOUNT (Rs. In Cr.)	NAME OF PROJECT	PRESENT OUTSTANDING AMOUNT (Rs. In Cr.) AS ON 31.03.2023
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		

COMPLETED PROJECT

GREATER NOIDA PHASE- I, HOUSING PROJECT

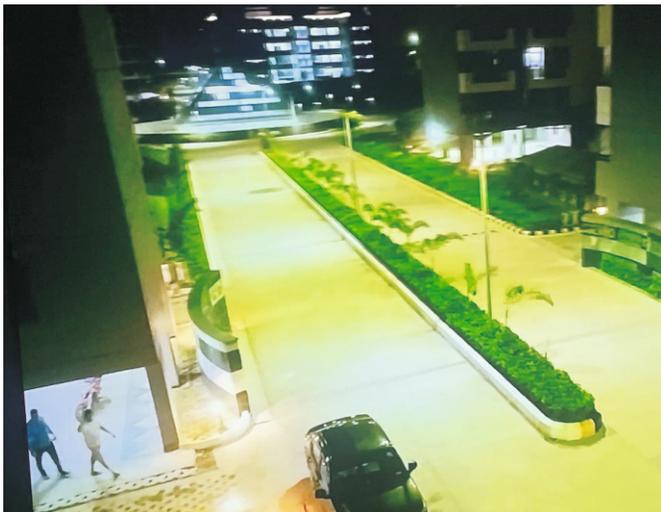
Plot No.7, Sector -P-4, Builders Area, Greater Noida-201308,
Uttar Pradesh



Ancillary Building



D-Type Towers



Main Gate



Religious Building

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.



Upcoming Projects in F.Y. 2023-24

Kolkata Ph-III Housing Project



Artistic Impression

Visakhapatnam Housing Project



Artistic Impression

PUBLIC GRIEVANCE REDRESSAL MECHANISM

A Public Grievance Cell has been established for delivering responsive and expeditious redressal of grievances received from the citizens. The Cell functions under the charge of Chief Executive Officer, with a designated Public Grievance Officer. A consolidated report is submitted on monthly basis to the Ministry of HUPA as well as to the President, Governing Council of CGEWHO. The name, designation, telephone number and email detail of the Public Grievance Officer is available at CGEWHO website www.cgewho.in. As on 31.03.2023, all Public Grievances Uploaded on pgportal.gov.in as well as directly submitted to CGEWHO, have been redressed and there is no pendency towards the same.

IMPLEMENTATION OF OFFICIAL LANGUAGE

During the year, the effort towards implementation of the Official Language Act has been increased and most of the printed matters were undertaken bilingually. The Annual Report of CGEWHO is also printed bilingually. Hindi Fortnight was celebrated in the organization in the month of September 2022. During the year, Four Official Language Implementation Committee Meetings and Four Hindi Workshop were organized. To promote the use of Hindi, and motivate the employees, following Competitions were organized during the year:-

- Hindi Essay Competitions.
- Hindi Works Competition.

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.

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 2023-24 CGEWHO aims to handover DUs to Chennai Ph-III and execute/progress projects at Kolkata Ph-III, Greater Noida Ph-II, Visakhapatnam and SAS Nagar (Mohali).

NEWS AND PUBLIC INFORMATION

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

FINANCIAL STATEMENTS

The financial statements include the Audit Report, Balance Sheet and Income and Expenditure Accounts of the organisation. The financial statements for the year 2022-23 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)

6th Floor, 'A' Wing, Janpath Bhavan, Janpath, New Delhi - 110 001

1- Opinion

We have audited the accompanying standalone **Financial Statements** of "**Central Government Employees Welfare Housing Organization**" ("the Society"), which comprise the Balance Sheet as at 31 March, 2023, the Statement of Income & Expenditure and the Receipt & Payment Account for the year ended on that date and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements"). In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Societies Act, 1860 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed by the Institute of Chartered Accountants of India, as amended and other accounting principles generally accepted in India, of the state of affairs of the Society as at March 31, 2023 and its net income, total comprehensive income and its receipt and payment for the year ended on that date.

2- Basis for opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Financial Statements section of our report. We are independent of the society in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

3- Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



4- Information Other than the Standalone Financial Statements and Auditor's Report Thereon

The Society's Management Committee is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Management Committee's Report including Annexures to Management Committee's Report, but does not include the standalone financial statements and our auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

5- Management's Responsibility for the standalone Financial Statements

The Society's Management Committee is responsible for the matters stated in the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, of the Society in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified by the Institute of Chartered Accountants of India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Society and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Society'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 Society or to cease operations, or has no realistic alternative but to do so. Those Management Committee's are also responsible for overseeing the Society's financial reporting process.

6- Auditor's Responsibility for the Audit of the Financial Statements

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



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

- i) Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- iii) 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 Society'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 standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Society to cease to continue as a going concern.
- iv) Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation. Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with 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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



7- Report on Other Legal and Regulatory Requirements

We further report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit .
- b) In our opinion, proper books of account as required by law have been kept by the Society so far as it appears from our examination of those books and proper returns adequate for the purposes of our audit have been received from the branches not visited by us.
- c) The Balance Sheet, the Statement of Income & Expenditure and the Receipt & Payment Account dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone financial statements comply with the relevant and applicable Accounting Standards .



AJAY KUMAR GUPTA
(Partner)

(M. No.- 086961)

UDIN: 23086961BGXBCG5775

Place: New Delhi

Date: 27.07.2023

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION BALANCE SHEET AS AT 31ST MARCH 2023

(Amount in ₹)

<u>CORPUS/CAPITAL FUND AND LIABILITIES</u>	NOTE NO.	As at 31st March 2023	As at 31st March 2022
<u>LIABILITIES</u>			
CORPUS/CAPITAL FUND	I	19,00,00,000.00	19,00,00,000.00
RESERVES & SURPLUS	II	54,05,74,772.06	50,26,47,299.58
EARMARKED / ENDOWMENT FUND	III	1,42,54,389.19	1,40,91,913.19
CURRENT LIABILITIES & PROVISIONS			
<u>A. CURRENT LIABILITIES</u>			
MEMBERS INSTALMENTS (SCHEMES)	IV	13,95,04,73,341.58	12,21,18,97,352.98
SUNDRY CREDITORS/EMD/ RETENTION MONEY	V	66,47,66,944.64	71,91,57,302.94
EXPENSES PAYABLE	VI	1,50,37,469.00	1,30,58,737.00
<u>B. PROVISIONS</u>			
TOTAL		15,52,07,96,336.47	13,97,37,12,185.69
<u>ASSETS</u>			
FIXED ASSETS	VIII	12,01,292.69	12,70,080.95
<u>CURRENT ASSETS, LOANS, ADVANCES ETC.</u>			
<u>A. CURRENT ASSETS</u>			
LANDS	IX	52,23,57,537.52	51,83,45,435.52
PROJECT EXPENSES (WORK IN PROGRESS)	X	13,77,98,43,025.43	12,30,75,11,668.11
CASH & BANK BALANCES	XI	71,43,33,166.14	73,84,61,725.52
CLOSING STOCK OF SALEABLE FORMS			15,515.00
<u>B. LOANS, ADVANCES & OTHER ASSETS</u>			
MOBILISATION ADVANCE	XII	-	-
DUTIES & TAXES	XIII	48,62,16,313.39	39,67,85,087.81
Advances, Security Deposits & Accrued Interest	XIV	1,68,45,001.30	1,13,22,672.78
TOTAL		15,52,07,96,336.47	13,97,37,12,185.69
Significant Accounting Polices	XXII		
Notes to Accounts	XXIII		



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
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: 27.07.2023

UDIN: 23086961BGXBCG5775

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED ON 31ST MARCH 2023**

(Amount in ₹)

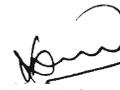
INCOME	NOTE NO.	For the year ended on 31st March, 2023	For the year ended on 31st March, 2022
INCOME FROM SALES/ SERVICES	XV	25,24,147.00	50,11,266.00
GRANTS/SUBSIDIES	XVI	8,30,000.00	10,00,000.00
FEES/SUBSCRIPTIONS	XVII	21,610.00	42,376.00
INTEREST	XVIII	31,46,250.00	58,94,036.00
OTHER INCOMES	XIX	18,72,316.30	17,21,307.72
	Total (A)	83,94,323.30	1,36,68,985.72
EXPENDITURE			
ESTABLISHMENT EXPENSES	XX	1,74,89,796.92	1,61,06,719.27
OTHER ADMINISTRATIVE EXPENSES	XXI	50,76,548.02	59,76,376.77
DEPRECIATION (AS PER SCHEDULE VIII)	VIII	3,82,514.07	3,71,130.55
	Total (B)	2,29,48,859.01	2,24,54,226.59
EXCESS OF EXPENDITURE OVER INCOME (B-A)		1,45,54,535.71	87,85,240.87
ALLOCATED TO PROJECTS, AS UNDER:			
A. CHENNAI PHASE-III		24,89,060.78	11,10,736.22
B. GREATER NOIDA		1,17,06,489.18	74,31,691.35
C. KOLKATA PHASE III		3,58,985.74	2,42,813.30
TOTAL		1,45,54,535.71	87,85,240.87
Significant Accounting Polices	XXII		
Notes to Accounts	XXIII		



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
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: 27.07.2023

UDIN: 23086961BGXBCG5775



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE I: CORPUS/CAPITAL FUND

(Amount in ₹)

Particulars	As at 31st March, 2023	As at 31st March, 2022
Balance as at the beginning of the year	19,00,00,000.00	19,00,00,000.00
Add: Contribution towards Corpus / Capital Fund	-	-
Add/ (Deduct): Balance of net income/ (expenditure) transferred from the Income and Expenditure Account	-	-
BALANCE AS AT THE YEAR - END	19,00,00,000.00	19,00,00,000.00

NOTE II: RESERVES & SURPLUS

(Amount in ₹)

Particulars	As at 31st March, 2023		As at 31st March, 2022	
1. Capital Reserve				
As per last account	20,30,57,764.78		19,16,57,764.78	
Addition during the year	1,14,00,000.00		1,14,00,000.00	
Less: Deductions during the year	-	21,44,57,764.78	-	20,30,57,764.78
2. Contingencies Reserve Fund				
As per last account	26,74,58,285.72		26,74,58,285.72	
Addition during the year	1,37,43,477.00		-	
Less: Deductions during the year	48,98,798.52	27,63,02,964.20	-	26,74,58,285.72
3. Reserve Fund Interest				
As per last account	3,21,31,249.08		3,21,31,249.08	
Addition during the year	1,76,82,794.00		-	
Less: Deductions during the year	-	4,98,14,043.08	-	3,21,31,249.08
TOTAL		54,05,74,772.06		50,26,47,299.58



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE III : EARMARKED / ENDOWMENT FUNDS

(Amount in ₹)

Particulars	As at 31st March, 2023	As at 31st March, 2022
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	19,89,299.45
Reserve Fund Panchkula Phase-II Project	3,39,682.00	1,15,000.00
TOTAL (A)	1,40,91,913.19	1,38,67,231.19
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	0.00
Reserve Fund Panchkula Phase-II Project	1,62,476.00	2,24,682.00
TOTAL (B)	1,62,476.00	2,24,682.00
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	5,02,158.00	3,39,682.00
NET BALANCE AS AT THE YEAR END (a+b-c)	1,42,54,389.19	1,40,91,913.19



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023

SCHEDULE IV: MEMBERS INSTALMENTS (SCHEMES)

(Amount in ₹)

PARTICULARS	As at 31st March, 2023	As at 31st March, 2022
(A) INSTALMENTS (HANDEDOVER/COMPLETED SCHEMES)		
Bhubaneswar Phase-I	56,49,00,344.50	56,47,74,560.50
Less: Project Expenses Bhubaneswar Phase-I	55,68,91,025.57	55,68,73,930.57
Bhubaneswar Phase-II	83,42,19,330.50	82,97,01,699.50
Less: Project Expenses Bhubaneswar Phase-II	73,92,73,756.16	73,57,08,059.05
Chandigarh Scheme	27,12,47,015.99	27,12,47,015.99
Less: Project Expenses Chandigarh	25,43,04,844.93	25,43,04,844.93
Chennai Phase-II Scheme	99,64,56,305.00	99,49,33,805.00
Less: Project Expenses Chennai Phase-II	97,91,21,949.13	97,91,33,621.13
Gurgaon Phase -I Scheme	90,12,86,708.94	90,12,86,708.94
Less: Project Expenses Gurgaon Phase-I	88,77,94,383.01	88,77,86,793.01
Gurgaon Phase-II Scheme	85,31,83,875.80	85,31,83,875.80
Less: Project Expenses Gurgaon Phase-II	79,73,01,257.28	79,72,81,795.28
Hyderabad Phase-III Scheme	91,17,33,988.00	91,15,56,363.00
Less: Project Expenses Hyderabad Phase-III	88,15,26,931.99	88,03,69,931.99
Kharghar Scheme	1,00,46,25,070.64	1,00,46,25,070.64
Less: Project Expenses Kharghar	98,02,07,169.05	98,02,07,169.05
Kochi Phase-I Scheme	3,94,54,151.00	3,94,54,151.00
Less: Project Expenses Kochi Phase-I	3,88,24,359.20	3,88,24,359.20
Kolkata Phase-II	2,38,73,07,379.00	2,38,73,57,379.00
Less: Project Expenses Kolkata Phase-II	2,34,90,57,210.15	2,34,26,37,059.93
Instalment Meerut Phase-I	23,21,26,472.34	23,21,26,012.34
Less: Project Expenses Meerut Phase-I	22,11,77,642.72	22,11,77,642.72
Noida Phase-III Scheme	-	96,99,36,797.00
Less: Project Expenses Noida Phase-III	-	95,14,64,264.75
Noida Phase-IV Scheme	-	83,01,05,219.45
Less: Project Expenses Noida Phase-IV	-	82,46,90,131.54
Noida Phase-V Scheme	-	96,67,71,083.40
Less: Project Expenses Noida Phase-V	-	96,36,96,341.08
Pune Phase-II Scheme	30,55,49,419.00	30,51,84,019.00
Less: Project Expenses Pune Phase-II	30,23,82,052.91	30,23,82,052.91
(B) INSTALMENTS (ONGOING SCHEMES)		
Chennai Phase-III Scheme	2,72,89,87,507.55	2,10,18,05,860.42
Greater Noida	10,85,47,74,803.14	9,70,31,80,663.00
Mohali SAS Nagar Scheme	93,51,400.00	95,01,400.00
Visakhapatnam Scheme	11,14,000.00	11,14,000.00
Kolkatta Phase-III	3,95,23,743.00	3,38,77,881.00
Suspense Account HO Instalment	24,94,409.28	24,94,409.28
Suspense Account Chennai-III Instalment	-	58,81,949.00
Suspense Account G Noida Instalment	-	83,35,426.86
Total	13,95,04,73,341.58	12,21,18,97,352.98



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023

NOTE V : SUNDRY CREDITORS/EMD/RETENTION MONEY (Amount in ₹)

Particulars	As 31st March, 2023	As 31st March, 2022
<u>H.O.(NEW DELHI)</u>		
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 (Noida Ph-III, IV & V Scheme)	36,440.00	-
Amount Refundable (Noida Ph-III Benf NEA2677)	3,48,250.00	-
Amount Refundable (Noida Ph-V Benf NCC0503)	50,200.00	-
Amount Refundable (Instalments)	16,02,042.00	2,84,990.00
Arohatech IT Services P Ltd.	42,465.00	1,01,210.00
Application Fee Kolkata Ph III	2,93,000.00	2,20,000.00
Amount Refundable (Nerul, Mumbai)	72,088.00	72,088.00
Amount Refundable (Panchkula Phase I)	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	45,79,896.00	34,74,017.00
Security Deposit (Simplex Concrete Piles India Ltd.)	17,00,000.00	17,00,000.00
Sh. Deepak Gupta	17,256.00	-
Sanatan Pani	26,910.00	-
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.	4,78,180.00	4,81,591.00
Ravinder Singh & Co.	-	12,960.00
M/s Gupta Kuchhal & Co. (Statutory Auditors)	1,18,260.00	-
Mehta Nanda & Co / Nanda Manoj & Co.	95,400.00	97,200.00
Shyam Spectra Pvt Ltd	-	1,01,616.00
Security Deposit Performance Neo Tell India	3,550.00	3,550.00
<u>Demand Survey</u>		
Dehradun	22,32,000.00	22,62,000.00
Nagpur	29,90,000.00	31,89,000.00
Patna	31,48,000.00	32,26,000.00
Pune Phase-III	58,19,450.00	60,34,450.00
Thiruvananthapuram	13,54,500.00	14,26,500.00
EPFO Scheme	22,000.00	22,000.00
<u>AHMEDABAD PROJECT</u>		
Retention Money (Labh Construction & Ind. Ltd.)	35,16,938.00	35,16,938.00
Retention Money (J.K.Cement Works)	15,498.00	15,498.00
Retention Money (Shree Cement Ltd.)	88,543.00	88,543.00
<u>AWES, GR.NOIDA PHASE-I PROJECT</u>		
Retention Money (Era Construction (India) Ltd.)	3,03,106.00	3,03,106.00
Retention Money (Shree Cement Ltd)	1,09,231.00	1,09,231.00
Retention Money (Super Steel Engineering Works)	15,018.00	15,018.00
Sage Furniture & Doors	1,09,347.00	1,09,347.00
<u>AWES, GR.NOIDA PHASE-II PROJECT</u>		
Retention Money (Era Constructions (I) Ltd.)	16,182.00	16,182.00
Retention Money (Sikand Associates)	94,082.00	94,082.00
<u>BANGALORE PHASE-I PROJECT</u>		
Retention Money (Larson & Tubro Ltd)	78,810.00	78,810.00
CCCIL	15,36,700.00	15,36,700.00
Amount Refundable (Bangalore Scheme)	7,30,773.89	7,30,773.89
<u>GURGAON PHASE -II PROJECT</u>		
Retention Money (Vishva Shanti Builders (P) Ltd)	1,07,424.00	1,07,424.00
Retention Money (Arjan Singh & Sons)	32,356.00	32,356.00
Retention Money (JRC Grid Engg (P) Ltd)	1,12,381.00	1,12,381.00
Retention Money (R. S. Enterprises)	6,682.00	6,682.00
Carried forward	4,51,58,202.62	4,28,37,487.62


SVR Krishna
Acct. Supervisor
CGEWHO


Sanjeev Anand
Asst. Accounts Officer
CGEWHO


R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023

(Amount in ₹)

Particulars	As 31st March, 2023	As 31st March, 2022
Brought forward	4,51,58,202.62	4,28,37,487.62
<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)	7,11,631.50	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	59,91,270.00
<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
Carried forward	6,09,18,579.94	5,86,06,433.94



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023

(Amount in ₹)

Particulars	As 31st March, 2023	As 31st March, 2022
Brought forward	6,09,18,579.94	5,86,06,433.94
KANPUR PROJECT		
Retention Money (Gauri Architects)	25,289.00	25,289.00
PUNE PHASE- II PROJECT		
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
PANCHKULA PHASE- II PROJECT		
Retention Money (N.G. Constructions)	90,714.00	90,714.00
Retention Money (Ishan Engineers.)	8,589.00	8,589.00
Amount Refundable to Beneficiaries	14,237.52	14,237.52
Enhanced Land Cost Payable to Panchkula Authority	37,17,015.00	-
Kendriya Vihar (KVAOA) Panchkula Phase-II Payable	900.00	900.00
VISAKHAPATNAM PROJECT		
EMD (Turnkey Project)	10,00,000.00	10,00,000.00
Retention Money (M/s Srico Projects)	1,94,11,271.00	1,94,11,271.00
Srico Projects Pvt. Ltd.	60,00,000.00	60,00,000.00
MOHALI PHASE-I PROJECT		
Kanwarji Constructions	1,98,82,765.00	1,98,82,765.00
Retention Money (Kanwarji Constructions)	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	35,68,141.00	52,32,273.00
KOLKATA PHASE-II PROJECT		
Retention Money (P S Group Reality Ltd.)	21,99,218.00	21,99,218.00
Retention Money (Astrowix India Project Solution Pvt. Ltd.)	5,52,519.00	5,52,519.00
Kendriya Vihar Kolkata Phase-II Payable	1,08,782.00	96,782.00
LUCKNOW PHASE-I PROJECT		
Retention Money (Smart Constructions)	2,94,283.00	2,94,283.00
Retention Money (Deora Electricals)	1,23,904.00	1,23,904.00
Retention Money (Sivanssh Infrastructure Dev.)	468.00	468.00
Kendriya Vihar (KVAOA) Lucknow Payable	27,396.00	27,396.00
Amount Refundable to Beneficiaries	1,98,500.00	1,98,500.00
Amount Refundable to Beneficiaries (Cancelled DU)	4,18,455.00	4,18,455.00
MEERUT PHASE-I PROJECT		
Retention Money (Ratan Builders)	43,035.00	43,035.00
Retention Money (Iqbal Constructions)	2,99,946.00	2,99,946.00
Kendriya Vihar Meerut Phase-I Payable	1,02,412.00	1,02,412.00
Modern (India) Architects Pvt. Ltd.	1,26,755.00	1,26,755.00
GREATER NOIDA PROJECT		
Retention Money (P2 Kanwarji Constructions)	8,21,52,407.00	7,22,51,967.00
Retention Money (P3 N G Constructions)	6,41,00,015.00	5,50,15,884.00
Retention Money (P4 JRC Grid Engineers)	6,89,19,263.00	6,43,42,362.00
Retention Money (P5 Bahl Builders)	4,15,72,865.00	3,73,32,885.00
Retention Money (P6 Purvanchal Projects)	1,14,11,792.00	63,24,311.00
Retention Money (RT & Associates Pvt. Ltd.)	31,78,035.00	27,83,027.00
Retention Money (L.S.Power Control)	12,05,137.00	34,56,894.00
Retention Money (Brilltech Engineers)	25,30,411.00	50,60,822.00
RT & Associates	6,44,970.00	3,86,304.00
Bahl Builders Pvt Ltd G Noida	1,01,98,698.00	2,68,91,160.00
Brilltech Engineers Pvt Ltd	10,12,164.00	1,22,96,391.00
N G Constructions G Noida	1,49,69,546.00	2,26,99,665.00
JRC Grid Engineers P Ltd G Noida P4	1,71,61,908.00	2,49,58,134.00
Kanwarji Construction Greater Noida	5,00,000.00	3,85,51,684.00
Carried forward	44,21,95,630.46	49,06,12,880.46

SVR Krishna
Acct. Supervisor
CGEWHO

Sanjeev Anand
Asst. Accounts Officer
CGEWHO

R.K. Jaiswal
Director (Fin)
CGEWHO



Dinesh Kapila
Chief Executive Officer
CGEWHO

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

(Amount in ₹)

Particulars	As 31st March, 2023	As 31st March, 2022
Brought forward	44,21,95,630.46	49,06,12,880.46
LS Power Control	21,82,141.00	87,34,574.00
Purvanchal Projects P Ltd.	60,82,393.00	-
Security Deposit Gr. Noida P2 Kanwarji Construction	36,98,843.00	33,55,091.00
Security Deposit Gr. Noida P3 N G Construction	40,18,817.00	37,07,214.00
Security Deposit Gr. Noida P4 Jrc Grid Engineers	43,91,355.00	41,72,304.00
Security Deposit Gr. Noida P5 Bahl Builders	26,21,959.00	24,30,912.00
Security Deposit Gr. Noida P6 Purvanchal Projects	8,49,071.00	6,87,828.00
EMD (Beeran)	30,000.00	30,000.00
<u>CHENNAI PHASE-II PROJECT</u>		
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.	1,76,288.00	1,73,788.00
<u>CHENNAI PHASE-III PROJECT</u>		
Retention Money (M/s Srico Projects Pvt Ltd)	6,19,29,181.00	4,63,89,413.00
Retention Money Renu Khanna & Associates)	1,62,019.00	49,299.00
Chettinad Cement Corporation Pvt. Ltd.	32,12,387.06	10,24,047.97
Sree Jayajothi Cements Ltd.	4,93,928.10	5,16,034.51
India Cement Ltd.	5,648.02	-
Srico Projects Pvt. Ltd. Chennai Ph-III	50,00,000.00	1,70,65,666.00
<u>MOHALI PHASE-II PROJECT</u>		
Retention Money (Kanwarji Construction Co.)	2,94,53,224.00	2,94,53,224.00
Kanwarji Construction	6,39,61,378.00	7,39,61,378.00
KVAOA MOHALI PHASE-II Payable	75,66,846.00	1,00,66,846.00
Amount Refundable to Beneficiary MIA1113	8,23,443.00	8,23,443.00
<u>BHUBANESWAR PHASE-I PROJECT</u>		
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	24,35,692.00
College of Engineering & Technology	13,390.00	13,390.00
Kendriya Vihar Bhubaneswar Phase-I Payable	32,252.00	23,219.00
<u>BHUBANESWAR PHASE-II PROJECT</u>		
Retention Money-Manjeera Constructions	31,43,081.00	31,43,081.00
Retention Money-Credible Management	1,15,859.00	1,15,859.00
Kendriya Vihar Bhubaneswar Phase-II Payable	-	-
Total	66,47,66,944.64	71,91,57,302.94



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE VI:EXPENSES PAYABLE

(Amount in ₹)

Particulars	As at 31st March, 2023	As at 31st March, 2023
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)	674.00	41,632.00
Amount Payable TA (Various)	35,745.00	35,745.00
Pay & Allowances Payable-Head Office	36,394.00	1,09,428.00
Licence Fees Payable	1,71,990.00	1,71,990.00
Expenses Payable-Variou s	10,74,022.00	15,00,977.00
<u>DUTIES & TAXES PAYABLE</u>		
<u>TDS Under GST</u>		
TDS on CGST Chennai	10,46,552.00	2,79,590.00
TDS on CGST Greater Noida	16,99,095.00	17,40,693.00
TDS on CGST Head Office	2,149.00	-
TDS on IGST Head Office	1,745.00	-
TDS on IGST Greater Noida	13,737.00	16,862.00
TDS on IGST Chennai	3,035.00	-
TDS on SGST Chennai	10,46,552.00	2,79,590.00
TDS on SGST Greater Noida	16,99,095.00	17,40,693.00
TDS on SGST Head Office	2,149.00	-
Labour Cess Payable A/c Greater Noida	9,51,559.00	7,23,246.00
TDS Payable (Contractors)	52,08,478.00	42,28,499.00
TDS Payable (Professional)	2,00,135.00	1,36,617.00
TDS Payable (Salary)	5,38,235.00	4,43,979.00
Tax on Reverse Charge Mechanism	-	77,850.00
PF Payable	11,97,323.00	14,44,858.00
TDS Payable (Purchases)	26,308.00	3,991.00
Total	1,50,37,469.00	1,30,58,737.00


SVR Krishna
Acct. Supervisor
CGEWHO


Sanjeev Anand
Asst. Accounts Officer
CGEWHO


R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023

NOTE VII : PROVISIONS

(Amount in ₹)

Particulars	As at 31st March, 2023	As at 31st March, 2023
Gratuity	2,99,00,701.00	3,14,90,979.00
EL Encashment	2,18,43,516.00	2,49,11,723.00
Project Expenses	9,37,95,203.00	26,64,56,878.00
Provision for Compensation Kolkata Phase II	1,50,000.00	-
Total	14,56,89,420.00	32,28,59,580.00

NOTE VIII : FIXED ASSETS

(Amount in ₹)

Particulars	Rate Of Dep.	Amount(WDV) As On 01/04/2022	Additions (upto 30.09.2022)	Additions During (01.10.2022 to 31.03.2023)	W.off/sale During 2022-2023	Total Value As On 31/03/2023	Dep. For the F.Y. 2022-23	W.D.V. As On 31/03/2023
FURNITURES & FIXTURES	10%	3,74,427.36	-	-	10,284.94	3,64,142.42	36,414.24	3,27,728.18
OFFICE EQUIPMENTS	15%	3,30,925.69	1,40,589.00	37,458.00	14,163.25	4,94,809.44	71,412.07	4,23,397.37
COMPUTER & ACCESSORIES	40%	5,64,727.90	83,856.00	76,271.00	-	7,24,854.90	2,74,687.76	4,50,167.14
TOTAL of Current Year		12,70,080.95	2,24,445.00	1,13,729.00	24,448.19	15,83,806.76	3,82,514.07	12,01,292.69
FIXED ASSETS		12,63,331.22	83,214.00	3,38,339.00	43,672.72	16,41,211.50	3,71,130.55	12,70,080.95
LAND GREATER NOIDA		31,00,000.00	-	-	31,00,000.00	-	-	-
PREVIOUS YEAR		43,63,331.22	83,214.00	3,38,339.00	31,43,672.72	16,41,211.50	3,71,130.55	12,70,080.95

NOTE IX : LANDS

(Amount in ₹)

Particulars	As at 31st March, 2023	As at 31st March, 2023
A. AMOUNT PAID FOR PROCUREMENT OF LANDS PENDING ANNOUNCEMENT/ALLOTMENT *		
(I) Meerut Ph-II	13,25,55,330.94	13,12,22,477.94
(ii) Greater Noida Phase-II	30,33,23,403.00	29,73,44,958.00
(iii) SAS Nagar Mohali	8,64,78,803.58	8,97,77,999.58
Total	52,23,57,537.52	51,83,45,435.52

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



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE X : PROJECT EXPENSES

(Amount in ₹)

Particulars	As at 31st March, 2023		As at 31st March, 2022	
(A) PROJECT EXPENSES (HANDEDOVER/COMPLETED)				
Project Expenses Ahmedabad	18,93,04,001.83		18,92,95,001.83	
Less : Instalment Ahmedabad	17,73,65,618.00	1,19,38,383.83	17,73,65,618.00	1,19,29,383.83
Project Expenses Pune Phase-I	10,62,94,628.27		10,62,94,628.27	
Less : Instalment Pune Phase-I	10,48,18,454.00	14,76,174.27	10,43,31,254.00	19,63,374.27
Project Expenses Jaipur Ph-II	169,59,85,326.56		169,58,48,060.56	
Less : Instalment Jaipur Ph-II	167,61,52,949.00	1,98,32,377.56	167,56,04,849.00	2,02,43,211.56
Project Expenses Mohali Phase-I	189,53,81,026.65		189,49,35,035.65	
Less : Instalment Mohali Phase-I	179,72,45,330.15	9,81,35,696.50	179,45,99,150.15	10,03,35,885.50
Project Expenses Mohali Phase-II	226,65,93,532.88		226,37,21,637.88	
Less : Instalment Mohali Phase-II	183,54,29,228.82	43,11,64,304.06	183,43,35,463.82	42,93,86,174.06
(B) PROJECT EXPENSES (WORK IN PROGRESS)				
Project Expenses Greater Noida Phase-I		1000,80,08,301.88		929,60,01,976.02
Project Expenses Greater Noida Phase-II		29,52,38,990.00		28,72,54,335.00
Project Expenses Chennai Ph-III		212,74,62,155.51		138,93,74,989.79
Project Expenses Kolkata Phase - III		30,67,13,544.74		30,37,25,354.53
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		4,08,54,488.28		3,44,89,883.80
Project Expenses Visakhapatnam		28,83,53,881.79		28,21,42,372.75
Total		1377,98,43,025.43		1230,75,11,668.11



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023

NOTE XI : CASH & BANK BALANCES

(Amount in ₹)

Particulars	As at 31st March, 2023	As at 31st March, 2022
Canara Bank, New Delhi (H.O)	83,52,053.19	1,49,74,061.97
Cash in hand (H.O)	7,879.00	7,263.00
Canara Bank, Escrow Gr. Noida (HO)	4,93,997.85	1,99,545.95
Canara Bank Bhubaneswar Phase-II (HO)	13,91,274.65	5,52,558.65
Canara Bank Chennai Phase-III(HO)	34,55,30,588.55	3,61,33,716.42
Canara Bank Gr. Noida (HO)	10,62,20,825.16	2,51,00,004.22
Canara Bank Escrow Mohali Ph-II (HO)	1,12,656.57	18,91,423.44
Punjab National Bank, New Delhi (H.O.)	33,69,159.80	96,507.80
Canara Bank, New Delhi (H.O) (518890)	37,53,133.60	1,868.60
Canara Bank Kolkata Ph-3 HO A/c 0267101525022	1,04,30,303.00	46,61,742.00
Canara Bank,G Noida Pkg-II HOA/c.110037411198	2,055.00	2,000.00
Canara Bank, SAS Nagar HO A/c No.0267101524311	5,000.00	-
Canara Bank, Visakhap. HO A/c No.0267101524285	5,000.00	-
SBI Gr. Noida Current A/c No.36884925230	10,746.00	10,746.00
Canara Bank (Bhubneshwar Phase-I)	3,686.00	3,581.00
Cash in hand (Bhubneshwar Phase-I)	39.20	39.20
Canara Bank (Bhubneshwar Phase-II)	17,989.25	39,564.45
Cash in hand (Bhubneshwar Phase-II)	806.27	505.87
Canara Bank (Chennai Phase-II)	2,81,097.21	2,03,653.21
Cash in hand (Chennai Phase-II)	913.52	913.52
Canara Bank (Chennai Phase-III)	2,61,288.22	6,89,409.22
Cash in hand (Chennai Phase-III)	2,992.00	2,031.00
Canara Bank (Mohali Phase-I)	72,090.00	1,33,236.00
Cash in hand (Mohali Phase-I)	223.00	223.00
Canara Bank (Mohali Phase-II)	43,974.57	44,359.57
Cash in hand (Mohali Phase-II)	12.00	21.00
Canara Bank (Jaipur Phase-II)	1,402.53	1,362.53
Cash in hand (Jaipur Phase-II)	5.00	5.00
Canara Bank (Greater Noida)	71,899.00	52,496.00
Cash in Hand (Greater Noida)	3,128.00	5,054.90
TOTAL (A)	48,04,46,218.14	8,48,07,893.52
Deposit with bank (Fixed Deposit) Canara Bank		
(A) Canara Bank HO-18816	3,34,17,697.00	3,96,93,189.00
(B) Escrow Mohali	-	1,17,04,330.00
(C) Bhubaneswar Phase-II	7,24,94,327.00	7,76,55,567.00
(D) Chennai Phase-III	3,88,40,598.00	43,70,00,000.00
(E) Greater Noida	3,39,537.00	-
(F)Kolkatta Phase-III	2,81,90,459.00	3,00,00,000.00
Deposit with bank (Under Lein-Fixed Deposit)		
Security Deposit (Under Lein) Mohali Phase-I	65,99,013.00	55,13,133.00
Security Deposit (Under Lein) Greater Noida	5,40,05,317.00	5,20,87,613.00
TOTAL (B)	23,38,86,948.00	65,36,53,832.00
TOTAL (A + B)	71,43,33,166.14	73,84,61,725.52



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE XII : MOBILISATION ADVANCE

(Amount in ₹)

Particulars	As at 31st March, 2023	As at 31st March, 2022
<u>CHENNAI PHASE-III PROJECT</u>	-	-
Total	-	-

NOTE XIII: DUTIES & TAXES

Particulars	As at 31st March, 2023	As at 31st March, 2022
<u>Chennai Phase-III Project</u>		
CGSt Electronics Credit Ledger Chennai Phase-III	5,25,44,676.97	2,70,50,716.97
Electronic Cash Ledger Chennai Phase-III	850.00	850.00
SGSt Electronics Credit Ledger Chennai Phase-III	5,19,20,315.63	2,65,42,741.61
<u>Delhi Regular</u>		
CGST Electronic Credit Ledger Delhi	2,02,220.55	2,11,945.00
SGST Electronic Credit Ledger Delhi	1,84,947.57	2,51,697.00
<u>Greater Noida Project</u>		
CGST Electronic Credit Ledger- Greater Noida	17,84,16,207.69	16,16,64,890.56
Credit Ledger IGST Greater Noida	8,34,136.00	12,30,006.00
Electronic Cash Ledger Greater Noida	6,296.00	850.00
IGST Greater Noida	-	51,588.63
SGST Electronics Credit Ledger - Greater Noida	18,91,44,329.86	17,31,42,607.36
<u>MOHALI Phase-II Project</u>		
CGST MOHALI PHASE-II	-	-914.00
SGST Mohali-II	-	-914.00
Electronic Cash Ledger Mohali	-	23,448.00
Amount Recoverable-TDS Instalments- Greater Noida	1,28,14,591.29	64,55,240.85
Amount Recoverable-TDS Instalments- Mohali Phase-II	1,60,333.83	1,60,333.83
Total	48,62,16,313.39	39,67,85,087.81



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE XIV : ADVANCES & SECURITY DEPOSITS & ACCRUED INTEREST

(Amount in ₹)

Particulars	As at 31st March, 2023	As at 31st March, 2022
Advance Tour (Staff)	10,000.00	88,989.00
Advance Gausal Azam	5,000.00	-
Advance (Employees Loan)	51,825.00	81,825.00
Advance (Real Estate Appelette Tribunal, UP)	58,79,253.00	-
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)	35,783.00	25,000.00
Advance (Pushkar Singh Bajetha) Noida Phase-V	3,000.00	3,000.00
Advance Virender Kumar Mishra (Gratuity)	7,17,369.00	-
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
Income Tax Refund (AY 2021-22)	-	38,55,322.00
Water Pipeline Charges Hyderabad Phase-III	7,82,779.88	9,58,779.88
Advance to Clar Aqua P Ltd.	2,76,120.00	-
Prepaid Expenses	1,16,955.00	3,10,196.00
<u>Amount Recoverable</u>		
(a) Klassic Constructions Pvt. Ltd.(Navi Mumbai)	21,52,482.90	21,52,482.90
(b) Capital Builders	1,50,000.00	1,50,000.00
© Rashtriya Ispat Nigam Ltd., Chennai	11,91,358.52	-
<u>Accrued Interest on Fixed Deposits</u>		
Accrued Interest (Fixed Deposits)	37,27,698.00	15,10,618.00
Accrued Interest (Fixed Deposits) Greater Noida	10,04,275.00	7,02,342.00
Accrued Interest (Fixed Deposits) Mohali Phase-I	1,89,397.00	9,16,793.00
Total	1,68,45,001.30	1,13,22,672.78



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE XV : INCOME FROM SALES / SERVICES

(Amount in ₹)

Particulars	For the year ended on 31st March, 2023	For the year ended on 31st March, 2022
<u>1.Sale of CGHO Rule Books</u>		
a).Sale of CGHO Rule Books	44,746.00	33,306.00
Total (1)	44,746.00	33,306.00
<u>2. SALE OF TENDER FORMS</u>		
a) Sale of Preq. Tender / Tender Documents	-	847.00
Total (2)	-	847.00
<u>3.CANCELLATION CHARGES:</u>		
a)Cancellation Charges Bhubaneswar Ph-II	1,08,461.00	3,12,877.00
b)Cancellation Charges Gr. Noida	11,60,451.00	29,03,373.00
c)Cancellation Charges Chennai Phase-III	10,81,997.00	13,89,167.00
d)Cancellation Charges Mohali Ph-II	1,28,492.00	2,52,204.00
e)Cancellation Charges Jaipur Ph-II	-	1,19,492.00
Total (3)	24,79,401.00	49,77,113.00
Grand Total(1+2+3)	25,24,147.00	50,11,266.00


SVR Krishna
Acct. Supervisor
CGEWHO


Sanjeev Anand
Asst. Accounts Officer
CGEWHO


R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE XVI : GRANTS / SUBSIDIES

(Amount in ₹)

Particulars	For the year ended on 31st March, 2023	For the year ended on 31st March, 2022
Establishment Grants-In-Aid from Govt of India	8,30,000.00	10,00,000.00
Total	8,30,000.00	10,00,000.00

NOTE XVII : FEES / SUBSCRIPTIONS

(Amount in ₹)

Particulars	For the year ended on 31st March, 2023	For the year ended on 31st March, 2022
APPLICATION FEE:		
a)Application Fee Chennai Phase-III	19,492.00	22,459.00
b)Application Fee Greater Noida	0.00	17,798.00
c)Application Fee Meerut Phase I	0.00	847.00
d)Application Fee Mohali Phase II	424.00	848.00
e)Application Fee Mohali SAS Nagar	0.00	424.00
f)Application Fee Bhubneswar Phase II	1,694.00	0.00
Total	21,610.00	42,376.00



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
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: 27.07.2023

UDIN: 22086961AVOIIIR5261



**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023**

NOTE XVIII : INTEREST

(Amount in ₹)

Particulars	For the year ended on 31st March, 2023	For the year ended on 31st March, 2022
1. Interest on Savings A/c 18816	4,09,448.00	3,49,399.00
2. Interest on Employee Loan	30,000.00	13,852.00
3. Interest on Fixed Deposit (HO-18816)	21,48,328.00	16,86,367.00
4. Interest SB A/c 518890	34,250.00	72,570.00
5. Interest SB A/c PNB0131000143753620	68,022.00	3,92,372.00
6. Interest on Income Tax Refund	4,56,202.00	33,79,476.00
Total	31,46,250.00	58,94,036.00

NOTE XIX : OTHER INCOME

(Amount in ₹)

Particulars	For the year ended on 31st March, 2023	For the year ended on 31st March, 2022
1. Misc Income	10,656.58	910.00
2. RTI Fees	110.00	330.00
3. Maintenance Charges (DU)	0.00	9,15,037.72
4. Administrative charges (Documentation)	18,61,549.72	8,05,030.00
Total	18,72,316.30	17,21,307.72

NOTE XX: ESTABLISHMENT EXPENSES

(Amount in ₹)

Particulars	For the year ended on 31st March, 2023	For the year ended on 31st March, 2022
a) Pay & Allowances	1,47,56,651.92	1,30,25,516.27
b) Employees Welfare	4,97,931.00	3,22,836.00
c) Medical Reimbursement	3,69,478.00	4,42,030.00
d) Gratuity	6,76,218.00	13,74,930.00
e) LTC Expenses	72,400.00	0.00
f) Tution fees	60,532.00	27,000.00
g) EL Encashment	10,56,586.00	9,14,407.00
Total	1,74,89,796.92	1,61,06,719.27



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION
NOTES FORMING PART OF BALANCE SHEET AS AT 31.03.2023

NOTE XXI: OTHER ADMINISTRATIVE EXPENSES:

(Amount in ₹)

Particulars	For the year ended on 31st March, 2023	For the year ended on 31st March, 2022
Advertisement & Publicity Expenses	3,30,006.00	7,33,824.00
Audit Fee	1,29,210.00	1,29,210.00
Books & Periodicals	490.00	360.00
CGHO Rules Books	15,515.00	43,989.00
Consultancy / Professional Fee	6,65,680.00	7,06,900.00
Conveyance	1,71,557.00	98,963.00
Hindi Promotional Expenses	31,000.00	22,000.00
Honarium Awards	10,000.00	5,000.00
Legal Charges	61,281.00	18,964.00
License Fee (Office Premises)	10,31,940.00	10,31,940.00
Meeting Expenses	14,083.00	6,885.00
News Papers & Magazines	3,878.00	1,602.00
Office Expenses	1,44,146.32	3,26,954.55
Postage & Stamps	2,73,503.00	2,90,840.00
Printing & Stationery	2,50,353.43	3,87,547.50
Service & Maintenance	5,48,541.27	5,33,067.00
Telephone & Fax Charges	3,18,403.00	3,51,693.00
Travelling Expenses	3,35,346.00	1,04,989.00
Bank Charges	2,424.00	-
Internet Service Charges	3,12,715.00	81,215.00
Insurance	3,596.00	-
Misc. Expenses	15,620.00	43,672.72
Accounting & other Software charges	67,492.00	57,460.00
Interest Paid		
(I) Dehradun	17,166.00	82,397.00
(ii) Nagpur	1,13,860.00	1,47,614.00
(iii) Patna	44,531.00	89,262.00
(iv) Pune Phase-III	1,23,014.00	1,88,237.00
(v) Thiruvananthapuram	41,197.00	4,91,791.00
Total	50,76,548.02	59,76,376.77



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
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 2023 and the Balance Sheet as at 31st March 2023)

INFORMATION ABOUT THE SOCIETY

Central Government Employees Welfare Housing Organization (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


SVR Krishna
Acct. Supervisor
CGEWHO


Sanjeev Anand
Asst. Accounts Officer
CGEWHO


R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

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.

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.



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

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, contractor's 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. 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.

SVR Krishna
Acct. Supervisor
CGEWHO

Sanjeev Anand
Asst. Accounts Officer
CGEWHO

R.K. Jaiswal
Director (Fin)
CGEWHO



Dinesh Kapila
Chief Executive Officer
CGEWHO

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 Reserve fund, Contingency Reserve Fund and Reserve Fund Interest

Capital Reserve Fund represents accumulation of notional interest amount @6% charged on the corpus fund as per past practice of the organization and the same is utilized for procurement of new lands. The Contingency Reserve Fund represents accumulation of 1.5% of the total cost of DUs to meet unprovided/un-foreseen expenditures in line with the approval of the Competent Authority. The Reserve Fund Interest represents accumulation of certain % of equalization charges received from the allottees on account of delay in payment etc and the same is utilized to meet the cost incurred on account of any compensation awarded by any Hon'ble Court of Law

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.

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 contractor's bills at rates fixed as per the contract agreement. As on the Balance sheet date, an amount of ₹8.79 Crores (PY ₹ 7.19 Crores) is recoverable from M/s Srico Projects P Ltd., because of unutilized steel/cement and same shall be recovered from M/s Srico Projects P Ltd. In due course.



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

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 are stated at ₹ 1377.98 Crores (PY ₹1230.75 Crores).
- b) The Value of Project Expenses (WIP) includes the land cost in case of turnkey projects as well as other projects, contractor' payment, material purchased, finance cost and overheads allocated to the projects.
- c) The Organization has made a provision of ₹ 9.38 crores on account of project expenses this year (PY ₹ 26.65 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 ₹ 7.53 Crores (PY ₹ 22.54 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 have been included in Capital Reserve under the Head "Reserve and Surplus".

23.07 Foreign Currency Transactions

FY 2022-23

FY 2021-22

NIL

NIL

SVR Krishna
Acct. Supervisor
CGEWHO

Sanjeev Anand
Asst. Accounts Officer
CGEWHO

R.K. Jaiswal
Director (Fin)
CGEWHO



Dinesh Kapila
Chief Executive Officer
CGEWHO

23.08 DISCLOSURE WITH RESPECT TO EMPLOYEES BENEFIT

Defined Contribution Plans	As at 31st March, 2023 Amount in ₹	As at 31st March, 2022 Amount in ₹
(A) Contribution to Provident Fund	16,34,621	15,29,402
(B) Gratuity		
Opening balance of provision	3,14,90,979	2,87,99,942
Add: Provision during the FY	28,54,794	45,70,911
Total	3,43,45,773	3,33,70,853
Less: Paid during the FY	44,45,072	18,79,874
Closing balance of provision	2,99,00,701	3,14,90,979
 (C) Earned Leave		
Opening balance of provision	2 , 4 9 , 1 1 , 7 2 3	
2,18,96,640		
Add: Provision during the FY	2 5 , 6 8 , 6 0 2	
30,39,921		
Total	2,74,80,325	2,49,36,561
Less: Paid during the FY	56,36,809	24,838
Closing balance	2,18,43,516	2,49,11,723

The organization has made the provision for terminal benefits like Gratuity and Earned Leaves 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 Inventories

The projects at Ahmedabad, Kharghar, Chandigarh, Gurgaon Phase-I, Gurgaon Phase-II, Pune



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO



R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

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 parking are remained unsold as at Balance Sheet date:

1.	Mohali Phase I	27 Dus and 28 Car Parkings
2.	Mohali Phase II	142 Dus and 2 Car Parkings
3.	Bhubneshwar Ph I	8 Car Parkings
4.	Bhubneshwar Ph II	2 Car Parkings
5.	Chennai Phase II	1 DU and 74 Car Parkings
6.	Jaipur Phase II	1 DU and 179 Car Parkings
7.	Kharghar	2 Car Parkings and 118 Scooter Parkings
8.	Pune Phase II	4 Scooter Parkings
9.	Panchkula Phase II	56 Scooter Parkings
10.	Lucknow	4 Scooter Parkings
11.	Gurgaon Phase I & II	33 Scooter Parkings
12.	Greater Noida	5 DUs, 507 Car Parkings, 1 Nursery School, 1 Nursing Home and 11 shops

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 organization.

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 ₹17.89 crores (PY ₹ 47.31 Crores) credited to bank accounts of the organization on account of installments from beneficiaries/Other reasons, is unreconciled as on 31/03/2023 due to non-availability of beneficiaries' details. However, as on date an amount of ₹2.05 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


SVR Krishna
 Acct. Supervisor
 CGEWHO


Sanjeev Anand
 Asst. Accounts Officer
 CGEWHO


R.K. Jaiswal
 Director (Fin)
 CGEWHO




Dinesh Kapila
 Chief Executive Officer
 CGEWHO

been made in such cases and credited/debited to the project as per the policy of the society.

- 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 employee's 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 ₹ 7.53 Crores (PY ₹ 2.54 Crores) and management not 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. However, if any contingent liability is crystalized, the same will be accounted for with the approval of the management, in case there is any deficiency in the project. Further, status of the different court cases / Consumer courts / Arbitration etc will be confirmed with relevant courts with the help of the legal department and concerned advocate and if there is any further liability or contingent liability arises under the process, the same will be accounted for accordingly.
- 23.20** Fixed Deposits of ₹6.06 Crores is under lien against the Bank Guarantees submitted with concerned development authorities for Greater Noida and Mohali Projects.
- 23.21** Suspense/Stale Cheque/Sundry Payable/ Amount refundable/Demand Survey:
In the absence of the documents/information from the concern beneficiaries/applicants, the amount is lying in the accounts and the same pending for adjustment and same will be paid on receipt of required documents.
- 23.22** **TDS recoverable:**
The amount lying under this head is Income Tax TDS deducted by the allottees and the same is recoverable from the Income Tax Department. The follow-up is being made from the department as per the provision of Act.

- 23.23** Balances under the Heads Sundry Creditors/EMD/Retention Money, Advances, Members


SVR Krishna
Acct. Supervisor
CGEWHO


Sanjeev Anand
Asst. Accounts Officer
CGEWHO


R.K. Jaiswal
Director (Fin)
CGEWHO




Dinesh Kapila
Chief Executive Officer
CGEWHO

Instalments 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 realizable value of the current assets, loans and advances is not less than the amounts stated in the Balance Sheet. Further some confirmations from sundry creditors/contractors/retention money have been made in case of running projects.

23.24 Note no. 1 to 23 form an integral part of financial statements for the financial year 2022-23.



SVR Krishna
Acct. Supervisor
CGEWHO



Sanjeev Anand
Asst. Accounts Officer
CGEWHO

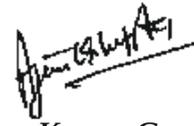
As per our report of even date attached
For M/s Gupta Kuchhal & Co
Chartered Accountants
Firm Registration No.: 008316N



R.K. Jaiswal
Director (Fin)
CGEWHO



Dinesh Kapila
Chief Executive Officer
CGEWHO



Ajay Kumar Gupta
Partner
M.No. 086961



Place: New Delhi
Date: 27.07.2023

Greater Noida Block D-06 Flats Draw Held on 1st December 2022 At Community Centre Kendriya Vihar, Greater Noida



34वां सीजीईडब्लूएचओ दिवस एवं हिन्दी प्रतियोगिता दिवस



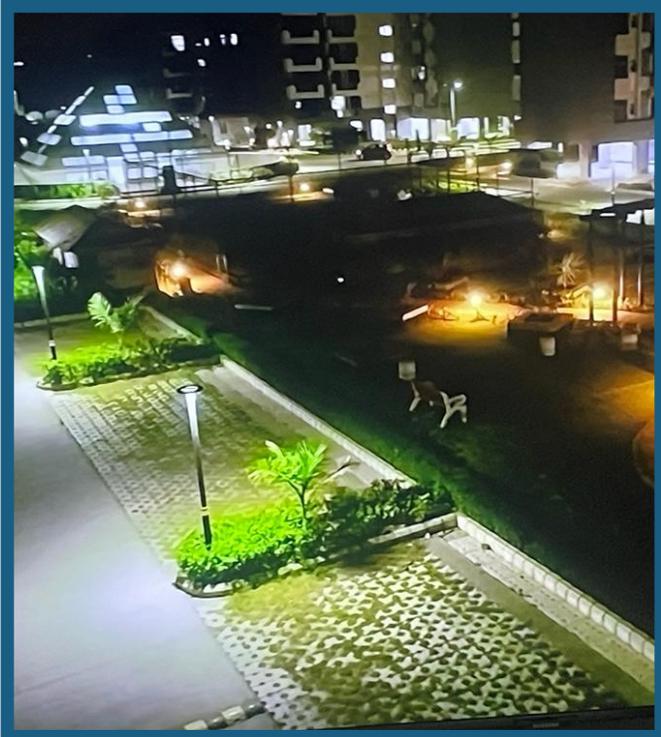
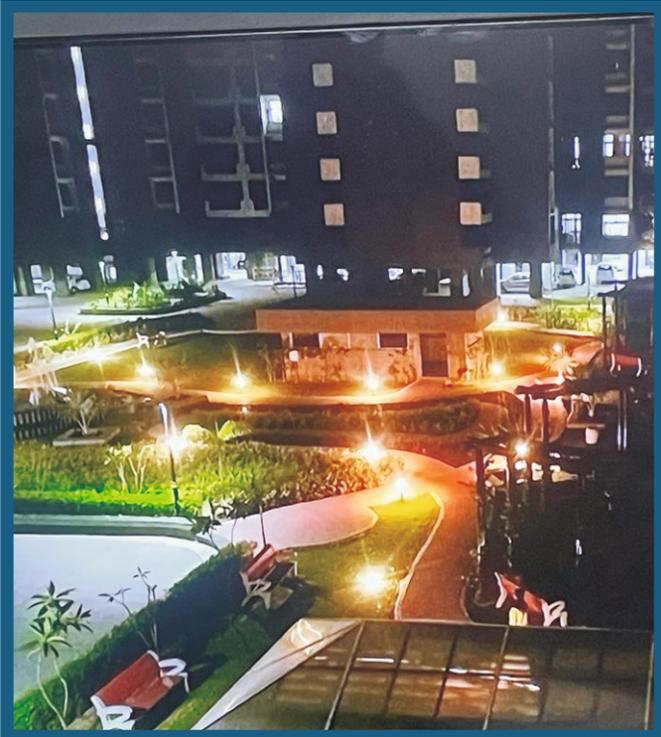
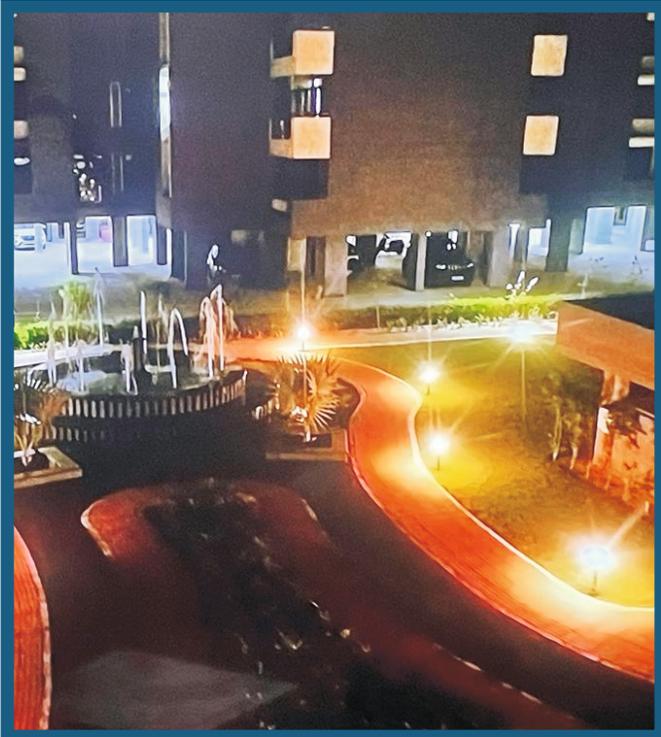
Project Completed During F.Y. 2013-14 & 2017-18

**Mohali Phase-I & II (Ready to Move in Dwelling Units)
(Inventories Available for Subscription)**



Project Completed During F.Y. 2022-23

GREATER NOIDA PHASE- I, HOUSING PROJECT (1794 DUs)



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.)
(Upto 30/11/2022)



Roshan Kishore
Assistant Director (Admin.)

COMPLETED PROJECTS



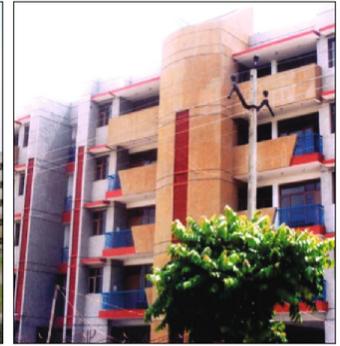
Ahmedabad : 310 DUs
Completion Year : October, 2005



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 : 603 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

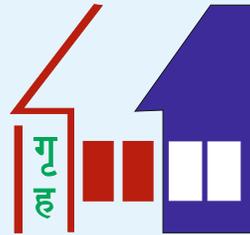
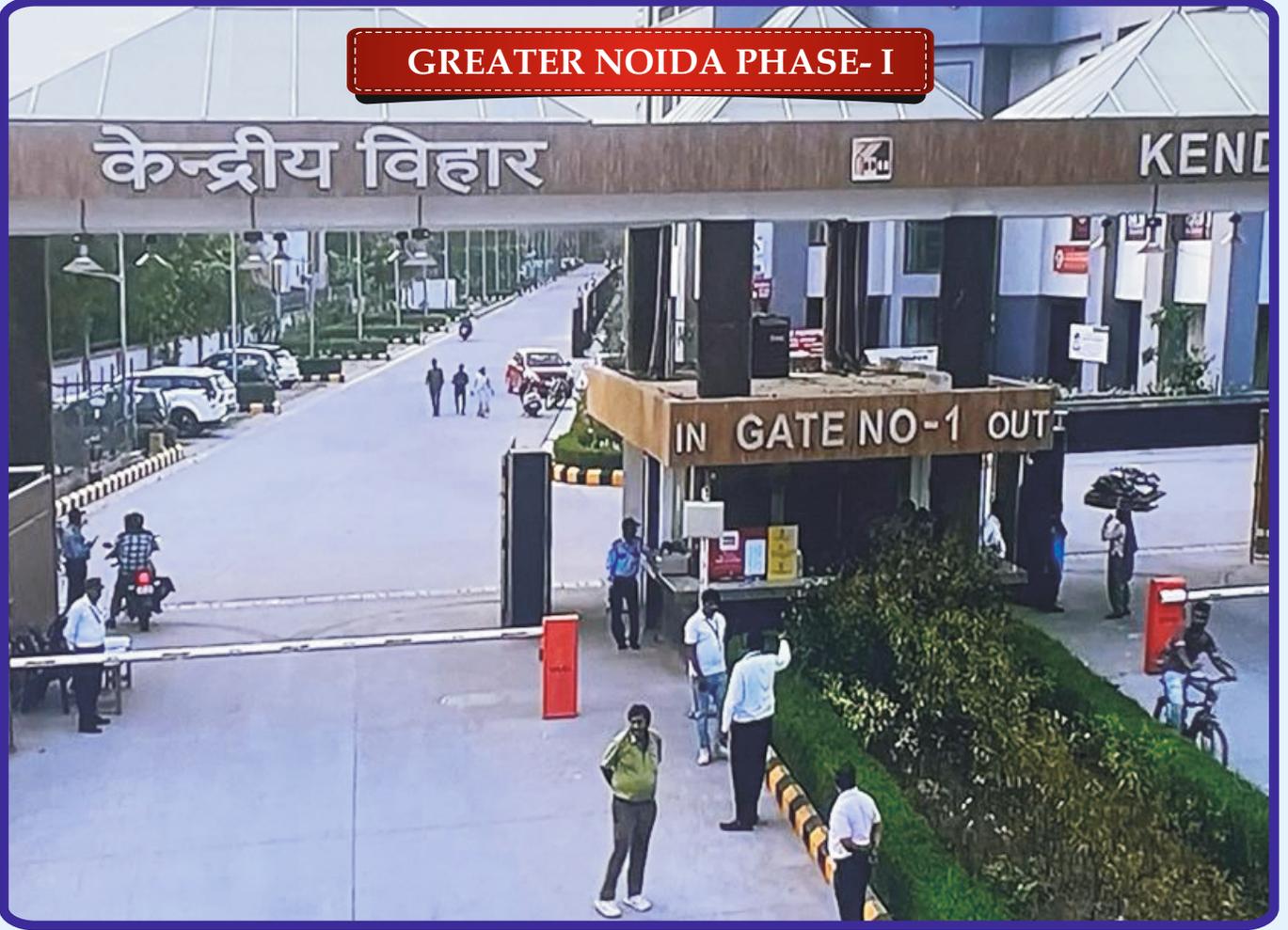


Mohali, Ph-II : 615 DUs
Completion Year : 2016



Greater Noida Ph-I, 1794 DUs
Completion Year: October 2022

GREATER NOIDA PHASE- I



CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

(An ISO 9001 : 2015 Organisation)

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