



Delhi Development Authority

Ministry of Housing & Urban Affairs



ANNUAL AUDITED ACCOUNTS

OF DELHI DEVELOPMENT AUTHORITY

2024-2025

**Separate Audit Report
on the Accounts
For the Year
2024-2025**



DELHI DEVELOPMENT AUTHORITY



Opinion of the Comptroller and Auditor General of India on the Accounts of the Delhi Development Authority for the year ended 31 March 2025

Qualified Opinion

We have audited the financial statements of Delhi Development Authority (DDA), which comprise the Balance Sheets of General Development Account (GDA) and Nazul-I as at 31 March 2025, Income & Expenditure Accounts of GDA and Nazul-I, Receipt & Payment Accounts of GDA, Nazul-I and Nazul-II for the year then ended, and notes to the financial statements of General Development Account (GDA) and Nazul-I, including a summary of significant accounting policies under Section 19(2) of the Comptroller & Auditor General's (Duties, Powers & Conditions of Service) Act, 1971 read with Section 25 (2) of the Delhi Development Act, 1957.

This Audit Report contains the comments of the Comptroller & Auditor General of India (CAG) on the accounting treatment only with regard to classification, conformity with the best accounting practices, accounting standards, disclosure norms, etc. Audit observations on financial transactions regarding compliance with the Law, Rules and Regulations (Propriety & Regularity) and efficiency cum performance aspects, etc., if any, are reported through inspection reports/ CAG's audit reports separately.

In our opinion, except for the effects of the matters described in the Basis for Qualified Opinion section of our report relating to General Development Account (GDA), Nazul-I and Nazul-II read together with the accounting policies and Notes thereon and other matters mentioned in this Separate Audit Report, which follows, give a true and fair view of the financial position of the Delhi Development Authority as at March 31, 2025, and its financial performance and its cash flows for the year then ended, in accordance with the uniform format of accounts applicable to DDA and Accounting Standards generally accepted in India.

Basis for Qualified Opinion

A. General Development Account

1. Non-compliance with Accounting Policies and Standards

- DDA recognized Income amounting to ₹ 310.26 crore on account of damage charges, interest on damage charges and interest on licence fees from shops at Janak Place, Delhi on accrual basis in contravention of its stated accounting policy resulting in overstatement of Income by ₹ 310.26 crore.
- Leave encashment liability towards Leave Encashment Trust was short by ₹ 16 crore due to non-consideration of half pay leave at the time of valuation by the actuary.

2. Non-recognition and Misstatement of Liabilities

- DDA did not provide liability amounting to ₹ 298.42 crore towards reconstruction cost, demolition cost and rent payable to allottees of Signature View Apartments despite a legal obligation to do the same resulting in understatement of excess of Expenditure over Income (Deficit) by ₹ 298.42 crore.
- TDS amounting to ₹ 19.89 crore was calculated on salaries, however, in the financial statement it booked only ₹ 12.81 crore and balance amounting to ₹ 7.08 crore was short-booked as expenditure, hence, resulted in understatement of Expenditure and Current Liabilities (Statutory Liability-others) by ₹ 7.08 crore each.

3. Misstatement of Inventories

Inventories comprising of work in progress (houses under construction) and finished stock (houses built up) were overvalued by ₹ 181.51 crore as inventory was valued at cost and not written down to net realizable value which was lower than the cost value.

4. **Incorrect reporting of Receipts and Payments in the Receipt and Payment Account**

Receipts and Payments shown in the Receipt and Payment Accounts did not match with the actual receipts and payments (viz. bank statements) due to inclusion of non-cash items resulting in overstatement of receipts and payments by ₹ 9,833.97 crore each. Further, inter bank transfers amounting to ₹ 5,030.37 crore was also included in the Receipt and Payment Accounts. Thus, it has resulted in overstatement of Receipts and Payments by ₹ 14,864.34 crore each.

5. **Non-maintenance of records and Non-reconciliation of Accounts**

a) Excess debit and credit balances of ₹ 61.55 crore and ₹ 113.44 crore respectively in the Bank Reconciliation Statements of DDA remained unreconciled and the same were also not accounted for in the financial statements. Ageing of the same was also not made available. Thus, audit could not vouchsafe the correctness and completeness of the DDA bank balances.

b) Party-wise and age-wise details of sundry debtors amounting to ₹ 157.96 crore were not maintained. Also, party-wise and age-wise details of hire purchase instalment receivables amounting to ₹ 68.33 crore were not maintained. Thus, audit could not vouchsafe the correctness of the sundry debtors and hire purchase instalment receivable to that extent.

6. **Wrong accounting of income from Nazul Assets in GDA financial statements**

Net Income from sports complexes (₹ 6.36 crore) which pertains to Nazul-II assets and income from license fees from estate - building at Jhandewalan (₹ 32.29 crore), which pertains to Nazul-I assets were incorrectly recognized in GDA financial statements instead of recognizing in the financial statements of Nazul-II and Nazul-I respectively.

7. **Inadequacy of Internal Audit System**

The Internal Audit System of the Delhi Development Authority is not commensurate with the size and complexity of its operations. DDA has 211 auditable units, of which 73 units, 48 units and 90 units were required to be audited annually, biennially and triennially respectively. During 2024-25, it had planned only 44 units (24 units annually + 10 units each biennially and triennially) for audit, however only 23 units (15 units annually + 7 units biennially + 1 unit triennially) were actually audited. This indicates that DDA has not only planned the required number of units for audit, but also did not conduct the audit of the units as planned. Further, the issue raised in the Separate Audit Report as follows also shows that DDA overall internal control system is inadequate and need to be robust and should have in built checks and balances on transactions/operations.

B. **Nazul-I Accounts**

1. **Non-compliance with Accounting Policies and Standards**

License fee amounting to ₹ 30.83 crore for the year 2024-25 in respect of property at E2 Jhandewalan, New Delhi which has not been recognized as Income in Nazul-I accounts during the year 2024-25 in violation of its accounting policy. This has resulted in overstatement of Excess of Expenditure over Income (deficit) by ₹ 30.83 crore. Further, despite accounting for the income since the year 2016-17, DDA on behalf of Nazul-I has not yet signed the license deed/lease agreement with the Income Tax Department and this fact has also not been disclosed in the notes to accounts.

2. **Incorrect reporting of Receipts and Payments in the Receipt and Payment Account**

Receipts and payments presented in the Receipt and Payment Account of Nazul-I do not match with the actual receipts and payments as per bank statement due to inclusion of non-cash transactions resulting in



overstatement of both receipts and payments by ₹ 721.34 crore each. Further, transfers between its own one bank account to another bank accounts amounting to ₹ 29.46 crore were also included in the Receipt and Payment account especially when there was no actual receipt and payment, the same should not have been included in the Receipt and Payment Account. Thus, it has resulted in overstatement of receipts and payments by ₹ 750.8 crore (₹ 721.34 crore + ₹ 29.46 crore) each. Also, the Receipt and Payment Account is not in conformity with the requirements of Generally Accepted Accounting Principles.

C. Nazul-II Accounts

1. Non-recognition of Income

An amount of ₹248 crore receivable from the Municipal Corporations of Delhi on account of parking sites transferred during 2018–2020 under a 30:70 revenue-sharing arrangement has neither been received nor accounted for as on 31 March 2025.

2. Receipts and Payments Account of NAZUL-II for the year ending 31 March 2025

Receipts and payments shown in the Receipt and Payment Account do not match with the actual receipts and payments as per bank statement due to inclusion of non cash transactions resulting in overstatement of both receipts and payments by ₹ 782.57 crore each. Further, transfers between its own one bank account to another bank accounts amounting to ₹ 1,709.92 crore were also included in the Receipt and Payment account especially when there was no actual receipt and payment, the same should not have been included in the Receipt and Payment Account. Thus, it has resulted in overstatement of Receipts and Payments by ₹ 2,492.49 crore (₹ 782.57 crore + ₹ 1,709.92 crore) each. Also, the Receipt and Payment Account is not in conformity with the requirements of Generally Accepted Accounting Principles.

We conducted our audit in accordance with the CAG's auditing Regulations / standards / manuals / guidelines / guidance-notes / orders / circulars etc. Our responsibilities are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the autonomous body in accordance with ethical requirements that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Responsibilities of Management for the financial statements

The Authority is responsible for the preparation and fair presentation of the financial statements in accordance with uniform format of accounts / accounting standards generally accepted in India, and for internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion in accordance with CAG's auditing regulations / standards / manuals / guidelines / guidance-notes / orders / circulars etc.

Date: 13.02.2026

Place: Delhi

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

Sd/-

Addl. Dy. Comptroller & Auditor General
(Infrastructure), New Delhi

Separate Audit Report on the Accounts of the Delhi Development Authority for the year ended 31 March 2025

I. General Development Account

A. Balance Sheet-Assets

1. Assets of Earmarked/Endowment Funds: ₹ 6,738.50 crore (Schedule E)

In Saving Bank Accounts: ₹ 60.23 crore

Current Assets, Loans & Advances: ₹ 24,621.37 crore (Schedule F)

Bank Balances - In Saving Bank Account: ₹ 615.57 crore

The Bank Reconciliation Statements of Delhi Development Authority (General Development Account, Nazul-I and Nazul-II) prepared as at 31 March 2025 in respect of 164 bank accounts, reflect excess debit balances amounting to ₹ 61.55 crore in 61 bank accounts and excess credit balances amounting to ₹ 113.44 crore in 52 bank accounts. In the absence of reconciliation and requisite records, audit could not vouchsafe the correctness and completeness of DDA's bank balances and related heads in the Income and Expenditure account affected by these unreconciled differences.

2. Current Assets, Loans & Advances (Schedule F) - ₹ 24,621.37 crore

Sundry Debtors - ₹ 872.6 crore

Out of the total sundry debtors of ₹ 872.60 crore, the party-wise and age-wise details of the Sundry Debtors amounting to ₹ 157.96 crore was not readily available with the DDA. Though, DDA in Notes to Accounts no 11 has disclosed that that party wise and age wise details of sundry debtors as on 31 March 2025, duly reconciled is not readily available. The disclosure is incorrect as party wise and age wise details of debtors amounting to ₹ 157.96 crore only is not available. Even though the point was repeatedly raised by Audit since 2013-14, DDA has neither made any efforts to maintain party wise and age wise details of sundry debtors nor ascertain the recovery of the same. In absence of party-wise and age-wise details, Audit is unable to vouchsafe the authenticity, existence and recoverability of sundry debtors amounting to ₹ 157.96 crore.

Further, despite availability of party-wise and age-wise details of remaining Sundry Debtors amounting to ₹ 714.64 crore (₹ 872.6 crore - ₹ 157.96 crore), the aging of these debtors (debts outstanding for more than 6 months and others) as required to be disclosed in accordance with the Uniform Format of Accounts has not been disclosed.

3. Future Hire Purchase Instalments - ₹ 68.33 crore

(a) The allottee wise details of sales done on hire purchase basis including the year of sales, amount and pending instalments are not readily available with the DDA and this fact has not been disclosed in the Notes to Accounts. In absence of party-wise and age-wise details, Audit is unable to vouchsafe the authenticity, completeness and recoverability of hire purchase instalments receivable amounting to ₹ 68.33 crore. Further, in absence of age-wise details audit is unable to ascertain such amount which should be presented as Current Assets and those to be presented as Non-Current Assets.

(b) Future Hire Purchase Instalments: ₹ 68.33 crore

The above includes ₹ 23.75 crore as amount recoverable towards cost of flats sold (13 schemes) on hire purchase instalment basis from allottees. However, it was observed that the DDA has received the aforesaid payment from the allottees during the year and accounted the same as "Advance received from allottees of various DDA housing scheme" under Liabilities instead of adjusting the same from the "Sundry Debtors and/or Future Hire Purchase Instalments".

Thus, non-adjustment has resulted in overstatement of Liabilities (advances from allottees of various housing schemes) and Current Assets (Sundry Debtors/ Future Hire Purchase Instalments) by ₹ 23.75 crore.

4. Interest on Hire Purchase receivable- Nil

The Interest Income on Hire Purchase instalments is calculated by DDA on case to case basis in individual files at the time of conversion of flats or when allottee comes to clear the balance in violation of its Accounting policy No. 7 (b) on revenue recognition which states that interest element in hire purchase instalment is to be recognized as revenue in proportion to the principal portion outstanding. Thus, audit is unable comment on the amount of Interest Income that has not been recognized on the principal portion outstanding.

5. Advances recoverable in cash or in kind or for value to be received/adjusted

Deposit Works: ₹ 80.68 crore

An amount of ₹80.68 crore has been shown as advance recoverable in cash or in kind or for value to be received/adjusted. However, in the absence of supporting documents to establish that the said expenditure was incurred and/or these deposit works being funded by Urban Development Fund, the authenticity and recoverability of the amount of ₹80.68 crore presented as advances recoverable in cash or in kind or for value to be received/adjusted as part of current assets could not be vouchsafed in audit.

6. Finished Stock: Commercial Estate Built Up ₹ 570.44 crore

The above includes 227 shops at ground floor of One Room Tenements (ORT) at Sector 4 Rohini, Delhi valued at ₹18.59 crore. However, as per records of Rohini Zone, 240 shops at Sector 4 Rohini which are part of the ORT scheme are unauthorized occupied as on 31 March 2025. Even after knowing the fact that there is mismatch in the number of total shops, DDA has neither reconciled this difference of 13 shops nor it has rectified its records in this regard. In absence of reconciliation and requisite records, Audit is unable to comment on the correctness of number and value of inventory of the aforesaid shops.

B. Corpus/Capital Fund and Liabilities

1. Current Liabilities & Provisions: ₹ 6,264.64 crore (Schedule C.1)

The above does not include liability amounting to ₹ 297.47 crore [demolition cost (₹ 3.04 crore) and reconstruction cost (₹ 294.43 crore)] towards the re-construction of Signature View Apartments, Delhi. The apartments are required to be demolished and reconstructed in accordance with the decision of Hon'ble High Court of Delhi, however, DDA has not provided any liability on this account. Further, DDA has also not disclosed the same in the Notes to Accounts. Furthermore, the High Court also directed DDA to pay rent to the allottees who have vacated their flats from the date of vacation. Accordingly, DDA should have recognized the liability towards rent payable amounting to ₹ 0.95 crore up to 31 March 2025. Thus, non-recognition of Liability has resulted in understatement of Current Liabilities & Provisions and Expenditure. Consequently, excess of Expenditure over Income (Deficit) is also understated by ₹ 298.42 crore (₹ 297.47 crore + ₹ 0.95 crore).

2. Other Liabilities

Advance from Allottees of various DDA Housing Schemes: ₹ 643.47 crore

Advances from Allottees – MOR Land: ₹ 9.06 crore

The above includes 'advances from Allottees of various DDA Housing schemes' of ₹ 147 crore and 'Advances from allottees – Ministry of Rehabilitation (MOR) Land' of ₹ 9.06 crore as allottee-wise and age-wise details of aforesaid are not readily available with the DDA. The matter of reconciliation of amount lying under aforesaid heads was raised (11 April 2025) through Management letter. However, the amount of ₹ 147 crore and ₹ 9.06 crore has not been reconciled by DDA as yet. In the absence of above details, Audit is unable to draw an assurance as to the correctness of amount of ₹ 147 crore under the head 'Advances from allottees of various DDA Housing Schemes' and ₹ 9.06 crore under the head of 'Advances from Allottees- MOR land'.

3. Earnest Money Deposits/ Registration Money (Housing & Commercial): ₹ 24.97 crore

The above includes an amount of ₹ 21.48 crore received from various applicants and as they were not allotted flats, the same was refundable to them. However, it was observed that DDA had not taken any step to refund Earnest Money Deposits/Registration Money to respective allottees despite the amounts being pending since 1979. In the absence of a detailed schedule, the correctness of the balance of ₹ 21.48 crore presented under the head other liabilities could not be vouchsafed. This issue has been pointed out since the year 2021-22, however, no corrective action has been taken by DDA.

4. Statutory Liabilities: ₹ 159.94 crore

The above is overstated by ₹ 8.20 crore due to Input Tax Credit pertaining to Goods and Services Tax (GST) being expensed off during the year under revenue expenditure instead of being adjusted against the output GST tax liability, as required under GST law and applicable accounting principles. This has resulted in overstatement of Statutory Liabilities and Expenses by ₹ 8.20 crore. Consequently, excess of Expenditure over Income (Deficit) is also overstated by ₹ 8.20 crore.

C. Income & Expenditure Account (GDA) for the year ending 31 March 2025

Income

1. Income from Sales/Services: ₹ 4,721.93 crore (Schedule-G)

The above includes ₹ 310.26 crore (i.e., ₹ 176.35 crore for damage charges + ₹ 73.58 crore for interest on damage charges + ₹ 60.33 crore for interest on license fees) recognized as income from shops at Janak Place on accrual basis in violation of its accounting policy which states that "penal charges, composition fee, damages and interest on delayed payments are recognized on receipt basis". Although DDA raised (January 2025) invoices, but no payment has been received against the invoices raised till 31 March 2025.

This has resulted in overstatement of Income from sales/services, Sundry debtors by ₹ 310.26 crore each. Consequently, Excess of Expenditure over Income (Deficit) is understated by ₹ 310.26 crore.

2. Increase/(Decrease) in stocks and works-EWS ₹ (627.72 crore)

Increase/(Decrease) in stocks and works-others ₹ (2,703.15 crore)

As per DDA's accounting policy, inventories are valued at lower of cost or net realizable value. However, in contrary to its disclosed accounting policy, DDA valued the finished stock of built up EWS flats in 1 colony and other than EWS flats in 7 colonies at cost, though the Net realizable value (disposal price) was lower than the cost due to discount offered on sale of the houses in the above colonies during the financial year 2024-25.

Thus, non-writing down the finished stock value to the level of Net realizable value has resulted in overstatement of closing finished stock Inventory by ₹ 132.97 crore (Inventories under Current Assets: ₹ 106.47 crore + Inventories of EWS housing reserve: ₹ 26.50 crore) and Income by ₹ 132.97 crore. Consequently, the excess of Expenditure over Income (Deficit) is understated by ₹ 132.97 crore.

3. Income

Increase/(Decrease) in Stock & Works-EWS ₹ (627.72 crore)

In accordance with its policy, DDA has been waiving the departmental charges from the cost of the EWS houses at the time of sale, however, it was noticed that while valuation of the work in progress inventory relating to EWS houses on the date of financial statements, DDA has not been excluding the departmental charges from the total value of Work in Progress of EWS houses.

Thus, it has resulted in overstatement of the Assets of earmarked funds-(EWS housing reserve)- work in

progress-houses under construction and understatement of Expenditure. Consequently, excess of Expenditure of Income over (Deficit) is understated by ₹ 48.54 crore.

4. Other Income ₹ 223.41 crore

During the year 2024-25, an amount of ₹ 32.29 crore was received on account of license fee of property at E2 Jhandewalan, Delhi which pertains to Nazul-I and has been let out by DDA to Income Tax Department. However, the aforesaid amount was accounted for as income in the financial statement of General Development Account instead of Nazul-I. As Jhandewalan is one of the 23 Nazul estates placed at the disposal of DDA through the "Nazul Agreement" of March 1937, accounting of Income from Nazul-I Property as Income in the financial statements of GDA is neither in order of accounting principles nor in accordance with the provisions of Uniform Format of Accounts. This has resulted in overstatement of Income and recoverable from Nazul-I by ₹ 32.29 crore. Consequently, Excess of Expenditure over Income (Deficit) is understated by ₹ 32.29 crore. Further, during the year 2023-24, DDA accounted for license fee income amounting to ₹ 102.18 crore from same property as income in the books of General Development Account instead of booking the same under Nazul-I. Despite, highlighting by the audit, DDA did not taken any action thereon and has not transferred the said income to Nazul-I Account in 2024-25 which has resulted in overstatement of Reserves & Surplus and recoverable from Nazul-I by ₹ 102.18 crore each.

5. Other Revenue: ₹ 99.68 crore

The above includes an amount of ₹ 9.56 crores on account of accrued interest against the advance paid to NBCC w.r.t. work awarded viz. Development of East Delhi Hub at Karkardooma, Delhi. As per the terms of MoU entered between the NBCC and DDA, such advance was interest free. However, DDA recognized accrued Interest Income amounting to ₹ 9.56 crore on the outstanding advance of ₹ 96.26 crore as on 31 March 2025 in contravention to the terms of MOU. Thus, it has resulted in overstatement of Income, Current Assets (Interest accrued on Contractor Advances) by ₹ 9.56 crore each. Consequently, Excess of Expenditure over Income (Deficit) is understated by ₹ 9.56 crore.

6. Net Receipts pertaining to schedule Sport Complexes: ₹ 6.36 crore

The above includes ₹ 6.36 crore being the net receipts (gross receipts: ₹ 121.16 crore minus revenue expenditure: ₹ 114.80 crore) from sports complexes. Accounting of this Income in General Development Account (GDA) is not in order since these sports complexes pertains to Nazul-II and are not the assets of GDA. The same should have been recognized in the Receipt & Payment account/Income & Expenditure account of Nazul-II. Further, recognizing the Income on net basis is also not in conformity with accounting principles and should have been presented separately without netting off.

This has resulted in overstatement of Income and understatement of Current Liabilities (payable to Nazul-II) by ₹ 6.36 crore. Consequently, Excess of Expenditure over Income (Deficit) is understated by ₹ 6.36 crore.

7. Prior period and extraordinary items (-) ₹ 70.42 crore

Prior period income ₹ 89.95 crore

The above does not include an amount of ₹ 17.30 crore i.e., short booking of water charges recoverable as on 31 March 2024 by DDA North Zone. DDA has revised the opening balance of water charges as on 01 April 2024 of all zones, however, it did not consider the differential amount of ₹ 17.30 crore of North Zone. This has resulted in understatement of Prior Period Income (others), Sundry Debtors by ₹ 17.30 crore each. Consequently, excess of Expenditure over Income (Deficit) is overstated by ₹ 17.30 crore.

Expenditure

Establishment & Administration (Schedule K)

8. Contribution to leave encashment fund ₹ 40.73 crore

As per Actuarial Valuation Report for the year ended 31 March 2025 for determination of liability towards leave encashment & compensated absence, DDA did not provide the details of leave balances of its employees as on 31 March 2025 to the Actuary as the leave records were not available with DDA and it instructed actuary to consider the leave balances based on the service of the employee with no allowance for the leaves availed (if any) during the service of the employee.

In accordance with DDA's leave rules the employees are entitled to 30 days earned leaves and 20 days half pay leaves. The total leaves that can be encashed at the time of superannuation is 300 days. Further, it was noticed that during actuarial valuation the HPL balance was also not considered for making good the shortfall, if any, in EL balance of the concerned employee.

In response to Audit observation, DDA stated that, *"if HPL balance is also considered for actuarial valuation it would result in an additional liability of approximately ₹ 16 crore which has not been recognized during current year"*. Thus, the actuarial valuation is found deficient to the extent of HPL liabilities and it has also resulted in understatement of Provision for leave encashment and excess of Expenditure over Income (Deficit) by ₹ 16 crore.

9. Pay & Allowances ₹ 350.48 crore

The above does not include an amount of ₹ 7.08 crore on account of short booking of TDS liability in the books of account for the year 2024-25. In this regard, it was noticed that DDA has calculated TDS liability amounting to ₹ 19.89 crore against the salary, however it booked liability towards TDS payable to the extent of ₹ 12.81 crore. Though, DDA had paid the TDS liability amounting to ₹ 19.89 crore.

This has resulted in understatement of Expenditure and Current Liabilities (Statutory Liability- others) by ₹ 7.08 crore each. Consequently excess of Expenditure over Income (Deficit) is understated by ₹ 7.08 crore.

C. Receipt and Payment Account for the year ended 31 March 2025

Receipts and Payments shown in the Receipt and Payment Account of GDA do not match with the actual receipts and payments as per bank statement due to inclusion of non-cash transaction resulting in overstatement of receipts and payments by ₹ 9,833.97 crore each. Further, transfers between its own one bank account to another bank accounts amounting to ₹ 5,030.37 crore were also included in the Receipt and Payment Account especially when there was no actual receipt and payment, the same should not have been included in the Receipt and Payment Account.

Thus, it has resulted in overstatement of Receipts and Payments by ₹ 14,864.34 crore (₹ 9,833.97 crore + ₹ 5,030.37 crore) each. Also, the Receipt and Payment Account is not in conformity with the requirements of Generally Accepted Accounting Principles.

D. Significant Accounting Policies

Inventories (Sl. no. 6)

Item No. 6 of Significant Accounting Policy (Schedule N) states that inventories are valued at lower of cost or Net Realizable Value (NRV). Further, Para 25 of Accounting Standard-2 relating to 'Valuation of Inventories' also stipulates that an assessment is to be made of NRV at each Balance Sheet date. However, audit noticed that no such assessment of NRV has been carried out by the DDA on the Balance Sheet date. Thus, it has resulted in violation of AS-2 and Significant Accounting Policy No.6. Further, non-valuation of inventories as on the date of Balance sheet has also not been suitably disclosed in the notes forming part of the accounts. Though the issue was commented upon by Audit since 2019-20, however, no corrective action has been taken by the management.

E. General

1. Non-compliance with the Uniform Format of Accounts

As per Uniform Format of Accounts, the Corpus/Capital Fund is akin to capital, share capital or owners' funds. It comprises amounts received by way of contributions, especially to the corpus as increased/decreased by the net operating results shown in the Income and Expenditure Account. However, the excess of Income over Expenditure/(deficit) for the year 2024-25 has been presented under the head Reserves & Surplus instead of the Corpus/Capital Fund head in violation of the Uniform Format of Accounts. Thus, it has resulted in overstatement of Reserves and Surplus and understatement of Corpus/Capital fund by ₹ 7,071.68 crore.

2. Notes to Accounts (Schedule O)

Earmarked Funds- (Note No. 9)

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

(₹ in Crore)

Fund	Total Liabilities	Total Assets	Difference
Urban Development Fund	4,055.06	3,856.39	198.67
Staff Benefit Fund	0.33	0	0.33
Civil Work Maintenance fund	907.25	777.55	129.7
Electrical Work Maintenance fund	158.06	124.68	33.38
Yamuna Pollution Penalty Fund	8.70	8.63	0.07
EWS Housing Reserve	477.82	1,887.10	1409.28
Special Development fund	105.36	82.11	23.25

The differences in balances of Assets and Liabilities of the above-mentioned earmarked funds have not been reconciled. Also, the fact that Earmarked funds are not represented by specifically earmarked investments or other assets (except EWS housing reserve) as required under item (b) of Schedule 3 of General Notes of Uniform Format of Accounts has not been disclosed in the notes. This issue was also highlighted since 2022-23, however, no corrective action has been taken.

3. Employee Benefits (Note No. 4)

Note 4 (ii), 4(iii) and 4 (iv) respectively states that the Authority got the actuarial valuation of its pension liability, leave encashment liability and post-retirement medical benefit liability as on 31.03.2025 and the total liabilities stood at ₹ 9,138.34 crore, ₹ 186.21 crore and ₹ 1,331.07 crore respectively. This includes ₹ 717.31 crore, ₹ 40.73 crore and ₹ 197.74 crore for the current year (2024-25) respectively. However, in contravention to the respective Trust deeds, DDA has not been fulfilling its obligation of transferring the required funds to these trusts as determined by the Actuary.

Year-wise details of payment to the Trusts by DDA and shortfall therein were as follows:

Particulars	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Pension liability amount computed by Actuary for the year	623.49	508.72	529.84	676.31	1085.46	717.31	4,141.13
Amount paid by DDA to Pension Fund	208	235	259.10	390.02	285.00	596	1,973.12
Shortfall- Amount not yet paid	415.49	273.72	270.74	286.29	800.46	121.31	2,168.01
Post Retirement Medical Benefit liability amount computed by Actuary	87.27	104.74	116.52	115.30	482.69	197.74	1,104.26

Amount paid by DDA to PRMB Trust	22.44	50	34.20	50	30	95	281.64
Shortfall-Amount not yet paid	64.83	54.74	82.32	65.30	452.69	102.74	822.62
Leave Encashment fund liability computed by Actuary	-6.67	-3.50	22.64	17.36	55.35	40.73	125.91
Amount paid by DDA to leave encashment Fund	9.46	22.09	37.60	0.07	0	10	79.22
Shortfall- Amount not yet paid	(16.13)	(25.59)	(14.96)	17.29	55.35	30.73	46.69
Total Liability	464.19	302.87	368.02	368.88	1308.5	254.78	3,067.24

Thus, from the above, it is depicted that the shortfall in remittance to Pension Trust has increased from ₹ 415.59 crore in 2019-20 to ₹ 2,168.01 crore in 2024-25. Similarly, shortfall in PRMB trust has increased from ₹ 64.83 crore in 2019-20 to ₹ 822.62 crore in 2024-25 and shortfall in leave encashment Fund has increased from ₹ (16.13) crore in 2019-20 to ₹ 46.69 crore in 2024-25.

In view of above, the disclosure in Note 4 (ii), 4(iii) and 4 (iv) was incomplete since the fact that there was shortfall in remittance to these trusts/funds has not been disclosed.

This issue is being pointed out since 2020-21, however, no corrective action has been taken by the DDA as yet.

4. Suspense Account balance ₹ 15.6 crore

A reference is invited to comment No. 6.1 of SAR of DDA for the year 2023-24, wherein the issue of non-reconciliation of Suspense A/c was pointed out. As on 31 March 2025, an amount of ₹ 15.60 crore is still reflected under the 'Suspense Account'. This issue was also highlighted since 2019-20. However, corrective steps have not been taken in this respect by DDA.

5. Unsecured loans payable to Nazul-II (Schedule C)

Interest Expense payable to Nazul-II (Note No. 13)

- Rule 15 of DDA Budget and Accounts Rules 1982 states that when re-appropriation is sanctioned by the Government, the amount so transferred shall be treated as a loan which shall carry interest from the date of sanction to there appropriation or the date of expenditure whichever is earlier, at the same rate as is charged on Government loans to the Authority and which shall be liquidated from the next years receipts of the Debtor account from loan or otherwise.

As on 31 March 2025, the unsecured loans payable by GDA to Nazul II amounted to ₹ 10,723.33 crore including provision for interest payable of ₹ 2,666.60 crore. As per the Uniform Format of Accounts, the unsecured loans and borrowings from Central Government/State Government should indicate the terms of repayment. Further, in the Notes to Accounts the amount due within a period of less than 12 months as of the Balance Sheet date must be separately disclosed. However, DDA has not disclosed the terms of repayment including timeline for repayment of the loan amount payable to Nazul-II.

- Rule 15 of Budget and Accounts Rule, 1982 of DDA states that the re-appropriation of funds from Nazul II shall carry interest at the same rate as charges on Government loans. In this regard, it was noticed that DDA on regular basis has been booking the interest liability in its books of accounts on the basis of average bank rate announced by RBI as the said matter is pending on the part of the Ministry of Housing Affairs on account of the fact that rate of interest and other terms & conditions for such loan is to be decided in consultation with the Department of Economic Affairs, Ministry of Finance as the matter relates to Government Loans.

However, the DDA has not disclosed the aforesaid fact in its notes to accounts as well as the impact of any increase/decrease in the rate of interest on loan amount on its financial statement.



Further, the rate of interest (i.e., 6.71 per cent) for the year 2024-25, which has been considered for providing for the interest payable to Nazul-II should also have been disclosed in the Notes to Accounts. Thus, Note No. 13 and Schedule C are deficient to that extent.

II Nazul Account-I

A. Balance Sheet

Assets

Sundry Debtors: ₹ 105.90 crore (Schedule F)

Damage Charges ₹ 103.31 crore

As per Section 7 of the Public Premises (Eviction of unauthorized Occupants) Act, 1971, DDA is authorised to collect damage charges with interest from unauthorized occupants of Government Nazul Land. However, despite being repeatedly commented upon since 2018-19, DDA has neither calculated the damage charges recoverable nor recovered the same from the unauthorized occupants as on 31 March 2025. Thus, audit is unable to comment on the correctness, authenticity and recoverability of the damages amounting to ₹ 103.31 crore as recognized in the books of accounts as well as non-booking of the damages from the unauthorized occupants has not been disclosed in the Notes to Accounts.

B. Income and Expenditure Account (Nazul-I)

Income

1. License Fees- Nil

License fee amounting to ₹ 30.83 crore for the year 2024-25 in respect of property at E2 Jhandewalan, New Delhi which has been let out to Income Tax Department has not been recognized during the year 2024-25 in violation of its accounting policy and despite issuing (04 March 2025) invoice for the same. Thus, non-recognition of Income has resulted in understatement of Income from license fees, Sundry Debtors by ₹ 30.83 crore each. Excess of Expenditure over Income (deficit) is overstated by ₹ 30.83 crore.

Further, despite accounting for the income since the year 2016-17, DDA on behalf of Nazul-I has not yet signed the license deed/lease agreement with the Income Tax Department and this fact has also not been disclosed in the notes to accounts.

C. Receipt and Payment Account for the year ended 31 March 2025

Receipts and payments presented in the Receipt and Payment Account of Nazul-I do not match with the actual receipts and payments as per bank statement due to inclusion of non-cash transactions resulting in overstatement of both receipts and payments by ₹ 721.34 crore each. Further, transfers between its own one bank account to another bank accounts amounting to ₹ 29.46 crore were also included in the Receipt and Payment account especially when there was no actual receipt and payment, the same should not have been included in the Receipt and Payment Account.

Thus, it has resulted in overstatement of receipts and payments by ₹ 750.8 crore (₹ 721.34 crore + ₹ 29.46 crore) each. Also, the Receipt and Payment Account is not in conformity with the requirements of Generally Accepted Accounting Principles.

D. General

Non-disclosure of the lease terms of Nazul-I property

The Government of India placed 23 Nazul Estates at the disposal of the erstwhile Delhi Improvement Trust with

effect from 1 April 1937 through the "Nazul Agreement" of March 1937. After the Enactment of Delhi Development Act 1957, subject land was placed at the disposal of DDA. The land in the Nazul Estates has been given to lessees on lease for short term period, 90 years, or perpetuity. The ownership of leasehold property vests with the Government of India through DDA until the conversion from leasehold to freehold.

However, in the absence of the details of lands given on the lease on short term period, 90 years, or perpetuity, audit could not vouchsafe the details of land actually available with the Nazul-I. Further, Notes of accounts has also deficient as no such disclosure has been incorporated in the Notes to Account.

III Nazul Account-II

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

Nazul-II relates to large-scale acquisition, development, and disposal activities of land by Delhi Development Authority (DDA) on behalf of the Government of India. In respect of Nazul-II accounts, DDA in contravention of provision of Uniform Format of Accounts has prepared only the Receipts & Payments Account. Resultantly, Balance Sheet, Income & Expenditure Account and Schedule to financial statement as well as Notes forming part of the accounts of Nazul-II have not been prepared for the year ending 31 March 2025.

Further, Audit noticed that even after directions (08 May 2024 and 14 August 2024) of Chairman DDA, "to prepare the balance sheet of Nazul II and finalize it within next 2 months for effective monitoring of assets and receivable of Nazul II Accounts" DDA has neither taken the cognizance of the directions of the Chairman, DDA nor prepared the complete set of financial statements for effective monitoring of assets and receivable of Nazul II Accounts. Non-preparation of the balance sheet/income and expenditure account led to:

- Unreported Position of Assets/Liabilities: The total land under Nazul-II is 77,147.81 acres. In the absence of the Balance Sheet, the acquisition/historical cost of land, buildings of Sports Complexes, properties given on license fees basis, land leased out to allottees etc. is unreported. Similarly, the liability towards land acquisition cost/enhancement of land compensation etc. is not ascertainable. The actual financial position of Nazul-II is thus not known.
- Non reflection of Income and Receivables: Non preparation of Income and Expenditure account carries the risk that revenue on account of outstanding dues from allottees towards premium on land, ground rent, license fees etc. are not fully accounted for. Thus, financial performance of Nazul-II is not known. The issue of non-preparation of the Balance Sheet and Income and Expenditure Account for Nazul-II is being repeatedly commented upon by Audit since 2012-13. However, no corrective action has been taken by DDA.

B. Receipts and Payments Account of NAZUL-II for the year ending 31 March 2025

1. Receipts and payments shown in the Receipt and Payment Account do not match with the actual receipts and payments as per bank statement due to inclusion of non cash transactions resulting in overstatement of both receipts and payments by ₹ 782.57 crore each. Further, transfers between its own one bank account to another bank accounts amounting to ₹ 1,709.92 crore were also included in the Receipt and Payment account especially when there was no actual receipt and payment, the same should not have been included in the Receipt and Payment Account.

Thus, it has resulted in overstatement of Receipts and Payments by ₹ 2,492.49 crore (₹ 782.57 crore+ ₹ 1,709.92 crore) each. Also, the Receipt and Payment Account is not in conformity with the requirements of Generally Accepted Accounting Principles.

2. Other Receipts-License fees -₹ 85.71 crore

The above does not include an amount of ₹ 248 crore receivable from the Municipal Corporations of Delhi (MCD)

on account of various parking sites pertains to Nazul-II as the parking sites were transferred (2018 and 2020) by DDA to MCD (erstwhile South Delhi/North Delhi and East Delhi Municipal Corporation) on a 30:70 revenue-sharing basis. As per terms and conditions of the transfer, the revenue from parking sites was to be initially deposited in DDA's bank account and MCD was to provide copies of license agreements with parking contractors within 15 days to DDA. However, from the date of transfer of the respective parking sites during the period from 2018-2020 to till 31 March 2025 neither any amount has been deposited by the MCD in DDAs bank account nor copies of the license agreements provided to DDA which indicates non-enforcement of agreed terms by DDA. Thus, it has resulted into non-receipt of revenue amounting to ₹ 248 crore.

3. Other Miscellaneous Receipts ₹ 128.05 crore

The above amount of ₹ 128.05 crore was not clearly identifiable with property concerned and out of the above an amount of ₹ 38.36 crore was not reconciled. Booking of such huge amount under Miscellaneous Receipts without identifying the same with property concerned and details thereof necessitates review in DDA. In the absence of details/reconciliation, the miscellaneous receipts amounting to ₹ 128.05 crore could not be vouchsafed in audit. The issue has been repeatedly commented upon since 2019-20. However, no corrective action has been taken by the DDA as yet.

E. Management Letter

Deficiencies which have not been included in this Separate Audit Report will be brought to the notice of the Management through a Management Letter issued separately for remedial/ corrective action.

F. Assessment of Internal Controls

1. Adequacy of Internal Control System

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

- (i) There is no Operational, Financial and Accounting Manual other than Budget and Accounts Rules, 1982. Standard Operating Procedures for effective accounting and control are not available.
- (ii) There are no prescribed, documented or approved Key Performance Indicators (KPIs) approved by competent authority.
- (iii) There is no risk assessment policy of DDA approved by competent authority.
- (iv) There is no approved fraud detection and prevention policy of DDA.
- (v) DDA has not prepared flow chart listing steps with deadlines for various operations, procedures and activities which were specific to its working in housing and commercial allotments.
- (vi) Non-Preparation of accounts on accrual basis:

DDA has eight Central Accounting Units (CAU), namely CAU (North Zone), CAU (South Zone), CAU (East Zone), CAU (Dwarka), CAU (Rohini), CAU (Narela) and CAU (Sports), CAU (Horticulture). In addition, there are six accounting units other than CAU's viz. Cash (Main), Cash (Housing), Staff Benefit Fund, Medical, PAO (EW) and UTIPEC. The DDA basically follows the CPWD pattern of preparation of monthly accounts at CAU level. The monthly accounts rendered by the CAUs are posted in the Classified and Consolidated abstracts at Headquarter level. The accounts are finalized by conversion of cash basis accounts to an accrual basis by passing adjustment entries at the year-end. Thus, DDA does not record its transaction on an accrual basis as and when these transactions take place. Immediate steps are warranted for implementation of some tailor-made accounting software system which may help in streamlining accounting of DDA.

The point is being highlighted by Audit since 2020-21, however, no corrective action has been taken by the management.

2. Adequacy of Internal Audit System

The Internal Audit System of the Delhi Development Authority (DDA) is not commensurate with the size and complexity of its operations. DDA has 211 auditable units, of which 73 units, 48 units and 90 units were required to be audited annually, biennially and triennially respectively. According to it, DDA was required to conduct audit of 127 units (73 units annually + 24 (50% of 48 biennially) and 30 units (33% of 90 triennially)) annually. However, during 2024-25, it had planned only 44 units (24 units annually + 10 units each biennially and triennially) for audit and only 23 units (15 units annually + 7 units biennially + 1 unit triennially) were actually audited. This indicates that DDA has not only planned the required number of units for audit, but also not conducted the audit of the units as planned.

As on 31 March 2024, there were 18,569 outstanding paras and 371 paras were added during 2024-25. Despite there being 18,940 outstanding paras as on 31 March 2025, no concrete action plan was found on record to review these outstanding paras. Thus, it shows that DDA over all internal control system is inadequate and needs to be robust and should have in-built checks and balances on transactions/operations.

3. System of Physical verification of Fixed Assets

As per Rule 213 (1) of General Financial Rules, 2017 the inventory of fixed assets shall ordinarily be maintained at site. Fixed assets should be verified at least once in a year and the outcome of the verification recorded in the corresponding register. In this regard, DDA has considered certificate of physical verification confirming physical existence as provided by its units, however, item-wise and quantity-wise physical verification report of all the Fixed Assets was not maintained by Rohini and Dwarka Zone. Further, nil fixed assets were reported by Narela zone, North Zone and Horticulture zone. Similarly, item-wise and quantity-wise physical verification report of all the Fixed Assets of DDA Head Office were not furnished to Audit. In view of above, audit is unable to draw an assurance in respect of the authenticity and existence of Fixed Assets at Rohini zone, North zone, Narela zone, Dwarka zone, Horticulture zone and Head Office. This issue was also highlighted during 2023-24, however, no corrective action has been taken by the management as yet.

4. System of Physical Verification of Inventory

As per Rule 213(2) of General Financial Rules, 2017 a physical verification of all the consumable goods and materials should be undertaken at least once a year and discrepancies, if any, should be recorded in the stock register for appropriate action by the competent authority. The units of DDA have not submitted any item wise physical verification reports of all the inventory for the year ended 31 March 2025. DDA has considered the certificate of physical verification from respective units of the Engineering Wing without the details of inventory. In absence of item-wise physical verification reports of inventory, audit is unable to draw an assurance in respect of the authenticity of inventories shown in the Balance Sheet for the year ended 31 March 2025. This issue was also highlighted during 2023-24, however, no corrective action has been taken by the management as yet.

5. Regularity in payment of Statutory Dues

No shortcomings in payment of Statutory dues were noticed during audit.

6. Other Matters

Non maintenance of property wise details of license fees/ground rent

An amount of ₹ 19.67 crore pertaining to license fees from built up properties has been accounted for in the financial statements of General Development Account without the details of the property. Similarly, ground rent of ₹ 174.95 crore has also been accounted for in the Receipts and Payment Account of Nazul-II. However, DDA has not maintained property wise details of License fees/ground rent received and outstanding. This issue was pointed out in the Management letter (11 April 2025), however no corrective action has been taken by DDA.

General Development Accounts For the Year 2024-2025



DELHI DEVELOPMENT AUTHORITY



**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
BALANCE SHEET AS AT 31st March-2025**

(₹ in Crores)

PARTICULARS	SCHEDULE	AS AT 31-March-2025	AS AT 31-March-2024
CORPUS/CAPITAL FUND AND LIABILITIES			
Reserves & Surplus	A	8,819.54	8,670.87
Earmarked/Endowment Funds	B	5,715.00	4,681.14
Unsecured Loans	C	10,723.33	10,106.19
Current Liabilities & Provisions	C.1	6,264.64	8,196.35
TOTAL		31,522.51	31,654.55
ASSETS			
Fixed Assets	D	158.91	167.22
Capital Work in Progress		3.73	2.71
Assets of Earmarked/Endowment Funds	E	6,738.50	6,233.92
Current Assets, Loans & Advances	F	24,621.37	25,250.70
TOTAL		31,522.51	31,654.55
SCHEDULES FORMING PART OF FINANCIAL STATEMENTS	A-P		
Statement Showing Closing Balance of Cash and Bank	M		
Significant Accounting Policies	N		
Notes To Accounts	O		
Statement Showing Closing Balance of Investments	P		

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2025

(₹ in Crores)

PARTICULARS	SCHEDULE		FOR THE YEAR ENDED 31 MARCH 2025		FOR THE YEAR ENDED 31 MARCH 2024
INCOME					
Income from Sales/Services	G		4,721.93		741.19
Income from Investments	H		277.65		128.85
Other Income	I		223.41		393.02
Increase/(Decrease) in Stock & Works - EWS	J.1		-627.72		332.52
Increase/(Decrease) in Stock & Works - Others	J.2		-2,703.15		4,456.29
Gross Total			1,892.12		6,051.87
Income pertaining to EWS			-59.04		492.20
Total Income			1,951.16		5,559.67
EXPENDITURE					
Development & Construction Expenses					
- Land and related works		1.76		1.07	
- Specified housing scheme - EWS Houses		54.95		363.58	
- Other Housing Schemes		300.22		2,695.27	
- Other Development Expenditure		520.35		1,385.59	
- Arbitration cases settled		9.04		5.86	
- Commercial Estate		0.08	886.40	50.89	4,502.26
Maintenance of properties			125.23		94.55
Establishment & Administration	K		403.28		615.66
Interest to Nazul II			541.62		550.24
Depreciation	D		19.64		18.76
Gross Total			1,976.17		5,781.47
Expenditure pertaining to EWS			54.95		363.58
Total Expenditure			1,921.22		5,417.89
Excess of Income over Expenditure before prior period Items & Extraordinary Items			29.94		141.78
Prior Period Income/(Expenditure) - EWS	L		-73.11		
Prior Period Income/(Expenditure)			-70.42		28.95
Excess of income over expenditure for the year after Extraordinary Items			-40.48		170.73

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer



2024-2025

**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2025**

(₹ in Crores)

RECEIPTS (Rs. Crores)		PAYMENT (Rs. Crores)			
Head of Account	2024-25	2023-24	Head of Account	2024-25	2023-24
Opening Balance			Administration & Establishment		
Cash in Hand	0.00	0.00	Less: Amt. Recovered from works	276.44	295.98
Balance in Saving Accounts	2,478.24	896.99	TOTAL	276.44	295.98
Remittance in Transit	0.49	11.84	Less: Share cost Recovered		-
	2,478.73	908.83	Nazul A/c-I	2.94	3.19
Less : Balance of transactions pertaining to -			Nazul A/c-II	222.17	240.81
NAZUL-I	8.32	9.11	Delhi Master Plan	0.33	0.35
NAZUL-II	1,661.54	519.39	Total share cost transferred		
Special Deposit NAZUL-II	-	-	Expenditure on Works & Development Schemes	51.01	51.63
	808.87	380.33		138.76	117.78
Add: Fixed Deposits - General Investment	-	380.33	Expenditure on construction of Houses & Shops		
Revenue from Work and Development Schemes				882.69	1,827.75
Premia from disposal of land	10.26	27.92	Interest on Registration Money & Refunds	-	
Premia from disposal of houses and shops	2,962.76	2,398.13	Stores	-	
License Fee			Miscellaneous expenses	8.61	2.79
Ground Rent			Purchase of Fixed Assets	19.85	16.07
Interest on General Investment			Expenses pertaining to running of sports complexes	114.50	-
Other Revenues	209.82	149.54	General Investments		
Other Revenues- Sports	120.87	104.02	Investment made	1,517.04	142.12
Other Revenues- Horticulture			GDA Investment (Gen.)	2,556.79	350.00
General Investments			Urban Development Fund		
Encashment on Investment	1,660.64	-	Investment	3,654.50	954.06
GDA Investment (Gen.)	946.23		Refund of conversion charges	1.98	3.15
Interest on GDA Investment (Gen.)	27.51		Payment to Pension Fund Trust from UDF	-	-
Urban Development Fund			Payment to NA II from UDF	3,291.56	4,729.85
Encashment of Investment	2,693.60	2,535.95	Amount paid to CMF from UDF	-	-
Conversion Charges	233.95	273.26	Payment to Contingency from UDF	-	-
Interest on Investment	215.71	269.05			
Receipt from Pension in UDF	-	-			
Amount Received from NA II in UDF	3,927.98	3,642.36			
Amount Received from CMF in UDF	-	-			
Amount Received from Contingency to UDF	-	-			

Annual Audited Accounts



Annual Audited Accounts

Amount Received from NA II (UHF)					1.55	Amount Paid to NA II (UHF)				0.63
Amount Received from NAI (Kalkaji Maint Fund Investment)		4.31			4.00	Amount Paid to NAI (Kalkaji Maint Fund Investment)		4.00		4.00
Amount Received from NAI (Escrow EWS)		1.58			-	Amount Paid to NAI (Escrow EWS)		1.00		-
Amount Received from NAI (Escrow FAR)		-			5.32	Amount Paid to NAI (Escrow FAR)		-		5.32
Amount received from General Provident Fund in GDA		7.10			14.67	Amount Paid to General Provident Fund from GDA		54.02		61.10
Amount received from Leave Encashment Fund in GDA		-			-	Amount Paid to Leave Encashment fund trust from GDA		10.00		-
						Bank Balance of General Provident Fund Transfer to Trust Account		-		-
						Closing Balance				
						Cash in Hand		0.00		0.00
						Balance in Saving Accounts		686.84		2,478.24
						Remittance in transit		0.99		0.49
								687.84		2,478.73
						Less : Balance of transactions pertaining to -				
						Nazul I		18.35		8.32
						Nazul II		113.65		1,661.54
						Special Deposit Nazul II				
								555.84		808.87
						Add: Fixed Deposits - General Investment		-		808.87
Total		27,027.57			21,586.81	Total		27,027.57		21,586.81

Sd/- **Sd/-** **Sd/-**
Vice Chairman **Finance Member** **Chief Accounts Officer**



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

(₹ in Crores)

PARTICULARS		AS AT 31-March- 2025		AS AT 31-March- 2024
RESERVES & SURPLUS				
Surplus in Revenue Account				
Opening Balance	7,239.96		7,167.48	
Trfd. From CWG Reserve Fund				
Add: Amount Trfd. from EWS Houses Reserve	-		-	
Less: Interest income on Contingency Reserve Fund Trfd. to Contingency Reserve Fund	-127.80		-98.25	
Add: Excess of Income over Expenditure for the year	-40.48	7,071.68	170.73	7,239.96
Specific Reserves				
Contingency Reserve Fund				
Opening Balance	1,426.92		1,518.94	
Add : Interest Income Trfd. from Surplus in Revenue Account	127.80		98.25	
Less: Amount receivable from Pension Fund Trust	-		-	
Less: Amount receivable from NA II	189.15		-190.27	
Less: Amount Payable to UDF	-	1,743.87	-	1,426.92
Reserve for House fire risk				
Opening Balance	3.99		3.99	
Add: House Fire Risk Premia recovered during the year	-	3.99	-	3.99
TOTAL		8,819.54		8,670.87

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

(₹ in Crores)

PARTICULARS	AS AT 31-March-2025	AS AT 31-March-2024
EARMARKED / ENDOWMENT FUNDS		
1) URBAN DEVELOPMENT FUND		
Opening Balance	2,977.31	4,620.67
Add: Additions to the Funds	-	-
Conversion charges received during the year	247.40	281.36
Interest Earned on Investments & Saving Bank Interest	294.79	235.84
Prior Period Interest	-	1.54
Other Interest	-	0.01
Amount received from contingency	-	-
Less: Utilization / Expenditure towards objectives of Funds	-	-
Disbursement during the year (Grant given)	-100.87	-1,055.82
Paid to Nazul II	636.43	-1,106.29
Amount Payable to UDF from CMF	-	-
RECEIVABLE FROM GRATUITY-UDF	-	-
Amount Paid to Pension Fund trust	-	-
Closing Balance (Credit)	4,055.06	2,977.31
2) PERSONAL ACCIDENT INSURANCE POLICY FUND		
Opening Balance	0.87	0.85
Add: Additions to the Funds	-	-
Contribution received during the year	0.02	0.02
Less: Utilization / Expenditure towards objectives of Funds	-	-
Disbursement during the year	-	-
Closing Balance (Credit)	0.89	0.87
3) BENEVOLENT FUND		
Opening Balance	0.90	0.87
Add: Additions to the Funds	-	-
Contribution received from employees	0.39	0.04
Less: Utilization / Expenditure towards objectives of Funds	-	-
Disbursement during the year	-0.03	-0.01
Closing Balance (Credit)	1.26	0.90
PARTICULARS	AS AT 31-March-2025	AS AT 31-March-2024
4) STAFF BENEFIT FUND		
Opening Balance	0.59	0.57
Contribution during the year	-	-
Interest Earned on Investment	0.01	0.02
Less: Utilization / Expenditure towards objectives of Funds	-	-
Disbursement during the year	-	-
Closing Balance (Credit)	0.60	0.59
SCHEDULE- B (Continued)		
5) CIVIL Works Maintenance Fund - Housing Scheme, 2010 onward		
Opening Balance	782.50	784.74
Add: Additions to the Funds	-	-
Contribution received from Allottees	66.09	15.99



Interest on investment	70.16	38.12
Discount on Purchase of Investment	-	-
Amount payable to NA II	4.58	-16.44
Amount Received from UDF	-	-
Less: Utilization / Expenditure towards objectives of Funds	-16.08	-39.91
Refund of OTM Collected	-	-
Less: fund transfer to Escrow account	-	-
Amount Receivable from Pension Fund trust	-	-
Amount Received from EMF	-	-
Disbursement during the year	-	-
Closing Balance (Credit)	907.25	782.50
6)Electrical work Maintenance Fund- Housing Scheme, 2014 onward		
Opening Balance	134.24	117.38
Add: Additions to the Funds	-	-
Contribution received from Allottees	16.96	6.08
Interest on Investment	9.24	11.05
Less: Amount Payable to NA II	-0.27	-0.27
Less: Amount Payable to CMF	-	-
Less: Utilization / Expenditure towards objectives of Funds	-2.11	-
Less: fund transfer to Escrow account	-	-
Disbursement during the year	-	-
Closing Balance (Credit)	158.06	134.24
7) YAMUNA POLLUTION PENALTY FUND		
Opening Balance	8.13	7.55
Add: Additions to the Funds	-	-
Interest Income	0.57	0.58
Less: Utilization / Expenditure towards objectives of Funds	-	-
Prior Period Expenses	-	-
Closing Balance (Credit)	8.70	8.13
8) Special Development Fund		
Opening Balance	111.69	84.89
Add: Additions to the Funds	26.65	15.06
Add: Interest Income	5.21	7.11
Add: saving interest	-12.54	0.11
Less: Expenses	-	-0.38
Less: Paid to NA-II	-25.65	4.90
Closing Balance (Credit)	105.36	111.69
SCHEDULE- B (Continued)		
9) EWS Housing Reserve		
Opening Balance	664.91	462.13
Amount transferred from Reserves and Surplus	-	-
Less: Utilization / recoverable	-	-
Amount payable from NA-II	-	74.16
Amount receivable from NA-II	-	-
Amount receivable from Pension Fund Trust	-	-
Income & Expenses pertaining to EWS	-	-
Income	-59.03	492.20
Expenditure	-54.95	-363.58
Transfer from Prior Period Expenditure	-73.11	-
Closing Balance (Credit)	477.82	664.91
GRAND TOTAL	5,715.00	4,681.14

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

(₹ in Crores)

PARTICULARS	AS AT 31-March-2025	AS AT 31-March-2024
Loan Liability		
A. Unsecured Loans:		
Payable to Nazul-II	10,723.33	10,106.19
TOTAL	10,723.33	10,106.19

**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
SCHEDULES FORMING PART OF FINANCIAL STATEMENTS
SCHEDULE C.1**

(₹ in Crores)

PARTICULARS	AS AT 31-March-2025	AS AT 31-March-2024
CURRENT LIABILITIES & PROVISIONS		
A. CURRENT LIABILITIES:		
Sundry Creditors		
- For Expenses	101.86	70.40
- For Land	874.48	1,745.15
Payable to Post Retirement Medical Benefit Trust	858.86	756.12
Payable to General Provident Fund Trust	-	-
Payable to Gratuity trust	-	-
Payable to Leave Encashment Fund Trust	45.63	14.89
Payable to Pension Fund Trust	2,729.01	2,607.70
B. OTHER LIABILITIES		
Suspense Account	15.60	15.52
Other Liabilities	-	-
Deposits & Retentions	787.73	706.50
Earnest Money Deposits/ Registration Money(Housing and Commercial)	24.97	24.97
Advances from Allottees of various DDA Housing Schemes	643.47	2,080.92
Advances from Allottees - MOR Land	9.06	9.06
Branch / Divisions	-	-
C. PROVISIONS:		
Interest accrued on Deposits	14.03	12.95
D. STATUTORY LIABILITIES:		
Overdue	-	-
Other	159.94	152.17
TOTAL	6,264.64	8,196.35



2024-2025

DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
SCHEDULE OF FIXED ASSETS AS ON 31-03-2025
SCHEDULE D

(₹ in Crores)

PARTICULARS	ANNEXURE	GROSS BLOCK				DEPRECIATION			NET BLOCK				
		GROSS COST AS AT 01.04.2024	ADDITIONS	Prior Period	SALE/ADJUSTMENT	TOTAL AS AT 31.03.2025	UPTO 31.03.2024	DEPRECIATION FOR THE YEAR	SALE	PRIOR PERIOD ADJUSTMENT	UPTO 31.03.25	WDV AS AT 31.03.2025	WDV AS AT 31.03.2024
LAND	1	24.72	-	-	-	24.72	-	-	-	-	-	24.72	24.72
OFFICE BUILDINGS, STORES & GODOWNS	2	52.85	-	2.01	-	54.86	42.07	1.08	-	2.01	45.16	9.70	10.78
LET OUT PROPERTIES	3	44.65	-	-	-	44.65	40.71	0.39	-	-	41.10	3.55	3.93
COMMUNITY HALL/PICNIC HUTS/TOURIST COMPLEX	4	50.19	-	-	-	50.19	32.48	1.77	-	-	34.25	15.94	17.71
STAFF QUARTER	5	129.06	-	-	-	129.06	56.89	3.60	-	-	60.49	68.57	72.18
MOTOR VEHICLES	6	5.12	0.30	-	-	5.42	4.17	0.19	-	-	4.36	1.06	0.95
OFFICE FURNITURE & FITTINGS	7	15.61	0.74	-	-	16.35	10.16	0.61	-	-	10.77	5.58	5.46
OTHER OFFICE EQUIPMENTS	7	5.26	-	-	-	5.26	4.49	0.12	-	-	4.61	0.65	0.77
ELECTRICAL INSTALLATIONS & EQUIPMENTS	7	20.78	0.44	-	-	21.22	12.02	1.36	-	-	13.38	7.84	8.76
PLANT & MACHINERY & OTHER EQUIPMENTS	7	8.06	-	0.57	-	8.63	2.52	0.83	-	0.57	3.92	4.71	5.54
PRINTING PRESS EQUIPMENTS	8	1.42	-	-	-	1.42	1.32	0.01	-	-	1.33	0.09	0.10
COMPUTERS	9	74.61	9.84	-	-	84.45	58.29	9.66	-	-	67.95	16.50	16.32
TOTAL		432.33	11.32	2.58	-	446.23	265.12	19.62	-	2.58	287.2	158.91	167.22

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

(₹ in Crores)

PARTICULARS		AS AT 31-March-2025		AS AT 31-March-2024
ASSETS OF EARMARKED/ENDOWMENT FUNDS				
Government Securities				
(i) Central Govt. Securities				
General Provident Fund	-	-	-	
(ii) State Govt. Securities				
Civil work maintenance fund	-0.00		139.64	
Urban Development Fund	-		905.12	
Electric Maintenance Fund	-0.00		10.01	
EWS Housing Reserve	-		-	
General Provident Fund	-	0.00	-	1,054.77
Debentures & Bonds				
General Provident Fund	-	-	-	-
Mutual Funds				
General Provident Fund	-	-	-	-
In Fixed Deposits				
Urban Development Fund	3,649.50		1,792.43	
Civil work maintenance fund	733.58		546.50	
Noise Pollution Deposit	-		0.57	
Electrical work Maintenance Fund	114.00		94.00	
Yamuna Pollution Penalty Fund	8.20		7.37	
SDF-Special Development Fund	66.00		62.04	
Restoration of Siri Fort forest area	1.67		1.55	
EWS Investment	-		-	
Staff Benefit Fund	-	4,572.95	-	2,504.46
In Saving Bank Accounts				
Urban Development Fund	29.57		11.35	
EWS Housing Reserve	0.40		3.33	
Restoration of siri Fort Forest Area	0.02		0.01	
Civil work maintenance fund	14.05		2.59	
Electrical work Maintenance Fund	5.56		4.80	
Yamuna Pollution Penalty Fund	0.11		0.28	
Staff Benefit Fund	0.33		0.41	
Special Development Fund	10.19		6.04	
		60.23		28.81
Interest Accrued on Investments				
Urban Development Fund	177.32		90.52	
Civil work maintenance fund	29.92		24.31	
Electrical work Maintenance Fund	5.12		9.94	
Restoration of siri Fort Forest Area	0.02		0.02	
Yamuna Pollution Penalty Fund	0.32		0.48	
EWS Housing Reserve	0.00		0.00	
Contingency Fund	-		-	
Staff Benefit Fund	0.00		0.00	
Special Development Fund	5.92	218.62	6.19	131.46
Special Deposit				
EWS Housing Reserve	-	-	-	-
UDF	-	-	-	-
Other Assets - EWS Housing Reserve				
1. Inventories				
Work in Progress - Houses under Construction	533.99		801.31	
Finished Stock - Houses Built Up	1,352.71		1,713.11	
2. Advance to Contractors	-	1,886.70	-	2,514.42
Total		6,738.50		6,233.92



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

(₹ in Crores)

PARTICULARS		AS AT 31-March-2025		AS AT 31-March-2024
A. CURRENT ASSETS				
1. Inventories				
Stores	5.16		5.16	
Land - Raw Land	19.04		19.04	
Work in Progress				
Land - Under Development	1.32		1.32	
Houses - Under Construction	5,701.59		7,619.86	
Commercial Estate - Under Construction	14.75		14.66	
Finished Stock -				
Developed Land	107.99		107.99	
Houses - Built Up(finished stock-housing)	11,175.15		11,945.78	
Commercial Estate - Built Up	570.44		584.79	
CWG flats-(Net of recoveries from allottees towards furniture, etc.)	156.31	17,751.75	156.31	20,454.91
2. Sundry Debtors		872.60		544.02
3. Cash & Bank Balances -				
Cash in hand	0.00		0.00	-
Bank Balances - with Scheduled Banks -				
In Current Accounts				
In Saving Bank Account	615.57		2,422.37	
Remittance in Transit	0.99		0.49	
Less : Balances pertaining to transactions of				
Nazul I	-18.35		-8.32	
Nazul II	-113.65		-1,661.54	
Special Deposit Nazul II	-			
Other Bank Balance	0.64			
In Deposit Account - General Investment	1,961.94	2,447.14	495.62	1,248.62
4. Investments in Insurance Companies	0.30	0.30	0.30	0.30
5. Reserve Fund Investment and Bank Balances				
Contingency Reserve Fund				
Bank Balance	11.05		27.05	
Fixed Deposits with Banks	1,590.38		859.18	
Govt. Securities	-	1,601.43	442.37	1,328.60
B. LOANS, ADVANCES & OTHER ASSETS				
1. Loans				
(a) Staff	6.41		5.49	
(b) Future Hire Purchase Instalments	122.69		135.02	
Less : Future Interest	-54.36		-59.82	
	68.33	74.74	75.20	80.69

2. Advances recoverable in cash or in kind or for value to be received/adjusted				
Advances to Contractors	96.26		94.94	
Deposit Works	80.68		73.98	
Input VAT recoverable	0.10		0.10	
Vat Refundable				
Income Tax Refund Receivable	66.42		67.48	
Recoverable from Leave Encashment Fund Trust	-		-	
Recoverable from Gratuity Fund trust	108.08		77.09	
Recoverable from General Provident Fund trust	336.90		289.98	
Deposit with Income Tax Authority	108.18		108.18	
Recoverable from Nazul I	515.27		474.11	
Service Tax Authority	33.87		33.87	
Advances with Municipal Tax Authority	195.86		195.86	
Other Miscellaneous Advances/Recoverables	146.21	1,687.83	99.69	1,515.28
3. Interest accrued on General Investments		90.50		20.59
4. Interest accrued on Reserve Fund Investments		79.37		49.60
5. Interest Accrued on Saving Bank Interest		6.16		3.04
6. Interest Accrued on Contractor Advances		9.56		5.05
TOTAL		24,621.37		25,250.70



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

(₹ in Crores)

PARTICULARS		FOR THE YEAR ENDED 31 MARCH 2025		FOR THE YEAR ENDED 31 MARCH 2024
SCHEDULE - G				
INCOME FROM SALES / SERVICES				
Premia from Sale of Land		10.26		27.92
Sale of Houses				
EWS	568.63		157.86	
Others	3,677.57	4,246.20	279.43	437.29
Sale of Shops		11.78		1.62
License Fee		143.43		224.36
Interest on License Fees		60.33		-
Damage Charges		176.35		-
Interest on Damage Charges		73.58		-
Interest on Hire Purchase Instalments		-		50.00
Total		4,721.93		741.19
SCHEDULE - H				
INCOME FROM INVESTMENTS & SAVING BANK A/Cs				
Income from General Investments		98.13		20.99
Saving Bank Interest-GDA		51.55		7.68
EWS Houses Reserve		0.05		1.82
Contingency Reserve Fund		127.80		98.25
Restoration of Siri Fort Forest Area		0.12		0.11
Special Development Fund	5.21		7.11	
Civil Works Maintenance Fund	70.16		38.12	
Urban Development Fund	294.79		235.84	
General Provident Fund	-		-	
Electrical work Maintenance Fund	9.24		11.05	
Yamuna Pollution Penalty Fund	0.57		0.58	
Staff Benefit Fund	0.01		0.02	
Total	379.98		292.72	
Less : Transfer to Earmarked Funds	-379.98		-292.72	
Total		277.65		128.85
SCHEDULE - I				
Ground Rent		1.07		1.70
Service Charges		-		-
Building Plan Fee		0.00		-
Deficiency and Restoration Charges		-		-
Other Housing Receipts		55.11		47.03
Interest Income from Nazul - I		19.22		17.91
Water Charges		48.33		-
Other Revenue		99.68		326.38
Profit on Sale of Assets		-		-
Total		223.41		393.02

SCHEDULE - J.1				
INCREASE IN STOCK & WORK IN PROGRESS - EWS				
Closing - Stock & Work in Progress				
Work in Progress -				
Houses - Under Construction	533.99		801.31	
Finished Stock -				
Houses - Built Up	1,352.71	1,886.70	1,713.11	2,514.42
Opening - Stock & Work in Progress				
Work in Progress -				
Houses - Under Construction	801.31		1,360.57	
Less: Prior Period Adjustment	-			
Finished Stock -				
Houses - Built Up	1,713.11	2,514.42	821.33	2,181.90
Increase/ (Decrease) in Stock & Work in Progress		-627.72		332.52
SCHEDULE - J.2				
INCREASE IN STOCK & WORK IN PROGRESS				
Closing - Stock & Work in Progress				
Stores	5.16		5.16	
Stock in Trade				
Land - Raw Land	19.04		19.04	
Work in Progress -				
Land - Under Development	1.32		1.32	
Houses - Under Construction	5,701.59		7,619.86	
Commercial Estate - Under Construction	14.75		14.66	
Finished Stock -				
Developed Land	107.99		107.99	
Houses - Built Up	11,175.15		11,945.78	
Commercial Estate - Built Up	570.44		584.79	
CWG flats	156.31	17,751.75	156.31	20,454.90
Opening - Stock & Work in Progress				
Stores	5.16		5.16	
Stock in Trade	-		-	
Land - Raw Land	19.04		19.05	
Work in Progress -	-		-	
Land - Under Development	1.32		1.32	
Houses - Under Construction	7,619.85		10,900.05	
Commercial Estate - Under Construction	14.66		14.87	
Finished Stock -	-		-	
Developed Land	107.99		107.99	
Houses - Built Up	11,945.78		4,405.34	
Less: Prior period Adjustment	-		-142.72	
Commercial Estate - Built Up	584.79		531.25	
CWG flats	156.31	20,454.90	156.31	15,998.62
Increase/ (Decrease) in Stock & Work in Progress		-2,703.15		4,456.29



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

(₹ in Crores)

PARTICULARS		FOR THE YEAR ENDED 31 MARCH 2025		FOR THE YEAR ENDED 31 MARCH 2024
ESTABLISHMENT				
Pay & Allowances	350.48		388.61	
Travel & Conveyance	3.01		3.18	
Medical Expenses	11.91		11.46	
Exgratia	0.52		0.62	
Employer Contribution to Gratuity Fund	-25.99		-17.68	
Employer Contribution to Pension Fund	717.31		1,085.46	
leave encashment disbursement	-		-	
Contribution to Post Retirement Medical Fund	197.74		482.69	
Contribution to Leave Encashment Fund	40.73		55.35	
Contribution to Benevolent Fund	0.19		-0.20	
Contribution to New Pension Scheme	31.51		23.71	
Staff Welfare	0.97		0.31	
ADMINISTRATION				
Fees & Honorarium	4.37		46.33	
Entertainment	0.62		0.57	
Law Charges	29.10		7.10	
Vehicle Running & Maintenance	5.10		3.46	
Repairs & Maintenance - Others	11.28		12.43	
Printing, Stationery & Advertisement	5.39		18.51	
Rates & Taxes	6.80		37.19	
Telephones	1.46		1.40	
Loss on Sale of Fixed assets	-		-	
Interest on Registration Money	1.07		1.07	
Audit Fees	0.70		0.40	
Other Miscellaneous Expenses	6.75	1,401.02	9.07	2,171.04
Less : Recoveries from Works & Other Accounts				
Works	-100.10		-185.04	
Delhi Master Plan	-1.30		-1.99	
Nazul I	-11.71		-17.87	
Nazul II	-884.64	-997.74	-1,350.48	-1,555.38
Total		403.28		615.66

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

(₹ in Crores)

PARTICULARS		FOR THE YEAR ENDED 31 MARCH 2025		FOR THE YEAR ENDED 31 MARCH 2024
PRIOR PERIOD & EXTRAORDINARY ITEMS				
A) PRIOR PERIOD ITEMS:				
PRIOR PERIOD INCOME				
1) Houses - Built Up	73.11			
2) Work in Progress- Houses and Commercial Estate	-			
3) Sale of Houses	-			
4) Interest from Nazul I	-			
5) Others	16.84	89.95	-	-
Less:-PRIOR PERIOD EXPENSE				
1) Houses - Built Up - EWS	-73.11			
2) Interest to Nazul II	-			
3) Others	-160.37	-233.48	28.95	28.95
Total		-143.53		28.95
Less: Transfer to EWS Reserve fund Expenditure		-73.11		
TOTAL		-70.42		28.95



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

(₹ in Crores)

DEPARTMENT	CASH IN HAND	CHEQUES ISSUED BUT NOT DEBITED IN BANK A/C TILL 31.03.2025-UNCASHED CHEQUES	CHEQUES RECEIVED AND ACCOUNTED BY AUTHORITY BUT CREDIT NOT GIVEN BY BANK TILL 31.03.2025	DEBIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK AS ON 31-03.2025	CREDIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK AS ON 31.03.2025	(+)BALANCE AS PER CASH BOOK AS ON 31.03.2025	BALANCE AS PER BANK STATEMENT AS ON 31.03.2025
CAU EAST ZONE	0.00	0.64	0.00	1.81	0.24	13.46	12.52
CAU DWARKA	-	1.76	0.09	2.09	0.05	34.14	33.77
CAU ROHINI	0.00	2.01	0.05	0.17	1.08	1.54	4.40
CAU NORTH ZONE	0.00	9.41	0.17	0.03	0.24	5.53	14.99
CAU SOUTH ZONE	-	2.75	0.02	0.04	1.09	8.41	12.20
CAU CWG	-	-	-	-	-	0.00	0.00
A.O. SPORTS	-	0.06	0.39	0.01	6.03	18.87	24.57
PAO ENGG	0.00	0.27	0.00	0.03	0.11	0.71	1.06
CAU MPR	-	-	-	-	-	0.00	0.00
UTTIPEC	-	0.00	-	0.00	0.02	0.13	0.15
AO (MEDICAL)	-	0.01	-	0.10	0.00	0.87	0.78
Cash (Housing)	-	-	-	0.18	0.13	266.88	266.83
Staff benefit fund	-	-	-	-	-	0.33	0.33
Cash (Main)	-	-	-	53.15	104.05	242.76	293.66
CPM - II	-	32.46	0.04	0.04	0.01	7.11	39.50
PROJECT	-	13.18	0.06	3.20	0.04	15.16	25.12
Earmarked funds	-	-	-	-	-	-	-
General Provident Fund	-	1.05	-	1.94	0.51	61.59	61.21
Urban Development Fund	-	-	-	0.61	0.19	29.57	29.14
Contingency Fund	-	-	-	-	-	11.05	11.05
EWS Fund	-	-	-	0.00	-	0.40	0.40
Gratuity	-	-	-	-1.77	-	26.07	27.84
Pension	-	-	-	0.02	62.35	84.99	147.32
PRMS	-	0.71	0.00	0.56	0.01	23.83	23.99
Yamuna Pollution Penalty A/C	-	-	-	0.00	0.00	0.11	0.11
Restoration of Siri Fort Forest Area	-	-	-	-	-	0.02	0.02
Leave Encashment fund	-	0.21	-	0.15	0.00	8.63	8.69
Civil Maintenance Fund	-	-	-	-	-	14.05	14.05
Electrical Maintenance Fund	-	-	-	-	-	5.57	5.57
Special Development Fund	-	-	-	0.09	0.17	10.19	10.27
Total	0.00	64.51	0.81	62.45	176.31	891.96	1,069.52
REMITTANCE IN TRANSIT						62.49	
						CASH IN HAND	0.00
						BANK BALANCE AS PER C/BOOK	891.96
						REMITTANCE IN TRANSIT	0.99
						REMITTANCE IN TRANSIT -GPF	0.50
						REMITTANCE IN TRANSIT -Pension	61.00
						TOTAL	954.45
						LESS:	
						NAZUL I	18.35
						NAZUL II	113.65
						PENSION	145.99
						GRATUITY	26.07
						LEAVE ENCASHMENT	8.63
						PRMB	23.83
						GPF	62.09
						Closing Balance	555.84

DELHI DEVELOPMENT AUTHORITY**ANNUAL ACCOUNTS 2024-25****SCHEDULE - N****SIGNIFICANT ACCOUNTING POLICIES****1) BASIS OF PRESENTATION**

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

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

2) BASIS OF PREPARATION OF ACCOUNTS

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

The financial statements are prepared on a going concern basis and on accrual basis of accounting. The Authority has adopted historical cost convention except for certain items which have been measured on a different basis and such basis is disclosed in the relevant accounting policy.

3) FORMAT OF FINANCIAL STATEMENT

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

4) FIXED ASSETS

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

5) DEPRECIATION

Depreciation is provided at the rates prescribed under the Income Tax Act, 1961 and if any asset is put to use for the activities of the Authority for a period of less than one hundred and eighty days in the Financial Year, the



deduction w.r.t depreciation in respect of such asset shall be restricted to Fifty per cent of the amount calculated at the percentage prescribed for the respective asset.

6) **INVENTORIES:**

Inventories are valued at lower of cost or net realizable value

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

7) **REVENUE RECOGNITION**

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

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

8) **STORE**

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

9) **INTEREST/COMPENSATION PAYMENT TO ALLOTTEES**

- a) Interest on registration money received from registrants of various schemes is provided on accrual basis.

- b) Compensation for delay in completion and allotment of flats to registrants of self-financing scheme is booked on Payment/ adjustment.

10) **DEFICIENCY CHARGES**

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

11) **RECOVERIES / PAYMENTS TO NAZUL ACCOUNTS**

A. Recovery of Establishment & General Administrative costs:

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

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

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

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

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

12) **COMPENSATION/ ARBITRATION AWARDS**

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

13) **RECOVERIES AGAINST SPECIFIED LIABILITIES / FUNDS**

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

14) **EMPLOYEE'S SCHEMES AND RETIREMENT BENEFITS**

- Employee's contribution towards General Provident Fund Scheme is credited to the General Provident Fund Account and is invested in approved securities as per prescribed guidelines. Interest accrued on the accumulated contribution, payments, advances and interest earned on the investment of the fund are adjusted to the Fund Balance.
- Amounts contributed towards Gratuity and Pension has been made on actuarial valuation at the yearend basis to meet payment of pension and gratuity to employees after retirement. Separate financial

statements of Delhi Development Authority Pension Fund Trust, Delhi Development Authority Gratuity Fund Trust, Delhi Development Authority Leave Encashment Fund Trust, Delhi Development Authority Past Retirement Medical Benefits Fund Trust Delhi Development Authority have been drawn up. Investments are made from the respective Trust Fund in approved securities. Payment of pension, gratuity, Leave Encashment and Post Retirement Medical Benefits and interest earned on the investments of the funds are adjusted in the respective Trust Fund Accounts.

15) **EARMARKED FUNDS**

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

a. Urban Development Fund:

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

b. Personal Accident Insurance Policy Fund:

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

c. General Provident Fund:

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

d. Benevolent Fund:

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

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

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

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

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

g. Yamuna Pollution Penalty Fund:

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

h. EWS Houses Reserve

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

i. Special Development Fund

Special Development Fund has been created for utilization of conversion charges collected for regularization of unauthorized colonies for the purpose of development of these colonies.

16) SPECIAL RESERVES

a. Reserve For House Fire Risk

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

b. Contingency Reserve Fund

This represents fund retained for meeting any future contingencies.

17) INVESTMENTS AND INTEREST INCOME

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

18) IMPAIRMENT OF ASSETS

Impairment loss is recognized when the carrying amount of an asset exceeds recoverable amount.

19) PROVISIONS, CONTINGENT LIABILITIES & CONTINGENT ASSETS

A provision is recognized when the authority has a present obligation (Legal or Constructive) 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 a reliable estimate can be made.

Contingent liabilities are not recognized but disclosed in Notes when the authority has possible obligation due to past events and existence of the obligation depends upon occurrence or non- occurrence of future events not wholly within the control of the authority and Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent liabilities are assessed continuously to determine whether outflow of Economic resources have become probable. If the outflow becomes probable, then relative provision is recognized in the financial statements.

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

**Sd/-
Vice Chairman**

**Sd/-
Finance Member**

**Sd/-
Chief Accounts Officer**

**DELHI DEVELOPMENT AUTHORITY****ANNUAL ACCOUNTS 2024-25****SCHEDULE - O****NOTES TO ACCOUNTS**

1. Unexpired Capital Commitment at the year end, in respect of major capital contracts ₹ 1.89 crore (Previous Year ₹ 2.91 crore).

2. Contingent Liabilities:

- a. Claims against the Delhi Development Authority (DDA), not acknowledged as debts, pending in Courts and Arbitration, to the extent ascertained ₹ 4208.33 crore (Previous Year ₹ 4108.13 crore).

Other than above, there are 4962 court cases as at 31-March-2025 against the DDA in General Development Account (GDA) and 20773 court cases in Nazul-I & Nazul-II are pending in the different courts of law, amount for contingent liabilities in this regard is not ascertainable.

- b. The Authority was granted recognition as a "charitable institution" under section 12AA of the Income Tax Act, 1961 vide Registration Certificate dated 12-Jan-2006 with retrospective effect from assessment year 2003-04, being engaged in the public utility services and entitled to claim exemption under section 11 of the Income Tax Act, 1961. However, in the assessments for the assessment year 2003-04 to 2017-18, the Assessing Officer has not allowed the benefit of exemption under section 11 of the Act and taxed its income even though in the opinion of the management, the Authority meets all the conditions stipulated in the said section for exemption under the Income Tax Law.

There is a total tax demand of ₹2098.86 crore in the said assessment years for which appeals before the Income Tax Appellate Tribunal (for assessment year 2003-04 and 2005-06 to 2015-16) and Commissioner (Appeals) (assessment year 2016-17, 2017-18 and 2023-24) were filed.

As per income tax notice dated 31 March 2025, following demands are outstanding:

(₹ in Crore)

Assessment Year	Demand Amount
2017-18	45.46
2012-13	45.6
2013-14	517.51
2015-16	457.47
2016-17	417.73
2023-24	615.09
	2098.86

Further, in the assessments for the assessment years 2003-04 to 2010-11, demands for ₹296.83 crore were also raised by disallowing some portions of expenditure which have been set aside in the appellate order of the Commissioner (Appeals). However, the Income Tax Department is in appeal before the Hon'ble Income Tax Appellate Tribunal against the deletions. The said income tax appeal has been disposed off with the direction to initiate fresh assessment proceeding.

The assessment under the Income Tax Act, 1961 for the Assessment Year (A.Y.) 2023–2024 was completed on 19.03.2025, resulting in a demand of ₹615.09 crore. The Authority has filed an appeal against the said assessment order before the appropriate appellate authority on 15.04.2025. Based on the facts of the case and legal advice obtained, the management believes that it has a strong case on merits and no provision is considered necessary at this stage.

- c. Demand due to TDS default of ₹ 2.50 crore appearing on traces on the Income Tax portal, which is in the process of reconciliation with the department. Since in the opinion of the management, outcome of the liability against DDA is remote, accordingly, no provision regarding the same is considered necessary in the books.
- d. The Authority has received demand orders from the Goods and Services Tax Department for various financial years. The Authority has filed appeals against these orders under Form GST APL-01 before the Appellate Authority. The details of the appeals and the disputed amounts are as follows:-

Financial Year	Order Date	Disputed Tax (₹)	Interest (₹)	Penalty (₹)	Total Disputed Amount (₹)	Pre-deposit Paid (₹)	Status
2017–18	22-Dec-23	69,16,070	70,29,380	6,91,606	1,46,37,056	6,91,608	Appeal filed on 21-Mar-2024
2018–19	02-Apr-24	1,29,23,940	1,20,20,326	12,92,394	2,62,36,660	12,92,394	Appeal filed on 01-Jul-2024
2019–20	29-Aug-24	4,97,50,809	4,12,42,740	49,94,731	9,59,88,280	54,30,279	Appeal filed on 06-May-2025
2020–21	20-Feb-25	25,18,544	18,74,211	2,70,432	46,63,187	2,51,856	Appeal filed on 20-May-2025

- The above amounts have not been acknowledged as liabilities by the Authority and are under dispute.
 - As per the provisions of the CGST Act, a pre-deposit of 10% of the disputed tax amount has been paid to admit each appeal.
 - The matters are currently pending adjudication, and the management, believes that there are valid grounds to contest these demands and accordingly, no provision has been made in the books of accounts.
- e. South Delhi Municipal Corporation (SDMC) on its own behalf and on behalf of the East Delhi Municipal Corporation (EDMC) and North Delhi Municipal Corporation (NDMC) had issued a distress warrant dated 10-Jan-2013 for recovery of ₹ 746.05 crore on account of property tax and interest in respect of 319 properties up to 31-March-2004 and 24 sports complexes up to 31-March-13. Subsequently, NDMC and EDMC also issued separate Distress Warrants dated 22-March-2013 and 25-March-2013 to recover ₹ 272.16 crore and ₹ 110.28 crore, respectively, being their share of dues of the said ₹746.05 crore. A total sum of ₹ 197.85 crore has been collected by the three Municipal Corporations by attachment of the bank accounts of the

Authority. Demands for ₹ 53.75 crore were subsequently raised towards property tax on other properties. Since the Municipal Corporations have not agreed to the above contention of DDA, a writ was filed by the Authority before the Hon'ble Delhi High Court, who has stayed all the demands. As per the Hon'ble Court's directions, the Authority has submitted a bank guarantee amounting to ₹ 50.00 crore with the Registrar of Delhi High Court. The case is pending for decision before the Hon'ble High Court of Delhi.

In spite of injunction granted by hon'ble High Court of Delhi, NDMC in December 2019, has illegally recovered ₹ 16.96 Crore by enforcing the warrants of distress and freezing the bank account of DDA. The matter has been brought to the notice of Hon'ble LG with the request to issue necessary directions to commissioner NDMC on the subject.

Above demands are disputed and not acknowledged as debts by the DDA.

Further pursuant to direction of MoUD, DDA has paid ₹ 26.70 crore to the MCDs on account of property tax & service charges, this amount includes ₹ 5.36 crore on DDA built up properties and relates to GDA for the period from 2004 to 2016 & ₹ 21.34 crore on vacant lands of Nazul-II, for the year 2015-16. These amounts are charged in the respective accounts.

During the year 2020-21 SDMC, NrDMC and EDMC have raised demand amounting to ₹ 30.68 crore, ₹ 159.41 crore & ₹ 29.45 crore respectively for the year 2015-16 onwards. The reconciliation work is under process with respect to the aforementioned demands and ₹ 20.78 crore have been paid on account of differential amount during the year 2020-21 & 2021-22.

The payment for current year includes ₹ 19.09 crores (previous year ₹ 19.95 crore) which includes ₹ 18.28 crore (previous year ₹ 15.58 crore) on vacant land of Nazul account and ₹ 0.81 crore (previous year ₹ 4.37 crore) on DDA built up properties. These amounts are charged in the respective accounts.

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

Customs, Excise and Service Tax Tribunal has set aside the above impugned orders and remanded back to the original authority for a fresh decision; vide order dt. 24-April-2017. The principal commissioner of CGST vide order dated 16-9-2020 raised a demand of ₹731.41 crores and imposed a penalty of ₹562.11 crore on the same. The authority has challenged the said order before the Customs, Excise and Service Tax Appellate Tribunal and deposited ₹10.00 crore under stay.

Further for the years 2013-14 and 2014-15 commissioner Service Tax, Delhi has vide his order dated 30-Sep-2016 has raised further demand of ₹ 363.98 crore towards service tax on receipts of disposal of undeveloped and developed Nazul II lands and ground rent on GDA, Nazul I & Nazul II treating the same as "Renting of Immovable Properties" against which Authority filed an appeal before Customs, Excise and Service Tax Tribunal and deposited ₹ 10.00 crore under stay.

- h. Various contracts relating to the Commonwealth Games are still under litigation and pending before different Authorities. However, in the absence of firm determination of outcome of any recovery or liability, effect if any is not ascertainable.
3. Separate financial statements of "Delhi Development Authority Pension Fund Trust", "Delhi Development Authority Gratuity Fund Trust", "Delhi Development Leave Encashment Fund Trust", "Delhi Development Post Retirement Medical Benefit Fund Trust" and "Delhi Development Authority General Provident Fund Trust" have been drawn up. Contribution towards these trusts have been recorded as per the Actuarial Valuation Reports as on 31-March-2025.
 4. Employee Benefits:
 - i) The Authority has got the Actuarial valuation of its Gratuity liability as on 31-March-2025 of ₹ 132.56 crore (Previous Year ₹ 178.47 crore). The contribution towards Gratuity Fund of ₹ (-)25.99 crore (Previous Year ₹ (-)17.68 crore) for the financial year 2024-25 on the basis of Actuarial Valuation includes the share of Nazul I of ₹ (-)0.26 crore (Previous Year ₹ (-)0.18 crore) and the share of Nazul II of ₹ (-)17.67 crore (Previous Year ₹ (-)12.02 crore). The shares of Nazul I and Nazul II have been transferred to their respective accounts.
 - ii) The Authority has got the Actuarial Valuation of its Pension liability as on 31-March-2025 of ₹ 9138.34 crore (Previous Year ₹ 8720.88 crore). The contribution towards Pension Fund of ₹ 717.31 crore (Previous Year ₹ 1085.46 crore) for the financial year 2024-25 on the basis of Actuarial Valuation includes the shares of Nazul I of ₹ 7.17 crore (Previous Year ₹ 10.85 crore) and Nazul II of ₹ 487.77 crore (Previous Year ₹ 738.11 crore). The share of Nazul I and Nazul II have been transferred to their respective accounts.
 - iii) The Authority has got the Actuarial Valuation of its Leave Encashment liability as on 31-March-2025 of ₹ 186.21 crore (Previous Year ₹ 177.04 crore). The contribution towards Leave Encashment Fund of ₹ 40.73 crore (Previous Year ₹ 55.35 crore) for the financial year 2024-25 on the basis of Actuarial Valuation includes the share of Nazul I of ₹ 0.41 crore (Previous Year ₹ 0.55 crore) and the share of Nazul II of ₹ 27.70 crore (Previous Year ₹ 37.64 crore). The share of Nazul I and Nazul II have been transferred to their respective accounts.
 - iv) The Authority has got the Actuarial valuation of the liability towards Post Retirement Medical Benefits as on 31-March-2025 ₹ 1331.07 crore (Previous Year ₹ 1215.04 crore), and accordingly employer contribution is provided ₹ 197.74 crore (Previous Year ₹ 482.69 crore), for the financial year 2024-25 on the basis of Actuarial



Valuation, which includes the share of Nazul I of ₹ 1.98 crore (Previous Year ₹ 4.83 crore) and the share of Nazul II of ₹ 134.46 crore (Previous Year ₹ 328.23 crore). The shares of Nazul I and Nazul II have been transferred to their respective accounts.

5. Creditors for land includes ₹ 3.82 crore (Previous Year ₹ 3.82 crore) payable to the Ministry of Rehabilitation (MOR) towards land purchased under a package deal for ₹ 30 crore. Full possession of the lands is yet to be received from the Ministry. Also, some of the lands are in the possession of other Departments though the ownership rests with the Authority. Entries in the books of account have been passed for the lands, ownership of which was transferred to the Authority.
6. Suspense account balance, ₹ 24.41 crore (Previous Year ₹ 15.52 crore) is on account of non availability of correct information/ physical challans from the parties in respect of housing and other receipts, which are pending for reconciliation.
7. During the year, Grant from Urban Development Fund has been given to
Delhi PWD ₹ NIL (Previous Year ₹ NIL)
Delhi Jal Board ₹ NIL (Previous year ₹ 75.9 Crore)
MCD ₹ 27.22 Crores (Previous year ₹ 13.9 Crore)
MDMC ₹ NIL (Previous year ₹ NIL)
SDMC ₹ NIL (Previous year ₹ NIL)
Northern Railways ₹ 0.22 Crores (Previous Year ₹ NIL)
Delhi urban arts commission ₹ NIL (Previous Year ₹ NIL)
DDA ₹ 73.43 Crores (previous Year ₹ 966.02 Crore).
8. Reserve Fund:
Contingency Reserve at the year ended 31-March-2025 is ₹ 1743.87 crore, against this fund investment is ₹ 1590.38 crore and bank balance is ₹ 11.05 crore and accrued interest is ₹ 79.37 crore.
9. Earmarked Funds:
 - i) The total amount of the UDF Fund for the year ended 31-March-2025 is ₹ 4055.06 crore and against this fund the assets of ₹ 3856.39 crore comprise of investment of ₹ 3649.5 crore, bank balances of ₹ 29.57 crore, Accrued Interest of ₹ 177.32 crore.
 - ii) The total amount of the DDA Staff Benefit Fund for the year ended 31-March-2025 is ₹ 0.60 Crores.
 - iii) The total amount of the Civil Work Maintenance Fund for the year ended 31.3.2025 is ₹ 907.25 crore and against this fund the assets is total of ₹ 777.55 crore comprises investment ₹ 733.58 crore, Bank Balance of ₹ 14.05 crore and Accrued Interest of ₹ 29.92 crore.

- iv) The total amount of the Electrical Work Maintenance Fund for the year ended 31-March-2025 is ₹ 158.06 crore and against this fund assets are total of ₹ 124.68 crore comprises investment ₹ 114.00 crore, Bank Balance of ₹ 5.56 crore and Accrued Interest of ₹ 5.12 crore.
- v) The total amount of the Yamuna Pollution Penalty Fund for the year ended 31-March-2025 is ₹ 8.70 crore and against this fund the assets is total of ₹ 8.63 crore comprises investment ₹ 8.20 crore, bank balance of ₹ 0.11 crore and Accrued Interest of ₹ 0.32 crore.
- vi) EWS Housing Reserve balance as at 31-March-2025 is ₹ 503.73 crore, and against this fund the assets are total of ₹ 1839.91 crore which comprises bank balance of ₹ 0.4 crore and Inventories of ₹ 1839.51 crore.
- vii) The total amount of the special development fund for the year ended 31-March-2025 is ₹ 105.36 crore & against this fund the assets is total is ₹ 82.11 crore which comprises investments of ₹ 66 crore, bank balance of ₹ 10.19 crore, accrued interest of ₹ 5.92 crore.
10. In compliance of directions of Hon'ble National Green Tribunal, DDA has opened a saving Bank account under the name of "DDA-Yamuna Pollution Penalty Account." The amount of penalty/ compensation for dumping any waste in or on the bank of River Yamuna is being deposited in this account and shall be utilized for execution of projects for cleaning River Yamuna - Refer Schedule - B.
11. Party wise and age wise detail of sundry debtors as on 31-March-2025, duly reconciled is not readily available. However, DDA has adopted the practice of receiving the entire lease premium and ground rent along with interest at the time of freehold of the property, therefore in the opinion of the management there is no doubtful debts.
12. Transactions in respect of Nazul I (Old Nazul Estate) and Nazul II (Large Scale Acquisition of Land) being transactions on government account are recorded under separate heads and presented in separate Financial Statements in the format prescribed in the DDA (Budget & Account) Rule, 1982. Net balance of the receipts and payment on the said accounts is reduced from the Cash & Bank Balance of the Authority. Deficit in the Nazul Accounts is funded by the Authority and is reflected as an Advance.
13. During the current year DDA has provided interest expense of ₹ 541.62 crore for the current year as payable to Nazul II on the outstanding balance, at the average Bank rates announced by Reserve Bank of India from time to time.
14. During the current year DDA has booked interest income of ₹ 19.22 crore for the current year as recoverable from Nazul I on the outstanding balance, at the average Bank rates announced by Reserve Bank of India from time to time.
15. i) Valuation of finished Inventory: During the year 2016-17, there was change in accounting policy No. 6 regarding valuation of inventories of finished stocks (other than Built up units acquired / purchased from

external sources), which are now valued at lower of cost or net realizable value, until then, finished stock of Built up Units comprising of Housing Stock were valued at standard cost at which same is expected to be sold and other inventories were valued at cost.

Due to practical difficulties in applying the revised policy stocks in hand as on 1-April-2016 are continued to be valued as per earlier accounting policy. This change in valuation of Finished Stock of Built up Units comprising of Housing Stock and developed land has been applied for the housing units completed and land developed from 01-April-2016 onwards.

However, during the year authority estimated land cost of the projects which are near to completion and accordingly the same has been included in the valuation of work in progress.

- ii) Land Premia in respect of Nazul-II Lands: During the year 2016-17, there was change in accounting policy 11 (B) regarding Land Premia in respect of Nazul-II Lands appropriated for various Schemes under General Development Account, which as per changed policy is to be booked as expenditure by credit to deferred liability account for the land cost at the pre-determined Rates (PDR) as prescribed under the Nazul rules applicable, on the date of start of construction of the project. This deferred liability is being updated based on prevalent Pre Determined Rates (PDR) applicable at the year end, till the completion of the project. This deferred liability account is being transferred to Nazul-II account on completion of construction of the project at the then Pre Determined Rates (PDR) as prescribed under the Nazul rules. Until then, these were appropriated for various Schemes under General Development Account as expenditure by credit to Nazul-II Account on completion of construction of the properties at the pre-determined rates as prescribed under the Nazul Rules. Land Premia is being paid to Nazul-II, in three consecutive equal yearly installments from the year in which scheme are completed.

Due to practical difficulties in applying the revised policy on running work in progress under the existing schemes, management has decided to apply this changed policy on the schemes awarded from 01-April-2016 onwards.

16. Value of the work in progress and Finished housing inventory at the year-end is arrived at after adding 15% overheads on the net construction cost. This is consistently being followed by the DDA.
17. In the absence of availability of some of the certificates regarding interest accrued at the year-end for some of the investments, interest accrued in such cases has been calculated provisionally based on outstanding balances and terms of interest.
18. 26AS Statement of TDS deducted by the payees from the payments last available near the date of finalization has been reconciled and accounted for.
19. Unamortized premium paid / discount received at the time of purchase of investments in securities/Bonds etc. during the year is considered as part / adjustment of Investment value as on 31.03.2025 and shall be amortized over the period of investment.

20. Previous year figures have been regrouped / reclassified wherever necessary to conform to this year's classification.
21. Schedules 'A' to 'O' form an integral part of the Annual Accounts.
22. The consolidated details of Investment and Bank balances of General Development Account, Nazul-I, Nazul-II, "Delhi Development Authority Pension Fund Trust", "Delhi Development Authority Gratuity Fund Trust", "Delhi Development Leave Encashment Fund Trust" and "Delhi Development Post Retirement Medical Benefit Trust" are furnished in Annexure-P.
23. During the FY 2022-23 and 2023-24, funds amounting to Rs. 1,267 Crores and Rs. 668 Crores respectively were re-appropriated from Nazul-II to GDA and the approval for said re-appropriation on ex-post facto basis is awaited from the Ministry.
24. 506 no. of One Room Tenements Flats of DDA at Sector-4 Rohini were unauthorizedly occupied by the evictees of Motia Khan JJ Cluster. The list of unauthorized occupants has been forwarded to concerned estate officer for eviction proceedings under the Public Premises (Eviction of unauthorized occupants) Act, 1971.
25. The License fees income from Taj Palace Hotel booked during FY 2024-25 is subject to inspection of books of accounts of Taj Palace by auditor on behalf of DDA.
26. The allottees of Signature View Apartments, Mukherjee Nagar have filed court case against DDA before honorable High Court. Delhi High Court in its order dated 23-12-2024, directed the vacation of flats by the residents and DDA was directed to start paying the facilitation amount. Further, DDA has gone into appeal against the said High Court order for the issue of allowing DDA to avail additional FAR at the time of re-development.

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer



**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
DETAILS OF INVESTMENTS AND BANK BALANCE AS AT 31-MARCH-2025
SCHEDULE P**

(₹ in Crores)

Head of Account	Total of GDA, NA-I, NA-II and Trusts	UDF	GDA General Invest	Contingency reserve Fund	Yamuna Pollution Fund	EWS reserve Fund	Civil Work Maintenance Fund	Electrical maintenance fund	Restoration of Siri Fort forest area	Special Development Fund	Staff Benefit Fund	Sub Total Of GDA
FDs/Special Deposit	14,743.07	3,649.50	1,961.94	1,590.38	8.20	-	733.58	114.00	1.67	66.00	-	8,125.27
Special Deposit	-	-	-	-	-	-	-	-	-	-	-	-
Govt. Securities	807.40	-	-	-	-	-	-	-	-	-	-	-
State Govt. Securities	236.53	-	-	-	-	-	-	-	-	-	-	-
Mutual Funds	232.73	-	-	-	-	-	-	-	-	-	-	-
Commercial Paper	-	-	-	-	-	-	-	-	-	-	-	-
Money Market	-	-	-	-	-	-	-	-	-	-	-	-
Debenture & Bonds	110.56	-	-	-	-	-	-	-	-	-	-	-
Deposit with LIC/Other Insurance companies	6,576.14	-	-	-	-	-	-	-	-	-	-	-
TOTAL	22,726.43	3,649.50	1,961.94	1,590.38	8.20	-	733.58	114.00	1.67	66.00	-	8,125.27
Cash in Hand	0.00	-	0.00	-	-	-	-	-	-	-	-	0.00
Saving Banks	955.10	29.57	485.20	11.05	0.11	0.40	14.05	5.57	0.02	10.19	0.33	556.49
Grand Total	23,681.53	3,679.07	2,447.14	1,601.43	8.31	0.40	747.63	119.57	1.69	76.19	0.33	8,681.76
TRUSTS												
Nazul-II Account												
Head of Account	Nazul-I Account											
	Cash Bal. Invest.	NA-II General Investment	Escrow (EWS)	Urban Heritage Fund	Escrow (FAR)	Sub total Nazul II	Leave Encashment Fund	PRMB Trust	Pension Fund Trust	Gratuity Fund Trust	General Provident Fund	Sub Total
FDs	683.00	5,363.51	83.60	1.00	7.75	5,455.86	-	30.00	-	-	448.95	478.95
Special Deposit	-	-	-	-	-	-	-	-	-	-	-	-
Govt. Securities	-	-	-	-	-	-	12.00	143.00	316.00	36.00	300.40	807.40
State Govt. Securities	-	90.60	-	-	-	90.60	-	43.03	57.00	-	45.90	145.93
Mutual Funds	-	-	-	-	-	-	34.84	61.36	58.25	6.40	91.89	252.74
Commercial Paper	-	-	-	-	-	-	-	-	-	-	-	-
Money Market	-	-	-	-	-	-	-	-	-	-	-	-
Debenture & Bonds	-	-	-	-	-	-	-	-	77.00	-	33.56	110.56
Deposit with LIC/Other insurance companies	-	-	-	-	-	-	94.90	73.95	6,175.86	231.43	-	6,576.14
TOTAL	683.00	5,454.11	83.60	1.00	7.75	5,546.46	141.74	351.34	6,884.11	273.83	920.70	8,371.72
Cash in Hand	-	-	-	-	-	-	-	-	-	-	-	-
Saving Banks	18.35	113.65	-	-	-	113.65	8.63	23.83	145.99	26.07	62.09	266.61
Grand Total	701.35	5,567.76	83.60	1.00	7.75	5,660.11	150.37	375.17	6,830.10	299.90	982.79	8,638.33

Nazul-I Annual Accounts For the Year 2024-2025



DELHI DEVELOPMENT AUTHORITY

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2024-25
NAZUL ACCOUNT - I
BALANCE SHEET AS AT 31st MARCH, 2025



2024-2025

(₹ in Crores)

LIABILITIES					ASSETS				
Sr. No.	Head of Account	Schedule	As on 31.03.2025	As on 31.03.2024	Sr. No.	Head of Account	Schedule	As on 31.03.2025	As on 31.03.2024
I	Accumulated Surplus Funds payable to govt. under clause 9 of Nazul Agreement 1937	A	17.97	19.27	I	Cash & Bank Balance		18.35	8.32
II	Amount received from other account		508.23	467.09	II	Gaon sabha lands Fund- Assets	E	706.86	698.02
					III	Accumulated Expenditure on Land & works		19.94	19.94
III	Sundry Creditors	B	22.78	2.76					
IV	Gaon sabha lands Fund	C	712.68	704.40	IV	Sundry Debtors	F	105.90	105.90
V	Excess of Assets over Liabilities as per last Balance sheet		-	-					
					V	Property	G	0.23	0.24
VI	Excess of Income over Expenditure during the year - Part I		(184.51)	(135.23)	VI	Excess of Expenditure over Income (Part II)		222.77	222.77
VII	Amount transferred to Accumulated receipts under Nazul Agreement		(3.10)	(3.10)					
VIII	Other liability	D	-	-					
	TOTAL		1,074.05	1,055.19		TOTAL		1,074.05	1,055.19

Sd/- Vice Chairman Sd/- Finance Member Sd/- Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2024-25
NAZUL ACCOUNT - I

INCOME & EXPENDITURE FOR THE YEAR ENDING 31st MARCH, 2025

(₹ in Crores)

Expenditure				Income			
Sr. No.	Head of Account	2024-25	2023-24	Sr. No.	Head of Account	2024-25	2023-24
I	Accumulated expenditure on land & works as on 01.04.2017			I	Receipts from disposal of Land-premia	-	-
II	Expenditure on Land and Works	19.39	-	II	Land transferred from L & DO	-	-
III	Excess of Income over Expenditure (Part-I)			III	Interest in Investment	-	-
				IV	Accumulated expenditure on land & works as on	-	-
IV	Cost of Administration			V	Revenue		
					a) Ground Rent	0.79	4.47
					b) Receipt pertaining to Sports Complex	11.61	
	i) Officers	0.70	0.78		c) Other Receipt	0.35	2.65
					d) Damages	1.21	-
	ii) Estt.	3.66	3.01		e) Prior Period Income		
					f) Other Nazul Revenue	-	-
	iii) Other Charges	0.79	1.37				
				VI	License Fees	-	-
	iv) Pension Contribution	6.46	9.77				
	v) Gratuity Contribution	(0.23)	(0.16)				
	vi) Leave Encashment Contribution	0.37	0.50				
	vii) Post Retirement Medical Scheme	1.78	4.34				
	viii) New Pension Scheme	0.28	0.21				
	ix) General Provident Fund Contribution	-	-				
	x) Benevolent Fund Contribution	(0.00)	(0.00)				
	Less: Estt. Charges recovered from works	(0.90)	(1.67)				
V	Payment of Nazul Revenue to govt.	0.03	-				
VI	Depreciation	0.02	0.02				
VII	Interest to General Development Account (GDA)	19.22	17.91				
VIII	Misc. Expenditure incurred on maintenance of various schemes	0.16	0.14				
IX	Prior Period Expenses	-	30.24				
XI	Horticulture works	11.51	9.42				
X	Excess of Income over Expenditure (Part II)	(49.28)	(68.76)				
	Total	13.96	7.12		Total	13.96	7.12

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer



DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2024-25
NAZUL ACCOUNT - I

RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31st MARCH, 2025

(₹ in Crores)

Receipts				Payments			
Sr. No.	Head of Account	Actual Receipts (2024-25)	Actual Receipts (2023-24)	Sr. No.	Head of Account	Actual Payments (2024-25)	Actual Payments (2023-24)
I	Revenue from works and Dev. Schemes			I	Share cost of administration	3.28	5.04
	a) Premia	-	-		Less: Estt. Charges received from works	(0.34)	(1.85)
	b) Ground Rent	0.79	4.47			2.94	3.19
	c) Other Receipts	-	-				
				II	Expenditure on works and Dev. Schemes	30.46	9.56
II	Damages	1.21	1.89				
				III	Misc. Expenditure	0.01	-
III	Other Nazul Revenue						
	a) Revenue from Agriculture land, Other Land	-	-	IV	Payment of Nazul Revenue	0.03	-
	b) Other Revenue	0.36	0.74				
				V	Expenditure on hospitality inaugural ceremony	0.59	-
IV	Delhi Master Plan	-	-	VI	Delhi Master Plan	0.33	0.35
V	New Master Plan for Delhi	-	-	VII	New Master Plan for Delhi	-	-
VI	Land trans. From L&DO Gram Sabha	-	-	VIII	Debt Repayment	-	-
VII	Interest from Investment		-				
	Gaon Sabha Fund Receipts	-	956.19		D/o Gaon Sabha	44.39	274.81
	Interest earned on Gaon Sabha Fund Investment	51.83	-				
	Receipts from Sports facility	11.60	0.02		Running and Maintenance of Sports Facility	1.22	0.28
VIII	Development and Construction of Lakes around Delhi	-	-	IX	Development and Construction of Lakes around Delhi	-	-
IX	Debt Receipts		-	X	Land transferred from L & D	-	-
	Total	65.78	963.32		Total	79.96	288.19

Receipts				Payment			
Sr. No.	Head of Account	Actual Receipts (2024-25)	Actual Receipts (2023-24)	Sr. No.	Head of Account	Actual Payments (2024-25)	Actual Payments (2023-24)
X	DEPOSITS & ADVANCES			XI	DEPOSITS & ADVANCES		
i)	Suspense Account			i)	Suspense Account	-	-
a)	Investment - cash balance	-	-	a)	Investment - cash balance	-	-
	investment accounts	-	-		investment accounts	-	-
b)	Other Suspense items	-	-	b)	Other Suspense items	-	-
ii)	Deposits	-	-	ii)	Deposits	-	-
iii)	Advance(HBA)	-	-	iii)	Advance(HBA)	-	-
iv)	P.L.A.	29.46	9.64	iv)	P.L.A.	29.46	9.64
v)	Amount received from other Account			v)	Amount paid to other account		
	NA II	752.66	1,301.74		NA II	712.65	1,307.49
	GDA	37.20	4.84		GDA	25.00	-
	General Provident Fund	-	-		General Provident Fund	-	-
	Gaon Sabha Fund Investment	655.00	345.00		Gaon Sabha Fund Investment	683.00	1,020.00
	TOTAL DEPOSITS & ADVANCES	1,474.32	1,661.21		TOTAL DEPOSITS & ADVANCES	1,450.11	2,337.12
	TOTAL RECEIPTS	1,540.10	2,624.52		TOTAL PAYMENTS	1,530.07	2,625.31
	OPENING BALANCE	8.32	9.11		CLOSING BALANCE	18.35	8.32
	GRAND TOTAL	1,548.42	2,633.63		GRAND TOTAL	1,548.42	2,633.63

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer



DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT -I
SCHEDULE-A
STATEMENT OF FUNDS PAYABLE / PAID TO GOVERNMENT
UNDER NAZUL AGREEMENT - 1937

(₹ in Crores)

Particulars	As on 31.03.2025	As on 31.03.2024
Transfer of funds upto 31.03.2022	52.58	52.58
Add: Amount transferred during the year under	-	-
(A) BALANCE	52.58	52.58
Total Expenditure incurred on Old Delhi Master Plan/ Zonal Plan up to 31.03.2022	30.81	28.69
Add: Expenditure during 2022-23	1.30	2.11
Less: Receipts on a/c of Sale Proceeds during the year	-	-
Net Expenditure on Delhi Master Plan/Zonal Plan(a)	32.11	30.80
Total Expenditure incurred on New Delhi Master Plan/ Zonal Plan up to 31.03.2022	2.50	2.50
Add: Expenditure during 2022-23	-	-
Less: Receipts on a/c of Sale Proceeds during the year	-	-
Net Expenditure on Delhi Master Plan/Zonal Plan(b)	2.50	2.50
(B) TOTAL EXPENDITURE (a+b)	34.61	33.31
Balance carried forward to Balance Sheet (A-B)	17.97	19.27

SCHEDULE-B
STATEMENT OF SUNDRY CREDITORS AS ON 31.03.2025

(₹ in Crores)

Particulars	As on 31.03.2025	As on 31.03.2024
Administration Pay & other charges	0.18	0.18
Amount Payable to GPF Trust	0.07	0.07
AMOUNT PAYABLE TO NAZUL-II	22.53	2.51
Total	22.78	2.76

DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT -I
SCHEDULE-C
STATEMENT OF GAON SABHA LANDS FUND AS ON 31.03.2025

(₹ in Crores)

Sr. No.	Particulars	As on 31.03.2025	As on 31.03.2024
	Gaon Sabha Lands Fund	704.40	
	Amount received during the year	-	956.19
	Add: Interest received from investment	52.67	23.02
	Less: Expenditure on Development of villages/gaon sabha lands	(44.39)	(274.81)
	Total	712.68	704.40

SCHEDULE-D
STATEMENT OF OTHER LIABILITY AS ON 31.03.2025

(₹ in Crores)

S NO.	Particulars	As on 31.03.2025	As on 31.03.2024
1	Duties and Taxes		
	Labour Cess	-	-
	TDS on CGST	-	-
	TDS on SGST	-	-
2	Deposits and Retentions		
	Deposit Part II	0.00	0.00
3	STATUTORY LIABILITY		-
	TDS Payable on Consultants	-	-
	TDS Payable on Contractor	-	-
	TDS Payable on Salary	-	-
	TDS Payable on Rent	-	-
4	Miscellaneous	-	-
TOTAL		0.00	0.00

SCHEDULE-E
STATEMENT OF GAON SABHA LANDS FUND-ASSET AS ON 31.03.2025

(₹ in Crores)

Sr. No.	Particulars	As on 31.03.2025	As on 31.03.2024
1	Investment	683.00	675.00
2	Add: Interest Accrued	23.86	23.02
	Total	706.86	698.02



DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT -I
SCHEDULE-F
STATEMENT OF SUNDRY DEBTORS AS ON 31.03.2025

(₹ in Crores)

Sr. No.	Particulars	As on 31.03.2025	As on 31.03.2024
I	Premia (for lease of land payable by the lessee)	0.93	0.93
II	Ground Rent (Payable by the lessee of lease land)	-	-
III	Other Receipts (Staff Quarters)	1.50	1.50
IV	Damages levied for unauthorised occupation of Nazul land and /Properties	103.31	103.31
v	Other Nazul Receipts	0.16	0.16
VI	Land transferred to L&D/Gaon sabha	0.00	0.00
	Total	105.90	105.90

SCHEDULE-G
STATEMENT OF PROPERTY AS ON 31.03.2025

(₹ in Crores)

Sr. No.	Particulars of Property	GROSS BLOCK			Depreciation	Closing Balance as on 31-03-2025
		Opening Balance upto 1-4-2024	Additions	Total upto 31-3-2025		
I	Motor Vehicles	0.02	-	0.02	0.00	0.02
II	Furniture	0.02	-	0.02	0.00	0.02
III	Other Office equipment	0.01	-	0.01	0.00	0.01
IV	Survey and Drawing Instruments	0.00	-	0.00	0.00	0.00
V	Staff Quarters	0.18	-	0.18	0.01	0.17
VI	D/o 128 Acres of Land for Temp. Junk Mkt. at Jhandewalan	0.01	-	0.01	-	0.01
VII	Janta Mkt. Rani Jhansi Rd.	0.00	-	0.00	-	0.00
VIII	Providing Parking arrangement at Ajmeri Gate	0.00	-	0.00	-	0.00
	Total	0.24	-	0.24	0.01	0.23

Nazul - II Annual Accounts For the Year 2024-2025



DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 2024-25
NAZUL ACCOUNT -II
RECEIPTS AND PAYMENT ACCOUNT FOR THE FINANCIAL YEAR ENDING 31.03.2025

(₹ in Crores)

Sr. No.	Head of Account	Actual Receipts 2024-25	Actual Receipts 2023-24	Sr. No.	Head of Account	Actual Payments 2024-25	Actual Payments 2023-24
I-C	Receipts from Disposal of Developed Land Premia	485.19	343.15	I-C	Payment to Delhi Admn. (L&B Dept.) for Acquisition of Land	132.93	238.28
					Amount of Court Attachment	-	-
					Amount of Enhanced Compensation	-	-
					Payment to Special Rehabilitation Package	-	-
II-C	Receipts from Disposal of Undeveloped Land Premia	234.92	121.34	II-C	Expenditure on Development of Land	118.20	1,740.78
					Master Plan & Other Concomitant Schemes	1,257.40	1,487.92
					Sports Complexes	154.64	218.57
					Total expenditure on D/o land 2-C	1,530.24	3,447.27
III-C	Ground Rent and Other Receipts	174.95	155.50	III-C	CWG-2010 Expenditure		
IV-C	Receipts pertaining to Sports Complexes	0.94	0.66				
	Grants from UDF	73.43	966.02				
	Grants from Central Govt. - CWG 2010	-	-		Expenditure on C/O Roads other than those in Schemes	-	-
	Receipts from disposal of CWG flats	-	-				
V-C	Miscellaneous Receipts	-	-				
(a)	Composition Fee	-	-	IV-C	Expenditure on Building other than those included in the Development Schemes	-	-
(b)	Interest from investments	-	-				
	Interest on Nazul II-investment	330.20	488.97		Payment to MCDs	18.28	15.58
	Interest on General Investment	-	14.05				
	Interest on Sports investment	-	-				
	Saving Interest NA-II	7.68	12.92				
	Interest on Escrow EWS (Saving + Invt.)	6.21	5.50				
	Interest on Escrow FAR (Saving + Invt.)	0.61	0.40				
	Interest on HRD	-	-				
	Interest on UHF	0.08	0.08				
	Intt on Kalkaji Maint Fund Investment	0.31	-				
	Intt on Road Restoration Investment	-	0.63				

Annual Audited Accounts

b)	ESCROW (EWS) Investment	74.46	12.81	b)	Escrow EWS Investment	80.90	17.16
c)	ESCROW FAR Investment	7.37	4.64	c)	Escrow FAR Investment	7.75	7.37
d)	Special Deposit Account	-	-	d)	Special Deposit Account	-	-
e)	Investment A/c Sports	-	-	e)	Investment A/c Sports	-	-
f)	Escrow encashment	-	-	f)	Investment Escrow Account	-	-
g)	HRD Encashment	-	-	g)	HRD Encashment	-	-
h)	Urban Heritage Award Fund Encashment	1.00	0.60	h)	Urban Heritage Award Fund Investment	1.00	0.60
i)	Road Restoration Investment	-	8.83	i)	Road Restoration Investment	-	-
j)	Kalkaji Maint Fund Investment	4.00	-	j)	Kalkaji Maint Fund Investment	4.00	4.00
k)	Maintenance Fund of IN SITU Rehabilitation Project	-	4.00	k)	Disbursement from maintenance fund for carrying out maintenance of IN SITU Projects	4.49	-
l)	Earnest Money Deposit	2.75	0.83	l)	Refund/Adjustment of Earnest Money	25.37	2.41
m)	Other Deposits	58.42	67.38	m)	Other Deposits	65.60	58.05
n)	Funds from Escrow Account (GHS) for Construction of EWS Houses	-	-	n)	Fund from Escrow Account (GHS) for construction of EWS Houses	-	-
o)	Receipt in Urban Heritage fund	-	-	o)	Urban Heritage Fund disbursement	-	-
p)	Other Suspense Account	-	-	p)	Other Suspense Account	-	-
q)	Advances	-	-	q)	Advances	0.16	-
r)	Deposits	-	-	r)	Deposits	-	-
s)	Amount received from Revolving Fund	-	3,447.27	s)	Amount paid to Revolving Fund	-	3,447.27
t)	Amount received from GDA	2,958.37	1,741.33	t)	Amount paid to GDA	2,717.77	1,961.31
u)	Amount Received from SBF	-	-	u)	Amount Paid To SBF	-	-
v)	Amount Received from Road Restoration	-	-	v)	Amount Paid To Road Restoration	-	-
w)	Amount Received from Siri Fort Area	1.68	1.55	w)	Amount Paid To Siri Fort Area	1.67	-
x)	Amount Received from GPF	8.04	11.39	x)	Amount paid to GPF	25.00	72.34
y)	Amount Received from Leave Encashment Fund	-	-	y)	Amount paid to Leave Encashment Fund	3.00	-
z)	Amount Received from Contingency Fund	1,213.71	766.93	z)	Amount Paid to Contingency	1,402.86	569.66
aa)	Amount Received From EWS	-	2.79	aa)	Amount paid to EWS	-	1.40
ab)	Amount Received From Escrow EWS	-	-	ab)	Amount paid to Escrow EWS	-	-
ac)	Amount Received From Escrow FAR	-	-	ac)	Amount paid to Escrow FAR	-	-
ad)	Amount Received From UDF	3,291.56	4,729.85	ad)	Amount Paid to UDF	3,927.98	3,642.36
ae)	Amount payable to SDF	47.65	35.70	ae)	Amount Paid to SDF	22.00	40.60
af)	Amount Received From Civil Maintenance Fund	628.50	389.09	af)	Amount Paid to Civil Maintenance Fund	633.08	372.65
ag)	Amount Received From Electrical Maintenance Fund	36.15	24.27	ag)	Amount Paid to Electrical Maintenance Fund	35.88	24.00

Amount Received from Pension Fund	3.00	-	Amount Paid to Pension Fund	-	-
Amount Received from NA I	712.65	1,307.49	Amount Paid to NA I	752.66	1,301.74
Amount Received from Gratuity Fund	-	-	Amount Paid to Gratuity Fund	-	-
Amount Received from PRMS Fund	-	-	Amount Paid to PRMS Fund	-	-
Amount Received From Urban Heritage Fund in NAI	-	0.63	Amount Paid to Urban Heritage Fund from NAI	-	1.55
Amount Payable from GDA to NA II (UHF)	-	-	Amount Receivable from GDA to NA II (UHF)	-	-
Amount Received From GDA in NAI-Kalkaji Maint Fund Investment	4.00	4.00	Amount Paid to GDA in NAI-Kalkaji Maint Fund Investment	4.31	4.00
Amount Received From GDA in NAI- Escrow FAR	-	5.32	Amount Paid to GDA in NAI- Escrow FAR	-	5.32
Amount Received From GDA in NAI- Escrow EWS	1.00	-	Amount Paid to GDA in NAI- Escrow EWS	1.58	-
Amount Received from PLA	1,709.72	3,443.21	Amount Paid to PLA	1,709.72	3,443.21
TOTAL DEPOSITS & ADVANCES	15,780.46	25,639.89	TOTAL DEPOSITS & ADVANCES	16,734.45	22,940.77
TOTAL RECEIPTS	17,387.43	28,040.65	TOTAL PAYMENTS	18,935.33	26,898.49
OPENING BALANCE	1,661.54	519.39	CLOSING BALANCE	113.65	1,661.54
GRAND TOTAL	19,048.98	28,560.04	GRAND TOTAL	19,048.98	28,560.04

Sd/- **Sd/-** **Sd/-**
Vice Chairman **Finance Member** **Chief Accounts Officer**

**General Provident Fund Trust
Final Accounts
For the Year
2024-2025**



DELHI DEVELOPMENT AUTHORITY



Independent Auditor's Report

To the Members

Delhi Development Authority General Provident Fund Trust

VIKAS SADAN, NEW DELHI

Report on the Financial Statements

We have audited the accompanying Financial Statements of DELHI DEVELOPMENT AUTHORITY GENERAL PROVIDENT FUND TRUST ("the Trust"), which comprise the Balance Sheet as at 31st March, 2025, the Statement of Income and Expenditure Account for the year then ended 31st March 2025 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2025, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair of the financial position, financial performance and cash flows of the trust in accordance with the accounting principles generally accepted in India. This responsibility includes the design and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the trust or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants

(Firm Reg. No. 035855N)

CA Ashish Kumar Tiwari

M. No. 554092

Place: New Delhi

Date: 21-07-2025

UDIN: 25554092BMOKVU4840



2024-2025

DELHI DEVELOPMENT AUTHORITY
DDA General Provident Fund Trust
Balance Sheet as at 31st March 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	EQUITY AND LIABILITIES			
1	Owners' Funds			
(a)	Owners' Capital Account	3	829.36	854.04
(b)	Reserves and surplus	4	-	-
			829.36	854.04
2	Non-current liabilities			
(a)	Long-term borrowings	5	-	-
(b)	Deferred tax liabilities (Net)	6	-	-
(c)	Other long-term liabilities	7	360.90	297.02
(d)	Long-term provisions	8	-	-
			360.90	297.02
3	Current liabilities			
(a)	Short-term borrowings	5	-	-
(b)	Trade payables		-	-
(c)	Other current liabilities	10	3.45	4.07
(d)	Short-term provisions	8	-	-
			3.45	4.07
	Total		1,193.70	1,155.13
II	ASSETS			
1	Non-current assets			
(a)	Property, Plant and Equipment and Intangible assets			
(i)	Property, Plant and Equipment	11	-	-
(ii)	Intangible assets	11	-	-
(iii)	Capital work in progress	11	-	-
(iv)	Intangible asset under development	11	-	-
(b)	Non-current investments	12	920.69	923.96
(c)	Deferred tax assets (Net)	6	-	-
(d)	Long Term Loans and Advances	13	-	-
(e)	Other non-current assets	14	157.07	96.49
			1,077.76	1,020.45
2	Current assets			
(a)	Current investments	12	-	-
(b)	Inventories	15	-	-
(c)	Trade receivables	16	-	-
(d)	Cash and bank balances	17	62.09	92.21
(e)	Short Term Loans and Advances	13	-	-
(f)	Other current assets	18	53.85	42.47
			115.94	134.68
	Total		1,193.70	1,155.13
	Summary of significant accounting policies	1		
	Notes to accounts	2		
	The accompanying notes are an integral part of the financial statements			

As per our report attached
Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari
M.No. 554092

Place : New Delhi
Date:

Sd/-

Vice Chairman

Sd/-

Finance Member

Sd/-

Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

DDA General Provident Fund Trust

Statement of Income and Expenditure for the year ended 31st March, 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	Revenue from operations	19	-	-
II	Other Income	20	65.85	71.13
III	Total Income (I+II)		65.85	71.13
IV	Expenses:			
(a)	Cost of goods sold	21	-	-
(b)	Employee benefits expense	22	-	-
(c)	Finance costs	23	-	-
(d)	Depreciation and amortization expense	24	-	-
(e)	Other expenses	25	10.52	0.00
	Total expenses		10.52	0.00
V	Expenditure over Income before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		55.33	71.13
VI	Prior Period		66.51	-
VII	Expenditure over Income before extraordinary items, partners' remuneration and tax (V-VI)		-11.18	71.13
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Expenditure over Income before, partners' remuneration and tax (VII-VIII)		-11.18	71.13
X	Partners' remuneration*		-	-
XI	Profit before tax (IX- X)		-	-
XII	Tax expense:			
(a)	Current tax		-	-
(b)	Excess/ Short provision of tax relating to earlier years		-	-
(c)	Deferred tax charge/ (benefit)	6	-	-
			-	-
XIII	Expenditure over Income for the period from continuing operations (IXI-XII)		-11.18	71.13
XIV	Profit/(loss) from discontinuing operations		-	-
XV	Tax expense of discontinuing operations		-	-
XVI	Expenditure over Income from discontinuing operations (after tax) (XIV-XV)		-	-
XVII	Expenditure over Income for the year (XIII+XVI)		-11.18	71.13
	The accompanying notes are an integral part of the financial statements			

* Wherever applicable

As per our report attached
Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-
CA Ashish Kumar Tiwari
M.No. 554092

Place : New Delhi
Date:

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer



2024-2025

DELHI DEVELOPMENT AUTHORITY
DDA General Provident Fund Trust
RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

(₹ in Crores)

HEAD OF ACCOUNT	AMOUNT FOR THE YEAR 2024-25	AMOUNT FOR THE YEAR 2023-24
RECEIPTS		
GPF Contribution from Employees	11.39	17.81
Interest on GPF Advance	0.00	0.00
Saving Interest	1.67	2.43
GPF Investments	218.56	197.99
Interest on GPF Investments	52.05	62.39
Interest credited on GPF Balance	0.00	0.00
Premium on purchase of GPF Investment	0.00	0.00
GPF Advances Recovery	0.16	0.35
Amount Received from Pension	2.54	2.54
Amount Received from GDA	54.02	61.10
Amount Received from NAI	25.00	72.34
Transfer of GPF Balance	0.00	171.46
Misc. Receipts	0.00	0.00
TOTAL RECEIPT	365.40	588.41
OPENING BALANCE	92.21	117.27
TOTAL	457.61	705.68
PAYMENTS		
GPF disbursement	24.96	41.62
Retd. GPF Disbursement	0.00	0.00
GPF Investments	215.29	222.83
Discount on purchase of GPF Investment	0.00	0.00
Interest on GPF Investments	0.00	0.00
Payment towards Deposit Linked Insurance Scheme	0.01	0.04
Interest paid on GPF balance	0.00	0.00
GPF Final Payment	71.08	120.10
Advances Given	5.41	8.67
Amount Paid to Gratuity	0.00	0.00
Amount Paid to Pension	63.12	22.69
Amount Paid to GDA	7.10	14.67
Amount Paid to NAI	8.04	11.39
Transfer of GPF Balance	0.00	171.46
TDS Receivable	0.50	0.00
Misc. Expenses	0.00	0.00
TOTAL EXPENDITURE	395.52	613.47
CLOSING BALANCE	62.09	92.21
TOTAL	457.61	705.68

As per our report attached

Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-
CA Ashish Kumar Tiwari
M.No. 554092

Place : New Delhi
Date:

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

DDA General Provident Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

Note - 1 Significant Accounting Policies

Note - 2 Notes to accounts

Note - 3 Owners' Capital Account

(₹ in Crores)

Sr. No.	Name of Fund	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Employee Contribution	Remuneration for the year	Interest on Employee GPF	Disbursement during the year	Excess of Income over Expenditure	As at 31st March 2025 (Closing Balance)
1	DDA- General Provident Fund		854.04	11.39	-	76.41	101.30	-11.18	829.36
			854.04	11.39	-	76.41	101.30	-11.18	829.36
	Previous Year (PY)		935.18	17.87	-	-	170.14	71.13	854.04

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

4	Reserves and surplus	31 March 2025	31 March 2024
(a)	Capital Reserve	-	-
(b)	Revaluation Reserve	-	-
(c)	Other Reserve (Please specify)	-	-
(d)	Undistributed Surplus (Balance from statement of profit and loss)	-	-
	Total	-	-
5	Borrowings	31 March 2025	31 March 2024
	Secured		
(a)	Term loans		
	from banks	-	-
	from other parties	-	-
(b)	Loans repayable on demand		
	from banks	-	-
	from other parties	-	-
(c)	Deferred payment liabilities	-	-
(d)	Loans and advances from related parties	-	-
(e)	Long term/current maturities of finance lease obligation	-	-
(f)	Other loans advances (specify nature)	-	-



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DELHI DEVELOPMENT AUTHORITY

DDA General Provident Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

7	Other long-term liabilities		31 March 2025	31 March 2024
	Advance from customers		-	-
	Others (Payable to Trusts)	Note A	360.90	297.02
	Total Other long-term liabilities		360.90	297.02
8	Provisions	Long term	Short term	
		31 March 2025	31 March 2024	31 March 2024
(a)	Provision for employee benefits			
	Provision for gratuity	-	-	-
	Provision for leave Encashment	-	-	-
(b)	Other provisions			
	Provision for Income tax	-	-	-
	Other Provisions	-	-	-
	Other	-	-	-
	Total Provisions	-	-	-
9	Trade payables		31 March 2025	31 March 2024
(a)	Total outstanding dues of micro, small and medium enterprises		-	-
(b)	Total outstanding dues of creditors other than micro, small and medium enterprises		-	-
	Total Trade payables		-	-
	Disclosure relating to suppliers registered under MSMED Act based on the information available with the entity Company.			
	Particulars		31 March 2025	31 March 2024
	(a) Amount remaining unpaid to any supplier at the end of each accounting year:			
	Principal		-	-
	Interest		-	-
	Total		-	-
	(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.		-	-
	(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.		-	-
	(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.		-	-
	(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act.		-	-
10	Other current liabilities		31 March 2025	31 March 2024
(a)	Current maturities of finance lease obligations		-	-
(b)	Interest accrued but not due on borrowings		-	-
(c)	Interest accrued and due on borrowings		-	-
(d)	Income received in advance		-	-
(e)	Unearned revenue		-	-
(f)	Goods and Service tax payable		-	-
(g)	TDS payable		-	-
(h)	Other payables (Unamortized Discount)		3.44	4.07
(i)	Other payables (Audit Fees payable)		0.00	-
	Total Other current liabilities		3.45	4.07

DELHI DEVELOPMENT AUTHORITY

DDA General Provident Fund Trust

Notes forming part of the Financial Statements for the year ended 31st March, 2025

11. Property, Plant and Equipment and Intangible Assets (owned assets)

(₹ in Crores)

Particulars /Assets	TANGIBLE ASSETS							Total
	Freehold land	Buildings	Plant and Equipment	Office equipment	Furniture & Fixtures	Vehicles	Others (specify nature)	
Gross Block								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Depreciation/Adjustments								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Net Block								
At 31 March 2024	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-

DELHI DEVELOPMENT AUTHORITY

DDA General Provident Fund Trust

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

Particulars /Assets	INTANGIBLE ASSETS									Total
	Goodwill	Brands/ trademarks	Computer Software	Mining Rights	Masthead and publishing title	Copyrights/ patents	Recepie/formulae /model/design prototype	Liscense and franchise	Others (specify nature)	
Gross Block										
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
Amortization/Adjustment										
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
Net Block										
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-

Assets under lease to be separately specified under each class of asset.

Capital Work in Progress	31-03-2024	31-03-2025	Intangible assets under development	31-03-2024	31-03-2025
Opening Balance	-	-	Opening Balance	-	-
Add: Additions during the year	-	-	Add: Additions during the year	-	-
Less: Capitalized during the year	-	-	Less: Capitalized during the year	-	-
Closing Balance (B)	-	-	Closing Balance (B)	-	-



2024-2025

DELHI DEVELOPMENT AUTHORITY

DDA General Provident Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

12	Investments - Non Current and Current (valued at historical cost unless stated otherwise)	As at 31 March 2025			As at 31 March 2024	
		Face Value	Numbers/ Units/ Shares	Book Value	Numbers/ Units/ Shares	Book Value
	Trade Investments - Quoted					
(a)	Investments in Other Entities			-		-
	Less: Provision for diminution in value of investments			-		-
(b)	Investments in partnership firm (Refer footnote 1)			-		-
	Other Investments					
(c)	Investments in preference shares			-		-
(d)	Investments in equity instruments			-		-
(e)	Investments in government or trust securities			-		-
(f)	Investments in debentures or bonds			-		-
(g)	Investments in mutual funds			-		-
(h)	Investments property			-		-
(i)	Other non-current investments (specify nature)			-		-
	Total Investments			-		-
	Trade Investments - Unquoted					
(a)	Investments in Other Entities			-		-
	Less: Provision for diminution in value of investments			-		-
(b)	Investments in partnership firm (Refer footnote 1)			-		-
	Other Investments					
(c)	Investments in preference shares			-		-
(d)	Investments in equity instruments			-		-
(e)	Investments in government or trust securities			0.00		0.00
(f)	Investments in debentures or bonds			0.00		0.00
(g)	Investments in mutual funds			0.00		0.00
(h)	Other non-current investments (Investments in FDR)			0.00		0.00
(i)	Investments property			-		-
	Total Investments			0.00		0.00
	Aggregate market value as at the end of the year:			-		-
	Aggregate amount of quoted investments and market value thereof.			-		-
	Aggregate amount of Un-quoted investments.			-		-
	Aggregate Provision for diminution in value of investments.			-		-

Footnote 1: Details of investment in partnership firm									
Name of partner with % share in profits of such firm									
Total capital of the firm (Amount in Rs.)									
Current Investments									
Trade (valued at lower of cost or market value) - Quoted									
	Face Value	As at 31 March 2025 Numbers/ Units/ Shares	Book Value	As at 31 March 2024 Numbers/ Units/ Shares	Book Value				
(a) Current maturities of long-term investments			-		-				
(b) Investments in equity instruments			-		-				
(c) Investments in preference shares			-		-				
(d) Investments in government or trust securities			-		-				
(e) Investments in debentures or bonds			-		-				
(f) Investments in mutual funds			-		-				
(g) Other Short-term investments (specify nature)			-		-				
Net current investments			-		-				
Trade (valued at lower of cost or market value) - Unquoted									
(a) Current maturities of long-term investments			-		-				
(b) Investments in equity instruments			-		-				
(c) Investments in preference shares			-		-				
(d) Investments in government or trust securities			-		-				
(e) Investments in debentures or bonds			-		-				
(f) Investments in mutual funds			-		-				
(g) Other Short-term investments (specify nature)			-		-				
Net current investments			-		-				
Grand Total			-		-				
Aggregate value of quoted investments and market value thereof.									
Aggregate value of quoted investments.									
Aggregate Provision for diminution in value of investments.									
13 Loans and advances									
A (Secured)									
(a) Capital advances									
Considered good			-		-				
Doubtful			-		-				
Less: Provision for doubtful advances			-		-				
(a)			-		-				
(b) Loans advances to partners or relative of partners			-		-				
(c) Other loans and advances (specify nature)			-		-				
Prepaid expenses			-		-				
Advance tax and tax deducted at source [Net of provision for income tax of Rs. (previous year Rs.)]			-		-				
CENVAT credit receivable			-		-				
VAT credit receivable			-		-				

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16	Trade receivables						31-Mar-25	31-Mar-24
	Outstanding for a period less than 6 months from the date they are due for receipt							
(a)	Secured Considered good						-	-
(b)	Unsecured Considered good						-	-
(c)	Doubtful						-	-
	Less: Provision for doubtful receivables						-	-
							-	-
	Outstanding for a period exceeding 6 months from the date they are due for receipt							
(a)	Secured Considered good						-	-
(b)	Unsecured Considered good						-	-
(c)	Doubtful						-	-
	Less: Provision for doubtful receivables						-	-
	Unbilled receivables						-	-
							-	-
	Total						31-Mar-25	31-Mar-24
17	Cash and Bank Balances							
A	Cash and cash equivalents							
(a)	On current accounts						-	-
(b)	Cash credit account (Debit balance)						-	-
(c)	Fixed Deposits							
	Deposits with original maturity of less than three months						-	-
(d)	Cheques, drafts on hand						-	-
(e)	Cash on hand						-	-
	Total				(I)		-	-
B	Other bank balances							
(a)	Bank Deposits							
(i)	Earmarked Bank Deposits						-	-
(ii)	Deposits with original maturity for more than 3 months but less than 12 months from reporting date						-	-
(iii)	Margin money or deposits under lien						-	-
(iv)	Others (Balance with Saving accounts)						62.09	92.21
	Total other bank balances				(II)		62.09	92.21
	Total Cash and bank balances				(I+II)		62.09	92.21
18	Other current assets						31-Mar-25	31-Mar-24
(a)	TDS Receivable						3.42	1.72
(b)	Interest accrued but not due on deposits						0.00	0.00
(c)	Interest accrued and due on deposits						50.02	40.22
(d)	Unamortised Premium						0.41	0.53
	Total						53.85	42.47

**DELHI DEVELOPMENT AUTHORITY****DDA General Provident Fund Trust****Notes forming part of the Financial Statements for the year ended, 31st March, 2025**

(₹ in Crores)

19	Revenue from operations		31 March 25	31 March 24
(a)	Sale of products		-	-
(b)	Sale of services		-	-
(c)	Grants or donations received		-	-
(d)	Other operating revenue		-	-
	Revenue from operations (Gross)		-	-
	Less: Excise duty		-	-
	Revenue from operations (Net)		-	-
20	Other income		31 March 25	31 March 24
(a)	Interest income	Note-D	65.80	71.12
(b)	Dividend income		0.00	0.00
(c)	Net gain on sale of investments		0.00	0.00
(d)	Other non-operating income (Authority Share)		0.00	0.01
(e)	Other miscellaneous income		0.05	0.00
(f)	Prior Period Interest		0.00	0.00
	Total other income		65.85	71.13
21	Cost of goods sold (Delete whatever is not applicable)		31 March 25	31 March 24
(A)	Cost of raw material consumed			
	Raw material consumed			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of raw material consumed	(I)	-	-
	Packing material consumed (if considered as part of raw material)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of packing material consumed	(II)	-	-
	Other materials (purchased intermediates and components)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of other material consumed	(III)	-	-
	Total raw material consumed (A)	(I+II+III)	-	-
B	Purchases of stock-in-trade		31 March 25	31 March 24
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-
	Total (B)		-	-
C	Changes in inventories of finished goods, work in progress and stock-in trade		31 March 25	31 March 24
	Inventories at the beginning of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-
		(I)	-	-
	Inventories at the end of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-

		(II)	-	-
	(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade (C)		-	-
	Total (A+B+C)		-	-
22	Employee benefits expense		31 March 25	31 March 24
	(Including contract labour)			
(a)	Salaries, wages, bonus and other allowances		-	-
(b)	Contribution to provident and other funds		-	-
(c)	Gratuity expenses		-	-
(d)	Staff welfare expenses		-	-
	Total Employee benefits expense		-	-
23	Finance cost		31 March 25	31 March 24
(a)	Interest expense (other than interest on partners' capital/member' capital)		-	-
(i)	On bank loan		-	-
(ii)	On assets on finance lease		-	-
(b)	Interest on partners' capital/member' capital		-	-
(c)	Other borrowing costs		-	-
(d)	Loss on foreign exchange transactions and translations considered as finance cost (net)		-	-
	Total Finance cost		-	-
24	Depreciation and amortization expense		31 March 25	31 March 24
(a)	on tangible assets (Refer note 11)		-	-
(b)	on intangible assets (Refer note 11)		-	-
	Total Depreciation and amortization expense		-	-
25	Other Expenses		31 March 25	31 March 24
(a)	Consumption of stores and spare parts		-	-
(b)	Power and fuel		-	-
(c)	Rent		-	-
(d)	Repairs and maintenance - Buildings		-	-
(e)	Repairs and maintenance - Machinery		-	-
(f)	Interest on Employee GPF		9.90	-
(g)	Rent, Rates and taxes, excluding, taxes on income		-	-
(h)	Labour charges		-	-
(i)	Travelling expenses		-	-
(j)	Auditor's remuneration		0.00	-
(k)	Printing and stationery		-	-
(l)	Communication expenses		-	-
(m)	Legal and professional charges		-	-
(n)	Advertisement and publicity		-	-
(o)	Business promotion expenses		-	-
(p)	Commission		-	-
(q)	Clearing and forwarding charges		-	-
(r)	Loss on sale of Property, Plant and Equipment		-	-
(s)	Loss on foreign exchange transactions (net)		-	-
(t)	Loss on cancellation of forward contracts		-	-
(u)	Loss on sale of investments (net)		-	-
(v)	Provision for diminution in value of investments		-	-
(w)	Provision for doubtful debts		-	-
(x)	Prior Period Expenses		0.61	-
(z)	Miscellaneous expenses (Bank Charges)		0.00	0.00
	Total		10.52	0.00

**DELHI DEVELOPMENT AUTHORITY****DDA General Provident Fund Trust****Note-A****Details of Payables to Trusts**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Payable to Delhi Development Authority	336.90	289.98
Payable to Leave Encashment Trust	0.00	0.00
Payable to NA II	24.00	7.04
Total	360.90	297.02

Note-B**Details of Investment**

(₹ in Crores)

Summary of GPF Investment

Nature of Investment	Balance as on 31-March-2025			FY 2024-25			Balance as on 31-March-2024			INTEREST RECVD DURING THE YEAR
	Investment Balance	Interest Accrued	Unamortised Discount	Interest Income	Amortisation of Discount/ (Premium)	Prior period	Investment Balance	Unamortised Discount	Interest Accrued	
Investment in FD	448.95	36.97	0.00	21.22	0.00	0.79	258.71	0.00	25.35	8.81
Investment in Bonds	33.56	4.41	-3.65	5.32	-0.85	0.00	62.96	-4.50	3.47	4.38
Investment in Mutual Funds	91.89	0.00	0.00	0.00	0.00	0.00	91.89	0.00	0.00	0.00
Investment in State Govt Securities	45.90	1.62	0.41	4.98	0.12	0.02	74.37	0.53	2.41	5.75
Investment in Govt Securities	300.40	7.03	0.21	32.10	0.23	-0.20	436.04	0.43	9.00	34.27
Total	920.69	50.02	-3.04	63.63	-0.50	0.61	923.96	-3.54	40.22	53.21

Note-C**Details of Receivable from Trusts**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Receivable From Gratuity Fund Trust	40.29	40.29
Receivable From NA-I	0.07	0.07
Receivable from Pension Fund Trust	116.70	56.12
Total	157.07	96.49

Note-D**Details of Interest Income**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Interest Income from Investment	64.13	68.70
Savings Interest	1.67	2.41
Total	65.80	71.12

DELHI DEVELOPMENT AUTHORITY GENERAL PROVIDENT FUND TRUST**SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS****1. Significant Accounting Policies**

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

2. Notes to the Accounts

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority.
- 2. The amount of Interest income on Mutual Fund Investment is to be Recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and Insurance companies.
- 4. Fund Of Rs. 2 crores were invested in 9.05% Punjab State Industrial Development Corp. Ltd (PSIDC) Bonds. The Interest on these bonds is not remitted Since 01.04.2014, Further bond Matured in month of Feb 2021, however Principal amount has been not remitted by PSIDC on due date of Maturity.

The principal amount of Rs. 2 Crore. was remitted by PSIDC on 31.03.2023. However, outstanding interest has not yet been paid by PSIDC. Therefore, Interest income is not recognised on accrual basis during the year.

- 5. Trust has Investment of Rs. 8 Crore in 10.19% Reliance Capital Limited 2024 due for maturity in 2024, The Rating of Reliance Capital Ltd. has been downgraded to D by CARE, Therefore, Interest income is not recognised on accrual basis during the year, Further Trust has made provision for doubtful assets of Rs. 8 Crore in the Income & Expenditure Account in the previous financial year.
- 6. An entity has claimed TDS recoverable on the PAN of DDA in their GPF income tax return because DDA itself did not claim this TDS in its income tax return.
- 7. Interest on GPF payable to employee not recognised in previous year, the same has been made during current year & accordingly rectification made through prior period.

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

**Gratuity Fund Trust
Final Accounts
For the Year
2024-2025**



DELHI DEVELOPMENT AUTHORITY



Independent Auditor's Report

To the Members

Delhi Development Authority Gratuity Fund Trust

VIKAS SADAN, NEW DELHI

Report on the Financial Statements

We have audited the accompanying Financial Statements of DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST ("the Trust"), which comprise the Balance Sheet as at 31st March, 2025, the Statement of Income and Expenditure Account for the year then ended 31st March 2025 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2025, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair of the financial position, financial performance and cash flows of the trust in accordance with the Accounting principles generally accepted in India. This responsibility includes the design and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the trust or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants

(Firm Reg. No. 035855N)

CA Ashish Kumar Tiwari

M. No. 554092

Place: New Delhi

Date: 21-07-2025

UDIN: 25554092BMOKVT1600



2024-2025

DELHI DEVELOPMENT AUTHORITY
DDA Gratuity Fund Trust
Balance Sheet as at 31st March 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	EQUITY AND LIABILITIES			
1	Owners' Funds			
(a)	Owners' Capital Account	3	132.56	178.47
(b)	Reserves and surplus	4	-	-
			132.56	178.47
2	Non-current liabilities			
(a)	Long-term borrowings	5	-	-
(b)	Deferred tax liabilities (Net)	6	-	-
(c)	Other long-term liabilities	7	170.44	140.71
(d)	Long-term provisions	8	-	-
			170.44	140.71
3	Current liabilities			
(a)	Short-term borrowings	5	-	-
(b)	Trade payables			
(c)	Other current liabilities	10	0.00	-
(d)	Short-term provisions	8	-	-
			0.00	-
	Total		303.00	319.18
II	ASSETS			
1	Non-current assets			
(a)	Property, Plant and Equipment and Intangible assets			
(i)	Property, Plant and Equipment	11	-	-
(ii)	Intangible assets	11	-	-
(iii)	Capital work in progress	11	-	-
(iv)	Intangible asset under development	11	-	-
(b)	Non-current investments	12	273.83	277.25
(c)	Deferred tax assets (Net)	6	-	-
(d)	Long Term Loans and Advances	13	-	-
(e)	Other non-current assets	14	-	-
			273.83	277.25
2	Current assets			
(a)	Current investments	12	-	-
(b)	Inventories	15	-	-
(c)	Trade receivables	16	-	-
(d)	Cash and bank balances	17	26.07	30.72
(e)	Short Term Loans and Advances	13	-	-
(f)	Other current assets	18	3.10	11.22
			29.17	41.93
	Total(rounded off)		303.00	319.18
	Summary of significant accounting policies	1		
	Notes to accounts	2		
The accompanying notes are an integral part of the financial statements				

As per our report attached
Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari
M.No: 554092

Place : New Delhi
Date:

Sd/-

Vice Chairman

Sd/-

Finance Member

Sd/-

Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

DDA Gratuity Fund Trust

Statement of Income and Expenditure for the year ended 31st March, 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	Revenue from operations	19	-	-
II	Other Income	20	30.57	22.27
III	Total Income (I+II)		30.57	22.27
IV	Expenses:			
(a)	Cost of goods sold	21	-	-
(b)	Employee benefits expense	22	-	-
(c)	Finance costs	23	-	-
(d)	Depreciation and amortization expense	24	-	-
(e)	Other expenses	25	0.00	0.00
	Total expenses		0.00	0.00
V	Income Over Expenditure before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		30.57	22.27
VI	Prior Period		3.03	0.70
VII	Income Over Expenditure before extraordinary items, partners' remuneration and tax (V-VI)		27.54	21.58
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Income Over Expenditure before, partners' remuneration and tax (VII-VIII)		27.54	21.58
X	Partners' remuneration*			
XI	Profit before tax (IX- X)			
XII	Tax expense:			
(a)	Current tax		-	-
(b)	Excess/ Short provision of tax relating to earlier years			
(c)	Deferred tax charge/ (benefit)	6	-	-
			-	-
XIII	Income Over Expenditure for the period from continuing operations (IXI-XII)		27.54	21.58
XIV	Profit/(loss) from discontinuing operations		-	-
XV	Tax expense of discontinuing operations		-	-
XVI	Income Over Expenditure from discontinuing operations (after tax) (XIV-XV)		-	-
XVII	Income Over Expenditure for the year (XIII+XVI)		27.54	21.58
	The accompanying notes are an integral part of the financial statements			

* Wherever applicable

As per our report attached
Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-
CA Ashish Kumar Tiwari
M.No. 554092

Place : New Delhi
Date:

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer



2024-2025

DELHI DEVELOPMENT AUTHORITY
DDA Gratuity Fund Trust
RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

(₹ in Crores)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2025	FOR THE YEAR ENDED 31 MARCH 2024
RECEIPTS		
Gratuity Fund investment	17.27	40.00
Interest on Gratuity Fund Investment	22.11	6.19
Interest from Saving Account	0.50	0.67
CCL/CHARGES/BANK CHARGES REVERSED/ Misc receipts	0.07	-
TDS Receivable	0.19	-
Received from Pension Fund	0.18	-
Received from BGDA	5.00	54.00
Received From LEFT	-	10.95
TOTAL Receipts	45.33	111.81
OPENING BALANCE	30.72	11.84
TOTAL	76.05	123.65
PAYMENTS		
Gratuity Fund Investment	1.00	11.00
Gratuity paid	47.47	80.47
CCL/CHARGES/BANK CHARGES	0.00	0.00
Payment to PRMB	1.51	-
Payment to Pension Fund	-	1.46
TOTAL PAYMENTS	49.98	92.93
CLOSING BALANCE	26.07	30.72
TOTAL	76.05	123.65

As per our report attached

Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari
M.No. 554092

Place : New Delhi
Date:

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

DDA Gratuity Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

Note - 1 Significant Accounting Policies

Note - 2 Notes to accounts

Note - 3 Owners' Capital Account

(₹ in Crores)

Sr. No.	Name of Fund	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Employee Contribution	Remuneration for the year	Interest for the year	Disbursement during the year	Excess of Income over Expenditure	As at 31st March 2025(Closing Balance)
1	DDA-Gratuity Fund		178.47	-25.99	-	-	47.47	27.54	132.56
			178.47	-25.99	-	-	47.47	27.54	132.56
	Previous Year (PY)		255.03	-17.68	-	-	80.47	21.58	178.47

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

4	Reserves and surplus	31 March 2025	31 March 2024	31 March 2025	31 March 2024	31 March 2025	31 March 2024
(a)	Capital Reserve	-	-	-	-	-	-
(b)	Revaluation Reserve	-	-	-	-	-	-
(c)	Other Reserve (Please specify)	-	-	-	-	-	-
(d)	Undistributed Surplus (Balance from statement of profit and loss)	-	-	-	-	-	-
	Total	-	-	-	-	-	-
5	Borrowings	31 March 2025	31 March 2024	31 March 2025	31 March 2024	31 March 2025	31 March 2024
	Secured						
(a)	Term loans from banks	-	-	-	-	-	-
	from other parties	-	-	-	-	-	-
(b)	Loans repayable on demand from banks	-	-	-	-	-	-
	from other parties	-	-	-	-	-	-
(c)	Deferred payment liabilities	-	-	-	-	-	-
(d)	Loans and advances from related parties	-	-	-	-	-	-
(e)	Long term/current maturities of finance lease obligation	-	-	-	-	-	-
(f)	Other loans advances (specify nature)	-	-	-	-	-	-

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DELHI DEVELOPMENT AUTHORITY

DDA Gratuity Fund Trust

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

7	Other long-term liabilities			31 March 2025	31 March 2024
	Advance from customers			-	-
	Others (Received from trust)		Note A	170.44	140.71
	Total Other long-term liabilities			170.44	140.71
8	Provisions		Long term	Short term	
		31 March 2025	31 March 2024	31 March 2025	31 March 2024
(a)	Provision for employee benefits				
	Provision for gratuity	-	-	-	-
	Provision for leave Encashment	-	-	-	-
(b)	Other provisions	-	-	-	-
	Provision for Income tax	-	-	-	-
	Other Provisions	-	-	-	-
	Other	-	-	-	-
	Total Provisions	-	-	-	-
9	Trade payables			31 March 2025	31 March 2024
(a)	Total outstanding dues of micro, small and medium enterprises			-	-
(b)	Total outstanding dues of creditors other than micro, small and medium enterprises			-	-
	Total Trade payables			-	-
	Disclosure relating to suppliers registered under MSMED Act based on the information available with the entity				
	Company:				
	Particulars			31 March 2025	31 March 2024
	(a) Amount remaining unpaid to any supplier at the end of each accounting year:			-	-
	Principal			-	-
	Interest			-	-
	Total			-	-
	(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.			-	-
	(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.			-	-
	(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.			-	-
	(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act.			-	-
10	Other current liabilities			31 March 2025	31 March 2024
(a)	Current maturities of finance lease obligations			-	-
(b)	Interest accrued but not due on borrowings			-	-
(c)	Interest accrued and due on borrowings			-	-
(d)	Income received in advance			-	-
(e)	Unearned revenue			-	-
(f)	Goods and Service tax payable			-	-
(g)	TDS payable			-	-
(h)	Other payables (Audit Fees payable)			0.00	-
	Total Other current liabilities			0.00	0.00

DELHI DEVELOPMENT AUTHORITY

DDA Gratuity Fund Trust

Notes forming part of the Financial Statements for the year ended 31st March, 2025

11. Property, Plant and Equipment and Intangible Assets (owned assets)

(₹ in Crores)

Particulars / Assets	TANGIBLE ASSETS							Total
	Freehold land	Buildings	Plant and Equipment	Office equipment	Furniture & Fixtures	Vehicles	Others (specify nature)	
Gross Block								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Depreciation/Adjustments								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Net Block								
At 31 March 2024	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-

DELHI DEVELOPMENT AUTHORITY **DDA Gratuity Fund Trust**

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

Particulars / Assets	INTANGIBLE ASSETS							
	Goodwill	Brands/ trademarks	Computer Software	Mining Rights	Masthead and publishing title	Copyrights/ patents	Recepie/formulae /model/design prototype	Liscense and franchise
Gross Block								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Amortization/Adjustment								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Net Block								
At 31 March 2024	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-

Assets under lease to be separately specified under each class of asset.

Capital Work in Progress	31-03-2024	31-03-2025	Intangible assets under development	31-03-2024	31-03-2025
Opening Balance	-	-	Opening Balance	-	-
Add: Additions during the year	-	-	Add: Additions during the year	-	-
Less: Capitalized during the year	-	-	Less: Capitalized during the year	-	-
Closing Balance (B)	-	-	Closing Balance (B)	-	-

DELHI DEVELOPMENT AUTHORITY

DDA Gratuity Fund Trust

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

12	Investments - Non Current and Current (valued at historical cost unless stated otherwise)	Face Value	As at 31 March 2025 Numbers/ Units/ Shares	Book Value	As at 31 March 2024 Numbers/ Units/ Shares	Book Value
	Trade Investments - Quoted					
(a)	Investments in Other Entities					
	Less: Provision for diminution in value of investments			-		-
(b)	Investments in partnership firm			-		-
	Other Investments					
(c)	Investments in preference shares			-		-
(d)	Investments in equity instruments			-		-
(e)	Investments in government or trust securities			-		-
(f)	Investments in debentures or bonds			-		-
(g)	Investments in mutual funds			-		-
(h)	Investments property			-		-
(i)	Other non-current investments (specify nature)			-		-
	Total Investments			-		-
	Trade Investments - Unquoted					
(a)	Investments in Other Entities			-		-
	Less: Provision for diminution in value of investments			-		-
(b)	Investments in partnership firm			-		-
	Other Investments		Note B			
(c)	Investments in preference shares			-		-
(d)	Investments in equity instruments			-		-
(e)	Investments in government or trust securities			36.00	-	47.27
(f)	Investments in debentures or bonds			-	-	6.00
(g)	Investments in mutual funds			6.40	-	9.80
(h)	Other non-current investments (Investment in LIC and Other insurance company)			231.43	-	214.18
(i)	Investments property			-	-	-
	Total Investments			273.83		277.25
	Aggregate market value as at the end of the year:					
	Aggregate amount of quoted investments and market value thereof.			-		-
	Aggregate amount of Un-quoted investments.			-		-
	Aggregate Provision for diminution in value of investments.			-		-
	Footnote 1: Details of investment in partnership firm			31-Mar-25		31-Mar-24
	Total capital of the firm (Amount in Rs.)			-		-

Annual Audited Accounts

[illegible]

Annual Audited Accounts

**DELHI DEVELOPMENT AUTHORITY****DDA Gratuity Fund Trust****Notes forming part of the Financial Statements for the year ended 31st March, 2025**

(₹ in Crores)

19	Revenue from operations		31 March 2025	31 March 2024
(a)	Sale of products		-	-
(b)	Sale of services		-	-
(c)	Grants or donations received		-	-
(d)	Other operating revenue		-	-
	Revenue from operations (Gross)		-	-
	Less: Excise duty		-	-
	Revenue from operations (Net)		-	-
20	Other income		31 March 2025	31 March 2024
(a)	Interest income	Note C	30.57	22.27
(b)	Dividend income		-	-
(c)	Net gain on sale of investments		-	-
(d)	Misc. Receipts		0.00	-
	Total other income		30.57	22.27
21	Cost of goods sold		31 March 2025	31 March 2024
(A)	Cost of raw material consumed			
	Raw material consumed			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of raw material consumed	(I)	-	-
	Packing material consumed (if considered as part of raw material)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of packing material consumed	(II)	-	-
	Other materials (purchased intermediates and components)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of other material consumed	(III)	-	-
	Total raw material consumed (A)	(I+II+III)	-	-
B	Purchases of stock-in-trade		31 March 2025	31 March 2024
(i)	...		-	-
(ii)	...		-	-
(iii)	...		-	-
	Total (B)		-	-
C	Changes in inventories of finished goods, work in progress and stock-in trade		31 March 2025	31 March 2024
	Inventories at the beginning of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-
		(I)	-	-
	Inventories at the end of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-

		(II)	-	-
	(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade (C)		-	-
	Total (A+B+C)		-	-
22	Employee benefits expense		31 March 2025	31 March 2024
	(Including contract labour)			
(a)	Salaries, wages, bonus and other allowances		-	-
(b)	Contribution to provident and other funds		-	-
(c)	Gratuity Expense		-	-
(d)	Staff welfare expenses		-	-
	Total Employee benefits expense		-	-
23	Finance cost		31 March 2025	31 March 2024
(a)	Interest expense (other than interest on partners' capital/member' capital)			
(i)	On bank loan		-	-
(ii)	On assets on finance lease		-	-
(b)	Interest on partners' capital/member' capital			
(c)	Other borrowing costs		-	-
(d)	Loss on foreign exchange transactions and translations considered as finance cost (net)		-	-
	Total Finance cost		-	-
24	Depreciation and amortization expense		31 March 2025	31 March 2024
(a)	on tangible assets (Refer note 11)		-	-
(b)	on intangible assets (Refer note 11)		-	-
	Total Depreciation and amortization expense		-	-
25	Other Expenses		31 March 2025	31 March 2024
(a)	Consumption of stores and spare parts		-	-
(b)	Power and fuel		-	-
(c)	Rent		-	-
(d)	Repairs and maintenance - Buildings		-	-
(e)	Repairs and maintenance - Machinery		-	-
(f)	Insurance		-	-
(g)	Rent, Rates and taxes, excluding, taxes on income		-	-
(h)	Labour charges		-	-
(i)	Travelling expenses		-	-
(j)	Auditor's remuneration		0.00	-
(k)	Printing and stationery		-	-
(l)	Communication expenses		-	-
(m)	Legal and professional charges		-	-
(n)	Advertisement and publicity		-	-
(o)	Business promotion expenses		-	-
(p)	Commission		-	-
(q)	Clearing and forwarding charges		-	-
(r)	Loss on sale of Property, Plant and Equipment		-	-
(s)	Loss on foreign exchange transactions (net)		-	-
(t)	Loss on cancellation of forward contracts		-	-
(u)	Loss on sale of investments (net)		-	-
(v)	Provision for diminution in value of investments		-	-
(w)	Provision for doubtful debts		-	-
(x)	Miscellaneous expenses		0.00	0.00
	Total		0.00	0.00

**DELHI DEVELOPMENT AUTHORITY****DDA Gratuity Fund Trust****Note-A****Details of Payables to Trusts**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Payable to DDA General Provident Fund	40.29	40.29
Payable to DDA Leave Encashment Fund Trust	12.86	12.86
Payable to PRMS Fund	4.12	5.63
Payable to GDA	108.08	77.09
PAYABLE TO PENSION FUND TRUST	2.94	2.69
Payable to UDF	2.04	2.04
Payable to NA-II	0.11	0.11
Total	170.44	140.71

Note-B

(₹ in Crores)

Summary of Gratuity Fund Investment							
	Balance as on 31-March-2025		FY 2024-25		Balance as on 31-March-2024		FY 2024-25
Nature Of Investment	Investment Balance	Interest Accrued	Interest Income	Prior period	Investment Balance	Interest Accrued	Interest recvd during the year
Investment In Govt Securities	36.00	0.60	3.02	0.38	38.00	0.22	3.02
Investment In State Govt Securities	-	-	10.26	-	9.27	10.47	20.73
Investment In Mutual Funds	6.40	-	-	-3.41	9.80	-	-
Investment In Bonds	-	-	0.53	-	6.00	0.04	0.57
Investment In Lic / Other Insurance Companies	231.43	-	16.25	-	214.18	-	-
Total	273.83	0.60	30.07	-3.03	277.25	10.73	24.33

Note-C**Details of Interest Income**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Interest Income from Investment	30.07	21.61
Savings Interest	0.50	0.67
Total	30.57	22.27

DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST

SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

1. Significant Accounting Policies

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

2. Notes to the Accounts

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2025.
- 2. The amount of Interest income on Mutual Fund Investment is to be Recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and Insurance companies.
- 4. Trust has Investment of Rs. 1 Crore in 10.19% Reliance Capital Limited 2024 due for maturity in 2024, The Rating of Reliance Capital Ltd. has been downgraded to D by CARE, Therefore, Interest income is not recognised on accrual basis during the year, Further Trust has made provision for doubtful assets of Rs. 1 Crore in the Income & Expenditure Account in the previous financial year.
- 5. Sales Proceeds of mutual funds in previous years were not bifurcated between cost & income, and were entirely booked as income. The Said bifurcation has been made during current year & accordingly rectification made through prior period.

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

**Pension Fund Trust
Final Accounts
For the Year
2024-2025**



DELHI DEVELOPMENT AUTHORITY



Independent Auditor's Report

To the Members

Delhi Development Authority Pension Fund Trust

VIKAS SADAN, NEW DELHI

Report on the Financial Statements

We have audited the accompanying Financial Statements of DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST ("the Trust"), which comprise the Balance Sheet as at 31st March, 2025, the Statement of Income and Expenditure Account for the year then ended 31st March 2025 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2025, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair of the financial position, financial performance and cash flows of the trust in accordance with the accounting principles generally accepted in India. This responsibility includes the design and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the trust or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants

(Firm Reg. No. 035855N)

CA Ashish Kumar Tiwari

M. No. 554092

Place: New Delhi

Date: 21-07-2025

UDIN: 25554092BMOKVW7972



DELHI DEVELOPMENT AUTHORITY
DDA Pension Fund Trust
Balance Sheet as at 31st March 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	EQUITY AND LIABILITIES			
1	Owners' Funds			
(a)	Owners' Capital Account	3	9,138.34	8,720.88
(b)	Reserves and surplus	4	-	-
			9,138.34	8720.88
2	Non-current liabilities			
(a)	Long-term borrowings	5	-	-
(b)	Deferred tax liabilities (Net)	6	-	-
(c)	Other long-term liabilities	7	387.26	314.75
(d)	Long-term provisions	8	-	-
			387.26	314.75
3	Current liabilities			
(a)	Short-term borrowings	5	-	-
(b)	Trade payables		-	-
(c)	Other current liabilities	10	66.83	69.91
(d)	Short-term provisions	8	-	-
			66.83	69.91
	Total		9,592.42	9,105.54
II	ASSETS			
1	Non-current assets			
(a)	Property, Plant and Equipment and Intangible assets			
(i)	Property, Plant and Equipment	11	-	-
(ii)	Intangible assets	11	-	-
(iii)	Capital work in progress	11	-	-
(iv)	Intangible asset under development	11	-	-
(b)	Non-current investments	12	6,684.10	6,425.94
(c)	Deferred tax assets (Net)	6	-	-
(d)	Long Term Loans and Advances	13	-	-
(e)	Other non-current assets	14	2,749.36	2,621.84
			9,433.46	9,047.78
2	Current assets			
(a)	Current investments	12	-	-
(b)	Inventories	15	-	-
(c)	Trade receivables	16	-	-
(d)	Cash and bank balances	17	145.99	40.24
(e)	Short Term Loans and Advances	13	-	-
(f)	Other current assets	18	12.97	17.52
			158.96	57.76
	Total		9,592.42	9,105.54
	Summary of significant accounting policies	1		
	Notes to Accounts	2		
	The accompanying notes are an integral part of the financial statements			

As per our report attached
Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-
CA Ashish Kumar Tiwari
M.No. 554092

Place: New Delhi
Date:

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

DDA Pension Fund Trust

Statement of Income and Expenditure for the year ended as at 31st March 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	Revenue from operations	19	-	-
II	Other Income	20	504.46	489.72
III	Total Income (I+II)		504.46	489.72
IV	Expenses:			
(a)	Cost of goods sold	21	-	-
(b)	Employee benefits expense	22	-	-
(c)	Finance costs	23	-	-
(d)	Depreciation and amortization expense	24	-	-
(e)	Other expenses	25	0.00	0.00
	Total expenses		0.00	0.00
V	Income Over Expenditure before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		504.46	489.72
VI	Prior Period		12.52	-
VII	Income Over Expenditure before extraordinary items, partners' remuneration and tax (V-VI)		491.94	489.72
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Income Over Expenditure before, partners' remuneration and tax (VII-VIII)		491.94	489.72
X	Partners' remuneration*			
XI	Profit before tax (IX- X)			
XII	Tax expense:			
(a)	Current tax		-	-
(b)	Excess/ Short provision of tax relating to earlier years			
(c)	Deferred tax charge/ (benefit)	6	-	-
			-	-
XIII	Income Over Expenditure for the period from continuing operations (IXI-XII)		491.94	489.72
XIVII	Profit/(loss) from discontinuing operations		-	-
XVIII	Tax expense of discontinuing operations		-	-
XIVI	Income Over Expenditure from discontinuing operations (after tax) (XIVII-XVIII)		-	-
XVII	Income Over Expenditure for the year (XIII+XIVI)		491.94	489.72
	The accompanying notes are an integral part of the financial statements			

* Wherever applicable

As per our report attached
Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-
CA Ashish Kumar Tiwari
M.No. 554092

Place : New Delhi
Date:

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer



2024-2025

DELHI DEVELOPMENT AUTHORITY
DDA Pension Fund Trust
Receipt & Payment Account For The Year Ended 31 March 2025

(₹ in Crores)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2025	FOR THE YEAR ENDED 31 MARCH 2024
RECEIPTS		
Pension Fund investment	186.00	388.38
Pension Fund	-	-
Work Charged Pension	-	-
Misc Receipts	0.00	-
Contribution received from Employer	-	-
Interest on Pension Fund Investment	50.72	53.85
Interest on saving balance of fund	1.16	1.43
TDS Receivable	1.11	-
Received from BGDA	596.00	285.00
Receipts form PRMS	14.93	26.71
Receipts form GP Fund Trust	60.58	20.15
Receipts form Gratuity Fund Trust	-	1.46
TOTAL RECEIPT	910.50	776.98
OPENING BALNCE	40.24	129.71
TOTAL	950.74	906.69
PAYMENTS		
Pension Fund Investments	1.00	71.38
Pension paid	794.61	776.11
Payment to LEFT	5.96	18.96
Payment to Gratuity fund Trust	0.18	-
Payment to NA-II	3.00	-
UDF Investment	-	-
CCL Charges/Bank Charges	0.00	0.00
TOTAL EXPENDITURE	804.75	866.46
CLOSING BALANCE	145.99	40.24
TOTAL	950.74	906.69

As per our report attached

Ashish Kumar Tiwari and Co

Chartered Accountants

FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari

M.No. 554092

Place : New Delhi

Date:

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

DDA Pension Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

Note - 1 Significant Accounting Policies

Note - 2 Notes to accounts

Note - 3 Owners' Capital Account

(₹ in Crores)

Sr. No.	Name of Fund	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Employee Contribution	Remuneration for the year	Interest for the year	Disbursement during the year	Excess of Income over Expenditure	As at 31st March 2025 (Closing Balance)
1	DDA-Pension	100%	8,720.88	717.31	-	-	791.80	491.94	9,138.34
			8,720.88	717.31	-	-	791.80	491.94	9,138.34
	Previous Year (PY)		7,939.47	1085.46	-	-	786.97	482.92	8,720.88

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

4	Reserves and surplus	31 March 2025	31 March 2024
(a)	Capital Reserve	-	-
(b)	Revaluation Reserve	-	-
(c)	Other Reserve (Please specify)	-	-
(d)	Undistributed Surplus (Balance from statement of profit and loss)	-	-
	Total	-	-
5	Borrowings	31 March 2025	31 March 2024
	Secured		
(a)	Term loans		
	from banks	-	-
	from other parties	-	-
(b)	Loans repayable on demand		
	from banks	-	-
	from other parties	-	-
(c)	Deferred payment liabilities	-	-
(d)	Loans and advances from related parties	-	-
(e)	Long term/current maturities of finance lease obligation	-	-
(f)	Other loans advances (specify nature)	-	-



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DELHI DEVELOPMENT AUTHORITY

DDA Pension Fund Trust

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

7	Other long-term liabilities	31 March 2025	31 March 2024
	Advance from customers	-	-
	Others (Payable to Trust)	387.26	314.75
	Total Other long-term liabilities	387.26	314.75
8	Provisions	Long term	Short term
		31 March 2025	31 March 2024
(a)	Provision for employee benefits		
	Provision for gratuity	-	-
	Provision for leave Encashment	-	-
(b)	Other provisions		
	Provision for Income tax (net of advance tax of Rs. (previous year Rs.)	-	-
	Other Provisions (Please Specify - eg/- Provision for warranties / Provision for Sales Return)	-	-
	Other (Specify nature)	-	-
	Total Provisions	-	-
	Trade payables	-	-
(a)	Total outstanding dues of micro, small and medium enterprises	-	-
(b)	Total outstanding dues of creditors other than micro, small and medium enterprises	-	-
	Total Trade payables	-	-
	Disclosure relating to suppliers registered under MSMED Act based on the information available with the entity Company.		
	Particulars	31 March 2025	31 March 2024
	(a) Amount remaining unpaid to any supplier at the end of each accounting year.	-	-
	Principal	-	-
	Interest	-	-
	Total	-	-
	(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
	(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.	-	-
	(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
	(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act.	-	-
10	Other current liabilities	31 March 2025	31 March 2024
(a)	Current maturities of finance lease obligations	-	-
(b)	Interest accrued but not due on borrowings	-	-
(c)	Interest accrued and due on borrowings	-	-
(d)	Income received in advance	-	-
(e)	Unearned revenue	-	-
(f)	Goods and Service tax payable	-	-
(g)	TDS payable	-	-
(h)	Unamortized Discount	2.50	2.78
(i)	Pending Liabilities	64.32	67.13
(j)	Other payables (Audit fees payable)	0.00	-
	Total Other current liabilities	66.83	69.91



2024-2025

DELHI DEVELOPMENT AUTHORITY **DDA Pension Fund Trust**

Notes forming part of the Financial Statements for the year ended 31st March, 2025

11. Property, Plant and Equipment and Intangible Assets (owned assets)

(₹ in Crores)

Particulars /Assets	TANGIBLE ASSETS							Total
	Freehold land	Buildings	Plant and Equipment	Office equipment	Furniture & Fixtures	Vehicles	Others (specify nature)	
Gross Block								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Depreciation/Adjustments								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Net Block								
At 31 March 2024	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-

DELHI DEVELOPMENT AUTHORITY

DDA Pension Fund Trust

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

Particulars /Assets	INTANGIBLE ASSETS									Total
	Goodwill	Brands/ trademarks	Computer Software	Mining Rights	Masthead and publishing title	Copyrights/ patents	Recepie//formulae /model/design prototype	Liscense and franchise	Others (specify nature)	
Gross Block										
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
Amortization/Adjustment										
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
Net Block										
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-

Assets under lease to be separately specified under each class of asset.

Capital Work in Progress	31-03-2024	31-03-2025	Intangible assets under development	31-03-2024	31-03-2025
Opening Balance	-	-	Opening Balance	-	-
Add: Additions during the year	-	-	Add: Additions during the year	-	-
Less: Capitalized during the year	-	-	Less: Capitalized during the year	-	-
Closing Balance (B)	-	-	Closing Balance (B)	-	-



DELHI DEVELOPMENT AUTHORITY

DDA Pension Fund Trust

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

12	Investments - Non Current and Current (valued at historical cost unless stated otherwise)	Face Value	As at 31 March 2024 Numbers/ Units/ Shares	Book Value	As at 31 March 2025 Numbers/ Units/ Shares	Book Value
	Trade Investments - Quoted					
(a)	Investments in Other Entities					
	Less: Provision for diminution in value of investments			-		-
(b)	Investments in partnership firm (Refer footnote 1)			-		-
	Other Investments					
(c)	Investments in preference shares			-		-
(d)	Investments in equity instruments			-		-
(e)	Investments in government or trust securities			-		-
(f)	Investments in debentures or bonds			-		-
(g)	Investments in mutual funds			-		-
(h)	Investments property			-		-
(i)	Other non-current investments			-		-
	Total Investments			-		-
	Trade Investments - Unquoted					
(a)	Investments in Other Entities			-		-
	Less: Provision for diminution in value of investments			-		-
(b)	Investments in partnership firm (Refer footnote 1)			-		-
	Other Investments		Note B			
(c)	Investments in preference shares			-		-
(d)	Investments in equity instruments			-		-
(e)	Investments in government or trust securities			373.00	-	528.00
(f)	Investments in debentures or bonds			77.00	-	108.00
(g)	Investments in mutual funds			58.25	-	70.12
(h)	Other non-current investments (Investment in LIC and other insurance company)			6,175.86	-	5,719.82
(i)	Investments property			-		-
	Total Investments			6,684.10		6,425.94
	Aggregate market value as at the end of the year:					
	Aggregate amount of quoted investments and market value thereof.			-		-
	Aggregate amount of Un-quoted investments.			-		-
	Aggregate Provision for diminution in value of investments.			-		-
	Footnote 1: Details of investment in partnership firm			31-03-25		31-03-24
	Name of partner with % share in profits of such firm					
	Total capital of the firm (Amount in Rs.)			-		-

Current Investments					Face Value	As at 31 March 2025		As at 31 March 2024	
						Numbers/ Units/ Shares	Book Value	Numbers/ Units/ Shares	Book Value
	Trade (valued at lower of cost or market value) - Quoted								
(a)	Current maturities of long-term investments						-		-
(b)	Investments in equity instruments						-		-
(c)	Investments in preference shares						-		-
(d)	Investments in government or trust securities						-		-
(e)	Investments in debentures or bonds						-		-
(f)	Investments in mutual funds						-		-
(g)	Other Short-term investments						-		-
	Net current investments						-		-
	Trade (valued at lower of cost or market value) - Unquoted								
(a)	Current maturities of long-term investments								
(b)	Investments in equity instruments						-		-
(c)	Investments in preference shares						-		-
(d)	Investments in government or trust securities						-		-
(e)	Investments in debentures or bonds						-		-
(f)	Investments in mutual funds						-		-
(g)	Other Short-term investments						-		-
	Net current investments						-		-
	Grand Total						-		-
	Aggregate value of quoted investments and market value thereof.						-		-
	Aggregate value of quoted investments.						-		-
	Aggregate Provision for diminution in value of investments.						-		-
13	Loans and advances								
A	(Secured)								
(a)	Capital advances								
	Considered good						-		-
	Doubtful						-		-
	Less: Provision for doubtful advances						-		-
					(a)		-		-
(b)	Loans advances to partners or relative of partners						-		-
(c)	Other loans and advances						-		-
	Prepaid expenses						-		-
	Advance tax and tax deducted at source						-		-
	CENVAT credit receivable						-		-
	VAT credit receivable						-		-
	Service tax credit receivable						-		-
	GST input credit receivable						-		-
	Security Deposits						-		-
	Balance with government authorities						-		-

		(b)		-	-	Short Term	
	Total (a)+(b) (A)			=	=		
						Long Term	
						31-Mar-25	31-Mar-24
B	Loans and advances (Unsecured)						
(a)	Capital advances						
	Considered good						
	Doubtful						
	Less: Provision for doubtful advances						
(b)	Loans advances to partners or relative of partners	(a)					
(c)	Other loans and advances						
	Prepaid expenses						
	Advance tax and tax deducted at source						
	CENVAT credit receivable						
	VAT credit receivable						
	Service tax credit receivable						
	GST Input credit receivable						
	Security Deposits						
	Balance with government authorities	(b)					
	Total (a)+(b) (B)						
	Total (A + B)						
14	Other non-current assets						
(a)	Security Deposits						
(b)	Prepaid expenses						
(c)	Others (Receivable from Trust)						
	Total other non-current other assets				Note C		
15	Inventories						
(a)	Raw materials						
(b)	Work-in-progress						
(c)	Finished goods						
(d)	Stock-in-trade						
(e)	Stores and spares						
(f)	Loose Tools						
(g)	Others						
	Total						
16	Trade receivables						
	Outstanding for a period less than 6 months from the date they are due for receipt						
(a)	Secured Considered good						

(b)	Unsecured Considered good								-	-	-
(c)	Doubtful								-	-	-
	Less: Provision for doubtful receivables								-	-	-
									-	-	-
	Outstanding for a period exceeding 6 months from the date they are due for receipt										
(a)	Secured Considered good								-	-	-
(b)	Unsecured Considered good								-	-	-
(c)	Doubtful								-	-	-
	Less: Provision for doubtful receivables								-	-	-
	Unbilled receivables								-	-	-
	Total								31-Mar-25	31-Mar-24	
17	Cash and Bank Balances										
A	Cash and cash equivalents										
(a)	On current accounts								-	-	-
(b)	Cash credit account								-	-	-
(c)	Fixed Deposits								-	-	-
	Deposits with original maturity of less than three months								-	-	-
(d)	Cheques, drafts on hand								-	-	-
(e)	Cash on hand								-	-	-
	Total						(I)				
B	Other bank balances										
(a)	Bank Deposits								-	-	-
(i)	Earmarked Bank Deposits								-	-	-
(ii)	Deposits with original maturity for more than 3 months but less than 12 months from reporting date								-	-	-
(iii)	Margin money or deposits under lien								-	-	-
(iv)	Others (Balance with saving A/c)								84.99	40.24	
(v)	Remittance in Transit								61.00	-	
	Total other bank balances						(II)		145.99	40.24	
	Total Cash and bank balances						(I+II)		145.99	40.24	
18	Other current assets								31-Mar-25	31-Mar-24	
(a)	TDS Receivable								1.47	1.89	
(b)	Interest accrued but not due on deposits								-	-	
(c)	Interest accrued and due on deposits								11.50	15.63	
(d)	Unamortised Premium								-	-	
	Total								12.97	17.52	

**DELHI DEVELOPMENT AUTHORITY****DDA Pension Fund Trust****Notes forming part of the Financial Statements for the year ended 31st March, 2025**

(₹ in Crores)

19	Revenue from operations		31 March 2025	31 March 2024
(a)	Sale of products		-	-
(b)	Sale of services		-	-
(c)	Grants or donations received		-	-
(d)	Other operating revenue		-	-
	Revenue from operations (Gross)		-	-
	Less: Excise duty		-	-
	Revenue from operations (Net)		-	-
20	Other income		31 March 2025	31 March 2024
(a)	Interest income	Note D	504.46	489.72
(b)	Dividend income		-	-
(c)	Net gain on sale of investments		-	-
(d)	Other non-operating income (Please specify)		-	-
	Total other income		504.46	489.72
21	Cost of goods sold (Delete whatever is not applicable)		31 March 2025	31 March 2024
(A)	Cost of raw material consumed			
	Raw material consumed			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of raw material consumed	(I)	-	-
	Packing material consumed (if considered as part of raw material)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of packing material consumed	(II)	-	-
	Other materials (purchased intermediates and components)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of other material consumed	(III)	-	-
	Total raw material consumed (A)	(I+II+III)	-	-
B	Purchases of stock-in-trade		31 March 2025	31 March 2024
(i)	...		-	-
(ii)	...		-	-
(iii)	...		-	-
	Total (B)		-	-
C	Changes in inventories of finished goods, work in progress and stock-in trade		31 March 2025	31 March 2024
	Inventories at the beginning of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-
		(I)	-	-
	Inventories at the end of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-

		(II)	-	-
	(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade (C)		-	-
	Total (A+B+C)		-	-
22	Employee benefits expense		31 March 2025	31 March 2024
	(Including contract labour)			
(a)	Salaries, wages, bonus and other allowances		-	-
(b)	Contribution to provident and other funds		-	-
(c)	Gratuity expenses		-	-
(d)	Staff welfare expenses		-	-
	Total Employee benefits expense		-	-
23	Finance cost		31 March 2025	31 March 2024
(a)	Interest expense (other than interest on partners' capital/member' capital)			
(i)	On bank loan		-	-
(ii)	On assets on finance lease		-	-
(b)	Interest on partners' capital/member' capital		-	-
(c)	Other borrowing costs		-	-
(d)	Loss on foreign exchange transactions and translations considered as finance cost (net)		-	-
	Total Finance cost		-	-
24	Depreciation and amortization expense		31 March 2025	31 March 2024
(a)	on tangible assets (Refer note 11)		-	-
(b)	on intangible assets (Refer note 11)		-	-
	Total Depreciation and amortization expense		-	-
25	Other Expenses		31 March 2025	31 March 2024
(a)	Consumption of stores and spare parts		-	-
(b)	Power and fuel		-	-
(c)	Rent		-	-
(d)	Repairs and maintenance - Buildings		-	-
(e)	Repairs and maintenance - Machinery		-	-
(f)	Insurance		-	-
(g)	Rent, Rates and taxes, excluding, taxes on income		-	-
(h)	Labour charges		-	-
(i)	Travelling expenses		-	-
(j)	Auditor's remuneration		0.00	-
(k)	Printing and stationery		-	-
(l)	Communication expenses		-	-
(m)	Legal and professional charges		-	-
(n)	Advertisement and publicity		-	-
(o)	Business promotion expenses		-	-
(p)	Commission		-	-
(q)	Clearing and forwarding charges		-	-
(r)	Loss on sale of Property, Plant and Equipment		-	-
(s)	Loss on foreign exchange transactions (net)		-	-
(t)	Loss on cancellation of forward contracts		-	-
(u)	Loss on sale of investments (net)		-	-
(v)	Provision for diminution in value of investments		-	-
(w)	Provision for doubtful debts		-	-
(x)	Miscellaneous expenses		0.00	0.00
	Total		0.00	0.00

**DELHI DEVELOPMENT AUTHORITY****DDA Pension Fund Trust****Note-A****Details of Payables to Trusts**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Payable to EWS House Reserve	0.00	0.00
Payable to UDF	46.74	46.74
Payable to General Provident Fund Trust	116.70	56.12
Payable to Nazul-II	158.42	161.42
Payable to Contingency Reserve Fund	-0.00	-0.00
Payable to PRMS	65.40	50.47
Total	387.26	314.75

Note-B

(₹ in Crores)

Summary of Pension Fund Investment									
Nature of Investment	Balance as on 31-March-2025		FY 2024-25				Balance as on 31-March-2024		interest recvd during the year
	Investment Balance	Interest Accrued	prior period items	prior period amortization	amortization	Interest Income	Investment Balance	Interest Accrued	
Investment in Govt Securities	316.00	5.22	-0.36	-	0.26	27.71	383.00	7.17	29.31
Investment in State Govt Securities	57.00	2.50	-	-	-	11.87	145.00	3.13	12.50
Investment in Fixed Deposits	-	-	-	-	-	-	-	-	-
Investment in Mutual Funds	58.25	-	-11.87	-	-	-	70.12	-	-
Investment in Bonds	77.00	3.78	-0.29	-	0.02	8.40	108.00	5.32	9.49
Investment in Lic / Other Insurance Companies	6,175.86	-	-	-	-	455.03	5,719.82	-	-
Total	6,684.10	11.50	-12.52	-	0.28	503.02	6,425.94	15.63	51.30

Note-C**Details of Receivable form trusts**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Receivable from Civil Maintaince fund	0.00	0.00
Receivable from Gratuity Fund Trust	2.94	2.69
Receivable from Delhi Development Authority	2,729.01	2,607.70
Receivable From Leave Encashment Fund Trust	17.40	11.44
Total	2,749.36	2,621.84

Note-D**Details of Interest Income**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Interest Income from Investment	503.29	488.29
Savings Interest	1.16	1.43
Total	504.46	489.72

DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST

SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

1. Significant Accounting Policies

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

2. Notes to the Accounts

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2025.
- 2. The amount of Interest income on Mutual Fund Investment is to be Recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and Insurance companies.
- 4. Trust has investment of Rs. 7.50 Crore in 8.69% IL&FS (FINL) Unsecured, Non-Convertible Debentures due for maturity in 2026, Since IL&FS (FINL) is red flagged and is in NCLT with D Credit rating therefore, Interest income is not recognised on accrual basis during the year, Further trust has made provision for doubtful assets of Rs. 7.50 crore in the Income & Expenditure Account in the previous financial year.
- 5. Trust has Investment of Rs. 10 Crore in 10.19% Reliance Capital Limited 2024 due for maturity in 2024, The Rating of Reliance Capital Ltd. has been downgraded to D by CARE, Therefore, Interest income is not recognised on accrual basis during the year, Further Trust has made provision for doubtful assets of Rs. 10 Crore in the Income & Expenditure Account in the previous financial year.
- 6. Sales Proceeds of mutual funds in previous years were not bifurcated between cost & income, and were entirely booked as income. The Said bifurcation has been made during current year & accordingly rectification made through prior period.

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

**Leave Encashment Fund Trust
Final Accounts
For the Year
2024-2025**



DELHI DEVELOPMENT AUTHORITY



Independent Auditor's Report

To the Members

Delhi Development Authority Leave Encashment Fund Trust

VIKAS SADAN, NEW DELHI

Report on the Financial Statements

We have audited the accompanying Financial Statements of DELHI DEVELOPMENT AUTHORITY LEAVE ENCASHMENT FUND TRUST ("the Trust"), which comprise the Balance Sheet as at 31st March, 2025, the Statement of Income and Expenditure Account for the year then ended 31st March 2025 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2025, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair of the financial position, financial performance and cash flows of the trust in accordance with the Accounting principles generally accepted in India. This responsibility includes the design and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the trust or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants

(Firm Reg. No. 035855N)

CA Ashish Kumar Tiwari

M. No. 554092

Place: New Delhi

Date: 21-07-2025

UDIN: 25554092BMOKVV8581



DELHI DEVELOPMENT AUTHORITY
DDA Leave Encashment Fund Trust
Balance Sheet as at 31st March 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	EQUITY AND LIABILITIES			
1	Owners' Funds			
(a)	Owners' Capital Account	3	186.21	177.04
(b)	Reserves and surplus	4	-	-
			186.21	177.04
2	Non-current liabilities			
(a)	Long-term borrowings	5	-	-
(b)	Deferred tax liabilities (Net)	6	-	-
(c)	Other long-term liabilities	7	22.91	13.95
(d)	Long-term provisions	8	-	-
			22.91	13.95
3	Current liabilities			
(a)	Short-term borrowings	5	-	-
(b)	Trade payables			
(c)	Other current liabilities	10	0.00	-
(d)	Short-term provisions	8	-	-
			0	-
	Total		209.12	190.99
II	ASSETS			
1	Non-current assets			
(a)	Property, Plant and Equipment and Intangible assets			
(i)	Property, Plant and Equipment	11	-	-
(ii)	Intangible assets	11	-	-
(iii)	Capital work in progress	11	-	-
(iv)	Intangible asset under development	11	-	-
(b)	Non-current investments	12	141.75	153.59
(c)	Deferred tax assets (Net)	6	-	-
(d)	Long Term Loans and Advances	13	-	-
(e)	Other non-current assets	14	58.49	27.76
			200.23	181.34
2	Current assets			
(a)	Current investments	12	-	-
(b)	Inventories	15	-	-
(c)	Trade receivables	16	-	-
(d)	Cash and bank balances	17	8.63	8.83
(e)	Short Term Loans and Advances	13	-	-
(f)	Other current assets	18	0.25	0.81
			8.88	9.65
	Total		209.12	190.99
	Brief about the Entity	1		
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial statements			

As per our report attached
Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari
M.No. 554092
Place : New Delhi
Date:

Sd/-

Vice Chairman

Sd/-

Finance Member

Sd/-

Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
DDA Leave Encashment Fund Trust
Statement of Profit and Loss for the year ended as at 31st March 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	Revenue from operations	19	-	-
II	Other Income	20	8.96	9.90
III	Total Income (I+II)		8.96	9.90
IV	Expenses:			
(a)	Cost of goods sold	21	-	-
(b)	Employee benefits expense	22	-	-
(c)	Finance costs	23	-	-
(d)	Depreciation and amortization expense	24	-	-
(e)	Other expenses	25	0.00	0.00
	Total expenses		0.00	0.00
V	Expenditure over Income before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		8.95	9.90
VI	Prior Period Item		13.33	1.10
VII	Expenditure over Income before extraordinary items, partners' remuneration and tax (V-VI)		-4.37	8.80
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Expenditure over Income before, partners' remuneration and tax (VII-VIII)		-4.37	8.80
X	Partners' remuneration*			
XI	Profit before tax (IX- X)			
XII	Tax expense:			
(a)	Current tax		-	-
(b)	Excess/ Short provision of tax relating to earlier years			
(c)	Deferred tax charge/ (benefit)	6	-	-
			-	-
XIII	Expenditure over Income for the period from continuing operations (IXI-XII)		-4.37	8.80
XIV	Profit/(loss) from discontinuing operations		-	-
XV	Tax expense of discontinuing operations		-	-
XVI	Expenditure over Income from discontinuing operations (after tax) (XIV-XV)		-	-
XVII	Expenditure over Income for the year (XIII+XVI)		-4.37	8.80
	The accompanying notes are an integral part of the financial statements			

* Wherever applicable

As per our report attached
Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari

M.No. 554092

Place : New Delhi

Date:

Sd/-

Vice Chairman

Sd/-

Finance Member

Sd/-

Chief Accounts Officer



DELHI DEVELOPMENT AUTHORITY
DDA Leave Encashment Fund Trust
RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

(₹ in Crores)

HEAD OF ACCOUNT	FOR THE YEAR ENDED 31 MARCH 2025	FOR THE YEAR ENDED 31 MARCH 2024
RECEIPTS		
Encashment of Investment	7.00	27.00
Misc. Receipt	0.00	-
Interest on Leave Fund Investment	1.71	4.11
Interest on Leave Fund Saving Interest	0.33	0.44
Received from GDA	10.00	-
Received from Pension Fund	5.96	18.96
Received from NA II	3.00	
TOTAL RECEIPTS	27.99	50.52
ADD:-OPENING BALANCE	8.83	14.12
TOTAL	36.83	64.63
PAYMENTS		
LEFT Investments	1.00	1.00
Leave Encashment Paid	27.19	43.85
Misc. Expense	0.00	0.00
Payment to Gratuity Fund Trust	-	10.95
TOTAL PAYMENTS	28.20	55.80
ADD:-CLOSING BALANCE	8.23	8.83
TOTAL	36.43	64.63

As per our report attached

Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari

M.No. 554092

Place : New Delhi

Date:

Sd/-

Vice Chairman

Sd/-

Finance Member

Sd/-

Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

DDA Leave Encashment Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

Note - 1 Significant Accounting Policies

Note - 2 Notes to accounts

Note - 3 Owners' Capital Account

Opening Balance of fund										(₹ in Crores)
Sr. No.	Name of Fund	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Employee Contribution	Remuneration for the year	Interest for the year	Disbursement during the year	Excess of Income over Expenditure	As at 31st March 2025(Closing Balance)	
1	DDA-Leave Encashment Fund		177.04	40.73	-	-	27.19	-4.37	186.21	
			177.04	40.73	-	-	27.19	-4.37	186.21	
	Previous Year (PY)		156.74	55.35	-	-	43.85	8.80	177.04	

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

4	Reserves and surplus	31 March 2025	31 March 2024
(a)	Capital Reserve	-	-
(b)	Revaluation Reserve	-	-
(c)	Other Reserve	-	-
(d)	Undistributed Surplus	-	-
	Total	-	-
5	Borrowings	31 March 2025	31 March 2024
	Secured		
(a)	Term loans		
	from banks	-	-
	from other parties	-	-
(b)	Loans repayable on demand		
	from banks	NA	NA
	from other parties	NA	NA
(c)	Deferred payment liabilities	-	-
(d)	Loans and advances from related parties	-	-
(e)	Long term/current maturities of finance lease obligation	-	-
(f)	Other loans advances (specify nature)	-	-



2024-2025

	Total (A)								
	Unsecured								
(a)	Term loans								
	from banks								
	from other parties								
(b)	Loans repayable on demand								
	from banks								
	from other parties								
(c)	Deferred payment liabilities								
(d)	Loans and advances from related parties								
(e)	Long term/current maturities of finance lease obligation								
(f)	Other loans advances								
	Total (B)								
	Total (A) + (B)								
	Foot Note:								
(i)	Nature of the Security to be specified separately.								
(ii)	Terms of repayment of terms loans and other loans shall be stated.								
(iii)	Where loans guaranteed by partners/proprietors/owners aggregate of such amount under each head shall be disclosed.								
6	Deferred tax liabilities/(asset) (Net)								
	Deferred tax asset								
	Expenses provided but allowable in Income Tax on payment basis								
	Provision for doubtful debts								
	Difference between book depreciation & tax depreciation								
	Others								
	Gross deferred tax asset (A)								
	Deferred tax liability								
	Difference between book depreciation & tax depreciation								
	Others								
	Gross deferred tax liability (B)								
	Net deferred tax liability/(asset) (B-A)								

DELHI DEVELOPMENT AUTHORITY

DDA Leave Encashment Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

7	Other long-term liabilities			31 March 2025	31 March 2024
	Advance from customers			-	-
	Others (Payable to Trusts)		Note A	22.91	13.95
	Total Other long-term liabilities			22.91	13.95
8	Provisions	Long term		Short term	
		31 March 2025	31 March 2024	31 March 2025	31 March 2024
(a)	Provision for employee benefits				
	Provision for gratuity	-	-	-	-
	Provision for leave Encashment	-	-	-	-
(b)	Other provisions				
	Provision for Income tax [net of advance tax of Rs. (previous year Rs.)]				
	Other Provisions (Please Specify - eg/- Provision for warranties / Provision for Sales Return)	-	-	-	-
	Other (specify nature)	-	-	-	-
	Total Provisions	-	-	-	-
	Trade payables			31 March 2025	31 March 2024
(a)	Total outstanding dues of micro, small and medium enterprises			-	-
(b)	Total outstanding dues of creditors other than micro, small and medium enterprises			-	-
	Total Trade payables			-	-
	Disclosure relating to suppliers registered under MSMED Act based on the information available with the entity Company:				
	Particulars			31 March 2025	31 March 2024
	(a) Amount remaining unpaid to any supplier at the end of each accounting year:				
	Principal			-	-
	Interest			-	-
	Total			-	-
	(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.			-	-
	(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.			-	-
	(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.			-	-
	(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act.			-	-
10	Other current liabilities			31 March 2025	31 March 2024
(a)	Current maturities of finance lease obligations			-	-
(b)	Interest accrued but not due on borrowings			-	-
(c)	Interest accrued and due on borrowings			-	-
(d)	Income received in advance			-	-
(e)	Unearned revenue			-	-
(f)	Goods and Service tax payable			-	-
(g)	TDS payable			-	-
(h)	Other payables (Audit Fees Payable)			0.00	-
	Total Other current liabilities			0.00	-

DELHI DEVELOPMENT AUTHORITY

DDA Leave Encashment Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

11. Property, Plant and Equipment and Intangible Assets (owned assets)

(₹ in Crores)

Particulars /Assets	TANGIBLE ASSETS							Total
	Freehold land	Buildings	Plant and Equipment	Office equipment	Furniture & Fixtures	Vehicles	Others (specify nature)	
Gross Block								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Depreciation/Adjustments								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Net Block								
At 31 March 2024	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-

DELHI DEVELOPMENT AUTHORITY **DDA Leave Encashment Fund Trust**

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

Particulars /Assets	INTANGIBLE ASSETS									Total
	Goodwill	Brands/ trademarks	Computer Software	Mining Rights	Masthead and publishing title	Copyrights/ patents	Receple/formulae /model/design prototype	Liscense and franchise	Others (specify nature)	
Gross Block										
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
Amortization/Adjustment										
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
Net Block										
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-

Assets under lease to be separately specified under each class of asset.

Capital Work in Progress	31-03-2024	31-03-2025	Intangible assets under development	31-03-2024	31-03-2025
Opening Balance	-	-	Opening Balance	-	-
Add: Additions during the year	-	-	Add: Additions during the year	-	-
Less: Capitalized during the year	-	-	Less: Capitalized during the year	-	-
Closing Balance (B)	-	-	Closing Balance (B)	-	-

DELHI DEVELOPMENT AUTHORITY

DDA Leave Encashment Fund Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

12	Investments - Non Current and Current (valued at historical cost unless stated otherwise)	As at 31 March 2025			As at 31 March 2024	
		Face Value	Numbers/ Units/ Shares	Book Value	Numbers/ Units/ Shares	Book Value
	Trade Investments - Quoted					
(a)	Investments in Other Entities					
	Less: Provision for diminution in value of investments			-		-
(b)	Investments in partnership firm (Refer footnote 1)			-		-
	Other Investments					
(c)	Investments in preference shares			-		-
(d)	Investments in equity instruments			-		-
(e)	Investments in government or trust securities			-		-
(f)	Investments in debentures or bonds			-		-
(g)	Investments in mutual funds			-		-
(h)	Investments property			-		-
(i)	Other non-current investments (specify nature)			-		-
	Total Investments			-		-
	Trade Investments - Unquoted					
(a)	Investments in Other Entities			-		-
	Less: Provision for diminution in value of investments			-		-
(b)	Investments in partnership firm (Refer footnote 1)			-		-
	Other Investments					
(c)	Investments in preference shares			-		-
(d)	Investments in equity instruments			-		-
(e)	Investments in government or trust securities			12.00	-	12.00
(f)	Investments in debentures or bonds			-	-	7.00
(g)	Investments in mutual funds			34.84	-	47.66
(h)	Other non-current investments (Investment in LIC)			94.90	-	86.93
(i)	Investments property			-		-
	Total Investments			141.75		153.59
	Aggregate market value as at the end of the year:					
	Aggregate amount of quoted investments and market value thereof.			-		-
	Aggregate amount of Un-quoted investments.			-		-
	Aggregate Provision for diminution in value of investments.					
	Footnote 1: Details of investment in partnership firm			31 March 2025		31 March 2024
	Name of partner with % share in profits of such firm					
	ABC			-		-

Annual Audited Accounts

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**DELHI DEVELOPMENT AUTHORITY****DDA Leave Encashment Fund Trust****Notes forming part of the Financial Statements for the year ended 31st March, 2025**

(₹ in Crores)

19	Revenue from operations		31 March 25	31 March 24
(a)	Sale of products		-	-
(b)	Sale of services		-	-
(c)	Grants or donations received		-	-
(d)	Other operating revenue		-	-
	Revenue from operations (Gross)		-	-
	Less: Excise duty		-	-
	Revenue from operations (Net)		-	-
20	Other income		31 March 25	31 March 24
(a)	Interest income	Note D	8.96	9.90
(b)	Dividend income		-	-
(c)	Net gain on sale of investments		-	-
(d)	Other non-operating income (Saving interest)		-	-
	Total other income		8.96	9.90
21	Cost of goods sold (Delete whatever is not applicable)		31 March 25	31 March 24
(A)	Cost of raw material consumed			
	Raw material consumed			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of raw material consumed	(I)	-	-
	Packing material consumed (if considered as part of raw material)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of packing material consumed	(II)	-	-
	Other materials (purchased intermediates and components)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of other material consumed	(III)	-	-
	Total raw material consumed (A)	(I+II+III)	-	-
B	Purchases of stock-in-trade		31 March 25	31 March 24
(i)	...		-	-
(ii)	...		-	-
(iii)	...		-	-
	Total (B)		-	-
C	Changes in inventories of finished goods, work in progress and stock-in trade		31 March 25	31 March 24
	Inventories at the beginning of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-
		(I)	-	-
	Inventories at the end of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-

	(II)	-	-
(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade (C)		-	-
Total (A+B+C)		-	-
22 Employee benefits expense		31 March 25	31 March 24
(Including contract labour)			
(a) Salaries, wages, bonus and other allowances		-	-
(b) Contribution to provident and other funds		-	-
(c) Gratuity expenses		-	-
(d) Staff welfare expenses		-	-
Total Employee benefits expense		-	-
23 Finance cost		31 March 25	31 March 24
(a) Interest expense (other than interest on partners' capital/member' capital)			
(i) On bank loan		-	-
(ii) On assets on finance lease		-	-
(b) Interest on partners' capital/member' capital			
(c) Other borrowing costs		-	-
(d) Loss on foreign exchange transactions and translations considered as finance cost (net)		-	-
Total Finance cost		-	-
24 Depreciation and amortization expense		31 March 25	31 March 24
(a) on tangible assets (Refer note 11)		-	-
(b) on intangible assets (Refer note 11)		-	-
Total Depreciation and amortization expense		-	-
25 Other Expenses		31 March 25	31 March 24
(a) Consumption of stores and spare parts		-	-
(b) Power and fuel		-	-
(c) Rent		-	-
(d) Repairs and maintenance - Buildings		-	-
(e) Repairs and maintenance - Machinery		-	-
(f) Insurance		-	-
(g) Rent, Rates and taxes, excluding, taxes on income		-	-
(h) Labour charges		-	-
(i) Travelling expenses		-	-
(j) Auditor's remuneration		0.00	-
(k) Printing and stationery		-	-
(l) Communication expenses		-	-
(m) Legal and professional charges		-	-
(n) Advertisement and publicity		-	-
(o) Business promotion expenses		-	-
(p) Commission		-	-
(q) Clearing and forwarding charges		-	-
(r) Loss on sale of Property, Plant and Equipment		-	-
(s) Loss on foreign exchange transactions (net)		-	-
(t) Loss on cancellation of forward contracts		-	-
(u) Loss on sale of investments (net)		-	-
(v) Provision for diminution in value of investments		-	-
(w) Provision for doubtful debts		-	-
(x) Miscellaneous expenses (Bank Charges)		0.00	0.00
Total		0.00	0.00

**DELHI DEVELOPMENT AUTHORITY****DDA Leave Encashment Fund Trust****Note-A****Details of Payables to Trusts**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Payable to NA II	3.00	0.00
Payable to PRMS	2.50	2.50
Payable to Pension Fund	17.40	11.44
Total	22.91	13.95

Note-B**Details of Investment**

(₹ in Crores)

Summary of GPF Investment							
Nature of Investment	Balance as on 31-March-2025			FY 2024-25	Balance as on 31-March-2024		
	Investment Balance	Interest Accrued	Prior Period	Interest Income	Investment Balance	Interest Accrued	interest recvd during the year
INVESTMENT IN GOVT SECURITIES	12.00	0.01	-0.51	1.04	12.00	0.52	1.04
INVESTMENT IN STATE GOVT SECURITIES	-	-	-	-	-	-	-
INVESTMENT IN MUTUAL FUNDS	34.84	-	-12.81	-	47.66	-	-
INVESTMENT IN BONDS	-	-	-	0.62	7.00	0.05	0.67
INVESTMENT IN LIC / OTHER INSURANCE COMPANIES	94.90	-	-	6.97	86.93	-	-
Total	141.75	0.01	-13.33	8.63	153.59	0.57	1.71

Note-C**Details of Receivable form trusts**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Receivable from Delhi Development Authority	45.63	14.89
Receivable From Gratuity Fund Trust	12.86	12.86
Receivable From General Provident Fund Trust	0.00	0.00
Total	58.49	27.76

Note-D**Details of Interest Income**

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Interest Income from Investment	8.63	9.46
Savings Interest	0.33	0.44
Total	8.96	9.90

DELHI DEVELOPMENT AUTHORITY LEAVE ENCASHMENT FUND TRUST

SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

1. Significant Accounting Policies

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

2. Notes to the Accounts

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2025.
- 2. The amount of Interest income on Mutual Fund Investment is to be Recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and Insurance companies.
- 4. Sales Proceeds of mutual funds in previous years were not bifurcated between cost & income, and were entirely booked as income. The Said bifurcation has been made during current year & accordingly rectification made through prior period.

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

**Post Retirement Medical
Benefit Fund Trust
Final Accounts
For the Year
2024-2025**



DELHI DEVELOPMENT AUTHORITY



Independent Auditor's Report

To the Members

Delhi Development Authority Post Retirement Medical Benefit Fund Trust

VIKAS SADAN, NEW DELHI

Report on the Financial Statements

We have audited the accompanying Financial Statements of DELHI DEVELOPMENT AUTHORITY POST RETIREMENT MEDICAL BENEFIT FUND TRUST ("the Trust"), which comprise the Balance Sheet as at 31st March, 2025, the Statement of Income and Expenditure Account for the year then ended 31st March 2025 and a summary of the Significant Accounting Policies and other explanatory information (herein after referred to as "Financial Statements").

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view of the financial position of the Trust as at March 31, 2025, and its financial performance for the year ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of financial statements section of our report. We are independent of the trust in accordance with the code of ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Financial Statements

Management of the trust is responsible for the preparation of these financial statements that give a true and fair of the financial position, financial performance and cash flows of the trust in accordance with the accounting principles generally accepted in India. This responsibility includes the design and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the trust or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

For Ashish Kumar Tiwari & Co.

Chartered Accountants

(Firm Reg. No. 035855N)

CA Ashish Kumar Tiwari

M. No. 554092

Place: New Delhi

Date: 21-07-2025

UDIN: 25554092BMOKVX2525



DELHI DEVELOPMENT AUTHORITY
DDA Post-Retirement Benefit Medical Trust
Balance Sheet as at 31st March 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	EQUITY AND LIABILITIES			
1	Owners' Funds			
(a)	Owners' Capital Account	3	1,331.07	1,215.04
(b)	Reserves and surplus	4	-	-
2	Non-current liabilities			
(a)	Long-term borrowings	5	-	-
(b)	Deferred tax liabilities (Net)	6	-	-
(c)	Other long-term liabilities	7	-	-
(d)	Long-term provisions	8	-	-
3	Current liabilities			
(a)	Short-term borrowings	5	-	-
(b)	Trade payables			
(c)	Other current liabilities	10	0.00	-
(d)	Short-term provisions	8	-	-
			0.00	
	Total		1,331.07	1,215.04
II	ASSETS			
1	Non-current assets			
(a)	Property, Plant and Equipment and Intangible assets			
(i)	Property, Plant and Equipment	11	-	-
(ii)	Intangible assets	11	-	-
(iii)	Capital work in progress	11	-	-
(iv)	Intangible asset under development	11	-	-
(b)	Non-current investments	12	351.35	367.90
(c)	Deferred tax assets (Net)	6	-	-
(d)	Long Term Loans and Advances	13	-	-
(e)	Other non-current assets	14	930.88	814.72
			1,282.23	1,182.61
2	Current assets			
(a)	Current investments	12	-	-
(b)	Inventories	15	-	-
(c)	Trade receivables	16	-	-
(d)	Cash and bank balances	17	23.83	22.23
(e)	Short Term Loans and Advances	13	10.63	-
(f)	Other current assets	18	14.38	10.20
			48.84	32.43
	Total		1,331.07	1,215.04
	Summary of significant accounting policies	1		
	Notes To Accounts	2		
	The accompanying notes are an integral part of the financial statements			

As per our report attached
 Ashish Kumar Tiwari and Co
 Chartered Accountants
 FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari

M.No. 554092

Place : New Delhi

Date:

Sd/-

Vice Chairman

Sd/-

Finance Member

Sd/-

Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
DDA Post-Retirement Benefit Medical Trust

Statement of Income and Expenditure for the year ended 31st March, 2025

(₹ in Crores)

	Particulars	Note	31 March 2025	31 March 2024
I	Revenue from operations	19	-	-
II	Other Income	20	26.79	29.46
III	Total Income (I+II)		26.79	29.46
IV	Expenses:			
(a)	Cost of goods sold	21	-	-
(b)	Employee benefits expense	22	-	-
(c)	Finance costs	23	-	-
(d)	Depreciation and amortization expense	24	-	-
(e)	Other expenses	25	0.00	0.00
	Total expenses		0.00	0.00
V	Income Over Expenditure before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		26.78	29.46
VI	Prior Period Items		-0.14	-
VII	Income Over Expenditure before extraordinary items, partners' remuneration and tax (V-VI)		26.92	29.46
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Income Over Expenditure before, partners' remuneration and tax (VII-VIII)		26.92	29.46
X	Partners' remuneration*			
XI	Profit before tax (IX- X)			
XII	Tax expense:			
(a)	Current tax		-	-
(b)	Excess/ Short provision of tax relating to earlier years			
(c)	Deferred tax charge/ (benefit)	6	-	-
			-	-
XIII	Income Over Expenditure for the period from continuing operations (IXI-XII)		26.92	29.46
XIV	Profit/(loss) from discontinuing operations		-	-
XV	Tax expense of discontinuing operations		-	-
XVI	Income Over Expenditure from discontinuing operations (after tax) (XIV+XV)		-	-
XVII	Income Over Expenditure for the year (XIII+XVI)		26.92	29.46
	The accompanying notes are an integral part of the financial statements			

* Wherever applicable

As per our report attached

Ashish Kumar Tiwari and Co

Chartered Accountants

FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari

M.No. 554092

Place : New Delhi

Date:

Sd/-

Vice Chairman

Sd/-

Finance Member

Sd/-

Chief Accounts Officer



2024-2025

DELHI DEVELOPMENT AUTHORITY
DDA Post-Retirement Benefit Medical Trust
RECEIPT & PAYMENT ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

(₹ in Crores)

HEAD OF ACCOUNT	AMOUNT FOR THE YEAR 2024-25	AMOUNT FOR THE YEAR 2023-24
RECEIPTS		
Encashment of PRMS Fund Investment	23.10	46.10
Interest on PRMS Fund Investment	15.35	20.85
Interest on PRMS Fund Saving Interest	1.66	2.31
Misc. Receipts	0.01	0.00
Medical Deduction From Employees	0.00	5.05
TDS Receivable	0.19	-
Received from GDA	95.00	30.00
Received from Gratuity Fund Trust	1.51	-
Total Receipts	136.82	104.31
ADD:-OPENING BALNCE	22.23	49.42
Remittance in Transit	-	-
Grand Total	159.05	153.73
PAYMENTS		
PRMS Fund Investment	1.00	1.00
Medical benefit paid	119.29	103.78
Misc. Expenses/Bank Charges	0.00	0.00
Payment to Pension Fund Trust	14.93	26.71
Total Expenditure	135.22	131.50
ADD:-CLOSING BALANCE	23.83	22.23
Remittance in Transit	-	-
Grand Total	159.05	153.73

As per our report attached

Ashish Kumar Tiwari and Co
Chartered Accountants
FRN: 035855N

Sd/-

CA Ashish Kumar Tiwari

M.No. 554092

Place : New Delhi

Date: -

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY

DDA Post-Retirement Benefit Medical Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

Note - 1 Significant Accounting Policies

Note - 2 Notes to accounts

Note - 3 Owners' Capital Account

Opening Balance of fund										(₹ in Crores)
Sr. No.	Name of Fund	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Capital Introduced/ contributed during the year	Interest for the year	Remuneration for the year	Withdrawals during the year	Share of Profit /Loss for the year	As at 31st March 2025(Closing Balance)	
1	DDA-PRMB Trust		1,215.04	197.74	-	-	108.65	26.92	1,331.07	
			1,215.04	197.74	-	-	108.65	26.92	1,331.07	
	Previous Year (PY)		801.63	482.69	-	-	98.73	29.46	1,215.04	

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(₹ in Crores)

4	Reserves and surplus		31 March 2025	31 March 2024
			Long Term	Short Term
(a)	Capital Reserve		-	-
(b)	Revaluation Reserve		-	-
(c)	Other Reserve (Please specify)		-	-
(d)	Undistributed Surplus (Balance from statement of profit and loss)		-	-
	Total		-	-
5	Borrowings		31 March 2025	31 March 2024
			Long Term	Short Term
(a)	Secured			
	Term loans			
	from banks		-	-
	from other parties		-	-
(b)	Loans repayable on demand			
	from banks		-	-
	from other parties		-	-
(c)	Deferred payment liabilities		-	-
(d)	Loans and advances from related parties		-	-
(e)	Long term/current maturities of finance lease obligation		-	-
(f)	Other loans advances (specify nature)		-	-



2024-2025

	Total (A)								
	Unsecured								
(a)	Term loans								
	from banks								
	from other parties								
(b)	Loans repayable on demand								
	from banks								
	from other parties								
(c)	Deferred payment liabilities								
(d)	Loans and advances from related parties								
(e)	Long term/current maturities of finance lease obligation								
(f)	Other loans advances (specify nature)								
	Total (B)								
	Total (A) + (B)								
	Foot Note:								
(i)	Nature of the Security to be specified separately.								
(ii)	Terms of repayment of terms loans and other loans shall be stated.								
(iii)	Where loans guaranteed by partners/proprietors/owners aggregate of such amount under each head shall be disclosed.								
6	Deferred tax liabilities/(asset) (Net)	31 March 2025	Charge/ (benefit) for the year	31 March 2024					
	Deferred tax asset								
	Expenses provided but allowable in Income Tax on payment basis	-	-	-					
	Provision for doubtful debts	-	-	-					
	Difference between book depreciation & tax depreciation	-	-	-					
	Others (please specify)	-	-	-					
	Gross deferred tax asset (A)	-	-	-					
	Deferred tax liability								
	Difference between book depreciation & tax depreciation	-	-	-					
	Others (please specify)	-	-	-					
	Gross deferred tax liability (B)	-	-	-					
	Net deferred tax liability/(asset) (B-A)	-	-	-					

DELHI DEVELOPMENT AUTHORITY

DDA Post-Retirement Benefit Medical Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

7	Other long-term liabilities	31 March 2025	31 March 2024
	Advance from customers	-	-
	Others (please specify)	-	-
	Total Other long-term liabilities	-	-
8	Provisions	Long term	Short term
		31 March 2025	31 March 2024
(a)	Provision for employee benefits		
	Provision for gratuity	-	-
	Provision for leave Encashment	-	-
(b)	Other provisions	-	-
	Provision for Income tax (net of advance tax of Rs. (previous year Rs.))	-	-
	Other Provisions (Please Specify - eg/- Provision for warranties / Provision for Sales Return)	-	-
	Other (specify nature)	-	-
	Total Provisions	-	-
9	Trade payables	31 March 2025	31 March 2024
(a)	Total outstanding dues of micro, small and medium enterprises	-	-
(b)	Total outstanding dues of creditors other than micro, small and medium enterprises	-	-
	Total Trade payables	-	-
	Disclosure relating to suppliers registered under MSMED Act based on the information available with the entity Company:		
	Particulars	31 March 2025	31 March 2024
	(a) Amount remaining unpaid to any supplier at the end of each accounting year:		
	Principal	-	-
	Interest	-	-
	Total	-	-
	(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
	(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.	-	-
	(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
	(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act.	-	-
10	Other current liabilities	31 March 2025	31 March 2024
(a)	Current maturities of finance lease obligations	-	-
(b)	Interest accrued but not due on borrowings	-	-
(c)	Interest accrued and due on borrowings	-	-
(d)	Income received in advance	-	-
(e)	Unearned revenue	-	-
(f)	Goods and Service tax payable	-	-
(g)	TDS payable	-	-
(h)	Other payables (Audit fees payable)	0.00	-
	Total Other current liabilities	0.00	-

DELHI DEVELOPMENT AUTHORITY
DDA Post-Retirement Benefit Medical Trust
Notes forming part of the Financial Statements for the year ended, 31st March, 2025
11. Property, Plant and Equipment and Intangible Assets (owned assets)

(₹ in Crores)

Particulars /Assets	TANGIBLE ASSETS							Total
	Freehold land	Buildings	Plant and Equipment	Office equipment	Furniture & Fixtures	Vehicles	Others (specify nature)	
Gross Block								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Depreciation/Adjustments								
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-
Net Block								
At 31 March 2024	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-

DELHI DEVELOPMENT AUTHORITY
DDA Post-Retirement Benefit Medical Trust
Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

Particulars /Assets	INTANGIBLE ASSETS									
	Goodwill	Brands/ trademarks	Computer Software	Mining Rights	Masthead and publishing title	Copyrights/ patents	Recepie/formulae /model/design prototype	Liscense and franchise	Others (specify nature)	Total
Gross Block										
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
Amortization/Adjustment										
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 1 April 2024	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
Net Block										
At 31 March 2024	-	-	-	-	-	-	-	-	-	-
At 31 March 2025	-	-	-	-	-	-	-	-	-	-

Assets under lease to be separately specified under each class of asset.

Capital Work in Progress	31-03-2024	31-03-2025	Intangible assets under development	31-03-2024	31-03-2025
Opening Balance	-	-	Opening Balance	-	-
Add: Additions during the year	-	-	Add: Additions during the year	-	-
Less: Capitalized during the year	-	-	Less: Capitalized during the year	-	-
Closing Balance (B)	-	-	Closing Balance (B)	-	-



DELHI DEVELOPMENT AUTHORITY
DDA Post-Retirement Benefit Medical Trust
Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

12	Investments - Non Current and Current (valued at historical cost unless stated otherwise)			As at 31 March 2025		As at 31 March 2024		
				Face Value	Numbers/ Units/ Shares	Book Value	Numbers/ Units/ Shares	Book Value
	Trade Investments -Quoted							
(a)	Investments in Other Entities							
	Less: Provision for diminution in value of investments					-		-
(b)	Investments in partnership firm (Refer footnote 1)					-		-
	Other Investments							
(c)	Investments in preference shares					-		-
(d)	Investments in equity instruments					-		-
(e)	Investments in government or trust securities					-		-
(f)	Investments in debentures or bonds					-		-
(g)	Investments in mutual funds					-		-
(h)	Investments property					-		-
(i)	Other non-current investments (specify nature)					-		-
	Total Investments					-		-
	Trade Investments - Unquoted							
(a)	Investments in Other Entities					-		-
	Less: Provision for diminution in value of investments					-		-
(b)	Investments in partnership firm (Refer footnote 1)				Note A	-		-
	Other Investments							
(c)	Investments in preference shares					-		-
(d)	Investments in equity instruments					-		-
(e)	Investments in government or trust securities					186.03	-	195.04
(f)	Investments in debentures or bonds					-	-	14.10
(g)	Investments in mutual funds					61.36	-	61.21
(h)	Other non-current investments (Investment in LIC & FD)					103.95	-	97.54
(i)	Investments property					-	-	-
	Total Investments					351.35		367.90
	Aggregate market value as at the end of the year:							
	Aggregate amount of quoted Investments and market value thereof.					-		-
	Aggregate amount of Un-quoted Investments.					-		-
	Aggregate Provision for diminution in value of investments.							
	Footnote 1: Details of investment in partnership firm					31 March 2025		31 March 2024

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16	Trade receivables							31 March 2025	31 March 2024
	Outstanding for a period less than 6 months from the date they are due for receipt							-	-
(a)	Secured Considered good							-	-
(b)	Unsecured Considered good							-	-
(c)	Doubtful							-	-
	Less: Provision for doubtful receivables							-	-
								-	-
	Outstanding for a period exceeding 6 months from the date they are due for receipt							-	-
(a)	Secured Considered good							-	-
(b)	Unsecured Considered good							-	-
(c)	Doubtful							-	-
	Less: Provision for doubtful receivables							-	-
	Unbilled receivables							-	-
								-	-
	Total							-	-
17	Cash and Bank Balances							31 March 2025	31 March 2024
A	Cash and cash equivalents								
(a)	On current accounts							-	-
(b)	Cash credit account (Debit balance)							-	-
(c)	Fixed Deposits								
	Deposits with original maturity of less than three months							-	-
(d)	Cheques, drafts on hand							-	-
(e)	Cash on hand							-	-
	Total					(I)		-	-
B	Other bank balances								
(a)	Bank Deposits								
(i)	Earmarked Bank Deposits							-	-
(ii)	Deposits with original maturity for more than 3 months but less than 12 months from reporting date							-	-
(iii)	Margin money or deposits under lien							-	-
(iv)	Others (Balance with Saving accounts)							23.83	22.23
	Total other bank balances					(II)		23.83	22.23
	Total Cash and bank balances					(I+II)		23.83	22.23
18	Other current assets							31 March 2025	31 March 2024
(a)	TDS Receivable							0.82	0.95
(b)	Interest accrued but not due on deposits							-	-
(c)	Interest accrued and due on deposits							13.56	9.25
	Total							14.38	10.20



DELHI DEVELOPMENT AUTHORITY
DDA Post-Retirement Benefit Medical Trust

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(₹ in Crores)

19	Revenue from operations		31 March 25	31 March 24
(a)	Sale of products		-	-
(b)	Sale of services		-	-
(c)	Grants or donations received		-	-
(d)	Other operating revenue		-	-
	Revenue from operations (Gross)		-	-
	Less: Excise duty		-	-
	Revenue from operations (Net)		-	-
20	Other income		31 March 25	31 March 24
(a)	Interest income	Note C	26.79	29.46
(b)	Dividend income		-	-
(c)	Net gain on sale of investments		-	-
(d)	Other non-operating income (Miscellaneous Receipts)		0.00	0.00
	Total other income		26.79	29.46
21	Cost of goods sold (Delete whatever is not applicable)		31 March 25	31 March 24
(A)	Cost of raw material consumed			
	Raw material consumed			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of raw material consumed	(I)	-	-
	Packing material consumed (if considered as part of raw material)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of packing material consumed	(II)	-	-
	Other materials (purchased intermediates and components)			
(i)	Inventory at the beginning of the year		-	-
(ii)	Add : Purchases during the year		-	-
(iii)	Less: Inventory at the end of the year		-	-
	Cost of other material consumed	(III)	-	-
	Total raw material consumed (A)	(I+II+III)	-	-
B	Purchases of stock-in-trade		31 March 25	31 March 24
(i)	...		-	-
(ii)	...		-	-
(iii)	...		-	-
	Total (B)		-	-
C	Changes in inventories of finished goods, work in progress and stock-in trade		31 March 25	31 March 24
	Inventories at the beginning of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-
		(I)	-	-
	Inventories at the end of the year:			
(i)	Stock-in-trade		-	-
(ii)	Work in progress		-	-
(iii)	Finished goods		-	-

		(II)	-	-
	(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade (C)		-	-
	Total (A+B+C)		-	-
22	Employee benefits expense		31 March 25	31 March 24
	(Including contract labour)			
(a)	Salaries, wages, bonus and other allowances		-	-
(b)	Contribution to provident and other funds		-	-
(c)	Gratuity expenses		-	-
(d)	Staff welfare expenses		-	-
	Total Employee benefits expense		-	-
23	Finance cost		31 March 25	31 March 24
(a)	Interest expense (other than interest on partners' capital/member' capital)			
(i)	On bank loan		-	-
(ii)	On assets on finance lease		-	-
(b)	Interest on partners' capital/member' capital		-	-
(c)	Other borrowing costs		-	-
(d)	Loss on foreign exchange transactions and translations considered as finance cost (net)		-	-
	Total Finance cost		-	-
24	Depreciation and amortization expense		31 March 25	31 March 24
(a)	on tangible assets (Refer note 11)		-	-
(b)	on intangible assets (Refer note 11)		-	-
	Total Depreciation and amortization expense		-	-
25	Other Expenses		31 March 25	31 March 24
(a)	Consumption of stores and spare parts		-	-
(b)	Power and fuel		-	-
(c)	Rent		-	-
(d)	Repairs and maintenance - Buildings		-	-
(e)	Repairs and maintenance - Machinery		-	-
(f)	Insurance		-	-
(g)	Rent, Rates and taxes, excluding, taxes on income		-	-
(h)	Labour charges		-	-
(i)	Travelling expenses		-	-
(j)	Auditor's remuneration		0.00	-
(k)	Printing and stationery		-	-
(l)	Communication expenses		-	-
(m)	Legal and professional charges		-	-
(n)	Advertisement and publicity		-	-
(o)	Business promotion expenses		-	-
(p)	Commission		-	-
(q)	Clearing and forwarding charges		-	-
(r)	Loss on sale of Property, Plant and Equipment		-	-
(s)	Loss on foreign exchange transactions (net)		-	-
(t)	Loss on cancellation of forward contracts		-	-
(u)	Loss on sale of investments (net)		-	-
(v)	Provision for diminution in value of investments		-	-
(w)	Provision for doubtful debts		-	-
(x)	Miscellaneous expenses (Bank Charges)		0.00	0.00
	Total		0.00	0.00



DELHI DEVELOPMENT AUTHORITY
DDA Post-Retirement Benefit Medical Trust
Note-A
Details of Payables to Trusts

(₹ in Crores)

Nature of Investment	Balance as on 31-March-2025			FY 2024-25			Balance as on 31-March-2024			
	Investment Balance	Unamortised Discount	Interest Accrued	Prior Period	Interest Income	Amortisation of Discount/ (Premium)	Investment Balance	Unamortised Discount	Interest Accrued	Interest recvd during the year
Investment in Govt Securities	143.00	-	5.28	-0.00	12.47	-	148.00	-	3.74	10.93
Investment in State Govt Securities	43.03	-0.10	1.65	-	3.48	-0.01	47.04	-0.11	1.73	3.56
Investment in Mutual Funds	61.36	-	-	0.14	-	-	61.21	-	-	-
Investment in Bonds	-	-	-	-	0.84	-	14.10	-	0.07	0.91
Investment in LIC	73.95	-	-	-	5.42	-	67.54	-	-	-
Investment in FDR	30.00	-	6.63	-	2.93	-	30.00	-	3.70	-
Total	351.35	-0.10	13.56	0.14	25.13	-0.01	367.90	-0.11	9.25	15.40

Note-B
Details of Receivables from Trusts

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Receivable from Pension Fund Trust	65.40	50.47
Receivable from Leave Encashment Fund Trust	2.50	2.50
Receivable from Delhi Development Authority	858.86	756.12
Receivable from Gratuity Fund Trust	4.12	5.63
Total	930.88	814.72

Note-C
Details of Interest Income

(₹ in Crores)

Particulars	As at 31 March 2025	As at 31 March 2024
Interest Income from Investment	25.12	27.15
Savings Interest	1.66	2.31
Total	26.79	29.46

DELHI DEVELOPMENT AUTHORITY POST RETIREMENT MEDICAL BENEFIT TRUST**SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS****1. Significant Accounting Policies**

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

2. Notes to the Accounts

- 1. Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.03.2025.
- 2. The amount of Interest income on Mutual Fund Investment is to be Recognised redemption of Mutual Funds.
- 3. The Investments are properly classified as investments in Government Securities, Bonds, Mutual Funds, FDR's and Insurance companies.
- 4. Sales Proceeds of mutual funds in previous years were not bifurcated between cost & income, and were entirely booked as income. The Said bifurcation has been made during current year & accordingly rectification made through prior period ifurcation has been made during current year & accordingly rectification made through prior period.

Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer

**Reply of Separate Audit Report
of the Accounts
For the Year
2024-2025**



DELHI DEVELOPMENT AUTHORITY

DELHI DEVELOPMENT AUTHORITY		
SAR Compliance Report 2024-25		
	Observations	Reply
I.	General Development Account	
A.	Balance Sheet-Assets	
1.	Assets of Earmarked/Endowment Funds: INR 6,738.50 crore (Schedule E) In Saving Bank Accounts: INR 60.23 crore Current Assets, Loans & Advances: INR 24,621.37 crore (Schedule F) Bank Balances –In Saving Bank Account: INR 615.57 crore	The excess debit and credit balances appearing in the Bank reconciliation statement are primarily long-standing for which age wise analysis is not available. Further, it is submitted that excess credit mainly relates to receipts credited in bank account and not supported by corresponding challans, on the basis of which booking is made in the accounts. As regards, excess debit, the same relates to debit made by bank on account of court attachments or bank charges. The receipts are recorded in the Cash Book based on challans. Until these receipts are actually settled and reflected in the bank account, they are shown as "Remittance Pending" in the Bank Reconciliation Statement (BRS). Due to an inadvertent error, the remittance pending amount was reflected as excess debit, though this had no financial impact since the corresponding accounting treatment in the BRS remained consistent. Further, in the case of the online account maintained with HDFC Bank, the MIS which is required for identification of credits (due to cumulative settlement in bank account for multiple transactions) was not received from bank. As a result, the amounts shown under "Remittance Pending" could not be matched or netted off with the receipts credited in the bank account. The receipts credited in the bank were therefore, reflected as excess credit, resulting in a double impact. An amount of ₹21.64 crore has been identified as affected by this duplication—appearing both under "Remittance Pending/Excess Debit" and "Excess Credit." This will be netted off appropriately during the next financial year.
	The Bank Reconciliation Statements (BRS) of Delhi Development Authority (General Development Account, Nazul-I and Nazul-II) prepared as at 31 March 2025 in respect of 164 bank accounts, reflect excess debit balances amounting to INR 61.55 crore in 61 bank accounts and excess credit balances amounting to INR 113.44 crore in 52 bank accounts. In the absence of reconciliation and requisite records, audit could not vouchsafe the correctness and completeness of DDA's bank balances and related heads in the income and expenditure account affected by these unreconciled differences.	

For reconciliation of remaining amount standing in BRS as excess credit and excess debit, instructions have been issued to the concerned accounting units to undertake the necessary reconciliation of these excess debits and credits and to take corrective action accordingly. Further, the implementation of Integrated Financial Management System is under progress. The receipts, payments, cash and bank module shall all be interlinked with each other in IFMIS, thereby, resolving the issue of identified credits and debits.		The break -up of sundry debtors is given as under: - <table border="1"> <thead> <tr> <th>Particulars</th><th>Amount</th><th>Remarks</th></tr> </thead> <tbody> <tr> <td>Housing debtors</td><td>115.22 Crore</td><td>Party wise details not readily available. The debtors related to housing are being reconciled with individual files so as to draw the party wise details. However, since, these are old outstanding dues and the same are being recovered along with conversion of properties. Further, digitisation and computerisation of housing records is under progress along with reconciliation of outstanding debtors.</td></tr> <tr> <td>License Fees debtors</td><td>104.62 Crore</td><td>Party wise details in respect of license fees debtors of Rs. 90.80 Crore relating to Janak Palace properties out of total license fees debtors of Rs.104.62 Crore are available and enclosed herewith. Out of Rs.90.80 Crore, license fees of Rs. 25.51 Crore relates to prior to 2001 to Oct 2014 and interest on license fees of Rs. 60.33 Crore relates to 2001 to March 2025. Thus, age wise analysis is available for these outstanding dues.</td></tr> </tbody> </table>	Particulars	Amount	Remarks	Housing debtors	115.22 Crore	Party wise details not readily available. The debtors related to housing are being reconciled with individual files so as to draw the party wise details. However, since, these are old outstanding dues and the same are being recovered along with conversion of properties. Further, digitisation and computerisation of housing records is under progress along with reconciliation of outstanding debtors.	License Fees debtors	104.62 Crore	Party wise details in respect of license fees debtors of Rs. 90.80 Crore relating to Janak Palace properties out of total license fees debtors of Rs.104.62 Crore are available and enclosed herewith. Out of Rs.90.80 Crore, license fees of Rs. 25.51 Crore relates to prior to 2001 to Oct 2014 and interest on license fees of Rs. 60.33 Crore relates to 2001 to March 2025. Thus, age wise analysis is available for these outstanding dues.
Particulars	Amount	Remarks									
Housing debtors	115.22 Crore	Party wise details not readily available. The debtors related to housing are being reconciled with individual files so as to draw the party wise details. However, since, these are old outstanding dues and the same are being recovered along with conversion of properties. Further, digitisation and computerisation of housing records is under progress along with reconciliation of outstanding debtors.									
License Fees debtors	104.62 Crore	Party wise details in respect of license fees debtors of Rs. 90.80 Crore relating to Janak Palace properties out of total license fees debtors of Rs.104.62 Crore are available and enclosed herewith. Out of Rs.90.80 Crore, license fees of Rs. 25.51 Crore relates to prior to 2001 to Oct 2014 and interest on license fees of Rs. 60.33 Crore relates to 2001 to March 2025. Thus, age wise analysis is available for these outstanding dues.									
2	Current Assets, Loans & Advances (Schedule F) - INR 24,621.37 crore Sundry Debtors - INR 872.6 crore	Out of the total sundry debtors of INR 872.60 crore, the party-wise and age-wise details of the Sundry Debtors amounting to INR 157.96 crore was not readily available with the DDA. Though, DDA in Notes to Accounts no. 11 has disclosed that that party wise and age wise details of sundry debtors as on 31 March 2025, duly reconciled is not readily available. The disclosure is incorrect as party wise and age wise details of debtors amounting to INR 157.96 crore is not available. Even though the point was repeatedly raised by Audit since 2013-14, DDA has neither made any efforts to maintain party wise and age wise details of sundry debtors nor ascertain the recovery of the same. In absence of party-wise and age-wise details, Audit is unable to vouchsafe the authenticity, existence and recoverability of sundry debtors amounting to INR 157.96 crore. Further, despite availability of party-wise and age-wise details of remaining Sundry Debtors amounting to INR 714.64 crore (INR 872.6 crore - INR 157.96 crore), the aging of these debtors (debts outstanding for more than 6 months and others) as required to be disclosed in accordance with the Uniform Format of Accounts has not been disclosed.									

Shops debtors	28.93 Crore	Party wise details not readily available. The debtors related to shops are being reconciled with individual files so as to draw the party wise details. However, since, these are old dues related to shops allotted on hire purchase, therefore, it is time consuming exercise. However, digitisation and computerisation of housing records is under progress.
Damage debtors	249.93 Crore	Party wise details in respect of license fees debtors of Rs. 249.93 Crore relating to Janak Palace properties are available and enclosed herewith. The amount relates to 31.10.2014 to 31.03.2025, thus age wise analysis for the outstanding amount is also available.
Water charges debtors	373.88 Crore	Party wise details are being maintained and have been furnished to Audit. In case of water charges, each allottee has been given distinct consumer number and consumer number wise bills are generated through DDA's internal software as well through outsourced agencies appointed to manage the water bill collection. The detailed MIS is also maintained in respect of water bills. The period for which water bill is outstanding is mentioned in the bill. Thus, age wise analysis of water bills is also available.

In view of above position, it is submitted that party wise details of housing and shops debtors are not readily available and these relates

		to old allotments. The said fact has been disclosed vide Notes to accounts at S.No 11. As regards, recoverability of the outstanding debtors for housing and shops is concerned, it is submitted that the conversion of the flats/shops is being carried out and all the dues are recovered from the allottees before Issuing NOC for conversion. Moreover, the process of conversion and collection of outstanding dues has been made online through Awaas portal for speedy recovery and reconciliation of outstanding debtors. Further, after implementation of Integrated Financial management system of DDA, the party wise details shall be maintained in the software with real time tracking of receivables.
3	Future Hire purchase Instalments – INR 68.33 Crores	
a.	The allottee wise details of sales done on hire purchase basis including the year of sales, amount and pending instalments are not readily available with the DDA and this fact has not been disclosed in its Notes to Accounts. In absence of party-wise and age-wise details, Audit is unable to vouchsafe the authenticity, completeness and recoverability of hire purchase instalments receivable amounting to INR 68.33 crore. Further, in absence of age-wise details audit is unable to ascertain such amount which should be presented as current assets and those to be presented as non-current assets.	The allottee-wise details of outstanding instalments under the hire-purchase scheme are not readily available and needs to be compiled from individual files. Since the scheme to which hire-purchase was applicable dates back more than ten to fifteen years, comprehensive reconciliation of the data on pending instalments is required. In this regard, a bulk-notice campaign was undertaken to allottees, seeking recovery of outstanding instalments and reconciling the Delhi Development Authority's database. However, responses have been limited. Concurrently, efforts are in progress to establish a complete database of pending instalments using the "Awaas" software, though this remains a time-consuming exercise. In addition, special camps are being arranged to facilitate the conversion of flats and ensure recovery of hire-purchase instalments. The absence of party-wise details and the fact that reconciliation of housing dues is still pending have therefore been disclosed in the notes to accounts. Further, after implementation of Integrated Financial management system of DDA, the party wise details shall be maintained in the software with real time tracking of receivables.
b.	The above includes INR 23.75 crore as amount recoverable towards cost of flats sold (13 schemes) on hire purchase instalment basis from allottees. However, it was observed that the DDA has received the aforesaid payment from the allottees during the year and accounted the same as "Advance received from allottees of various DDA housing scheme" under liabilities instead of adjusting the same from the "Sundry Debtors and/or Future hire purchase instalments".	As pointed out by Audit, an amount of Rs. 23.75 crore received from the sale of flats on hire-purchase, against outstanding housing debtors, should have been netted off from sundry debtors. Instead, it has been incorrectly shown under "Advances from Allottees" in Schedule C1 of the Balance Sheet. This amount will be adjusted against the outstanding debtors in the next financial year.

	Thus, non-adjustment has resulted in overstatement of Liabilities (advances from allottees of various housing schemes) and Current Assets (Sundry Debtors and/ or Future hire purchase instalments) by INR 23.75 crore	
4	Interest on hire purchase receivable- Nil The interest income on hire purchase instalments is calculated by DDA on case to case basis in individual files at the time of conversion of flats or when allottee comes to clear the balance in violation of its Accounting policy No. 7 (b) on revenue recognition which states that interest element in hire purchase instalment is to be recognized as revenue in proportion to the principal portion outstanding. Thus, audit is unable comment on the amount of interest income that has not been recognized on the principal portion outstanding.	The allottee-wise details of outstanding instalments under the hire-purchase scheme are not readily available and needs to be compiled from individual files. Since the scheme to which hire-purchase was applicable dates back more than ten to fifteen years, comprehensive reconciliation of the data on pending instalments is required. Thus, in the absence of party wise break and pending reconciliation, interest on hire purchase instalments is being booked at the time of receipt. Concurrently, efforts are in progress to establish a complete database of pending instalments using the "Awaas" software, though this remains a time-consuming exercise. In addition, special camps are being arranged to facilitate the conversion of flats and ensure recovery of hire-purchase instalments. The absence of party-wise details and the fact that reconciliation of housing dues is still pending have therefore been disclosed in the notes to accounts.
5.	Advances recoverable in cash or in kind or for value to be received/adjusted Deposit Works: INR 80.68 crore An amount of INR 80.68 crore has been shown as advance recoverable in cash or in kind or for value to be received/ adjusted. However, in the absence of supporting documents to establish that the said expenditure was incurred and/ or these deposit works being funded by Urban Development Fund, the authenticity and recoverability of the amount of INR 80.68 crore presented as advances recoverable in cash or in kind or for value to be received/ adjusted as part of current assets could not be vouchsafed in audit.	The amount of Rs.80.68 Crore represents the expenditure incurred by DDA as deposit works in respect of UDF funded schemes. Thus, the said expenditure has been incurred against grants received from UDF. Therefore, the amount of Rs. 80.68 Crore lying as advances recoverable is to be adjusted against the fund balance of UDF. This will result in reduction in UDF Balance on the liabilities side and reduction of advances recoverable on the assets side by Rs. 80.63 Crore instead of impact of Rs. 161.36 Crore as pointed out by Audit. The said adjustment shall be made in the next financial year.
6.	Finished Stock: Commercial Built Up INR 570.44 crore The above includes only 227 shops at ground floor of One Room Tenements (ORT) at Sector 4 Rohini, Delhi valued at INR 18.59 Crore. However, as per records of Rohini Zone, 240 shops at Sector 4 Rohini which are part of the ORT scheme are unauthorizedly occupied as on 31.03.2025. Even after knowing the fact that there is mismatch in the number of total shops, DDA has neither reconciled this difference of 13 shops nor it has rectified its records in this regard. In absence of	The closing stock of shops at sector 4 Rohini of 227 in number already included in finished stock ledger. The difference of 13 shops may be occurring due to timing difference in possession letter issued by housing wing and actual physical possession at site. Further, the status of unauthorized occupation of these shops shall be disclosed in the notes to accounts of next financial year.

	reconciliation and requisite records, Audit is unable to comment on the correctness of number and value of inventory of aforesaid shops.	
B	Corpus/Capital Fund and Liabilities: INR 31,522.51 crore	
1.	Current Liabilities & Provisions: INR 6264.64 Crores (Schedule C.1) The above does not include liability amounting to INR 297.47 crore [demolition cost (INR 3.04 crore) and reconstruction cost (INR 294.43 crore)] towards the re-construction of Signature View Apartments, Delhi. The apartments are required to be demolished and reconstructed in accordance with the decision of Hon'ble High Court of Delhi, however, DDA has not provided any liability on this account. Further, DDA has also not disclosed the same in the Notes to Accounts. Furthermore, the High Court also directed DDA to pay rent to the allottees who have vacated their flats from the date of vacation. Accordingly, DDA should have recognized the liability towards rent payable amounting to INR 0.95 crore up to 31.3.2025. Thus, non-recognition of liability has resulted in understatement of Current Liability & Provisions and expenditure. Consequently, excess of expenditure over income (deficit) is also understated by INR 298.42 Crore (INR 297.47 Crore + INR 0.95 Crore)	With reference to the booking of liability towards demolition, reconstruction, and rent payable to the allottees of Signature View Apartments, the following submissions are made: 1) Rent payable:- The liability towards rent payable as on 31.03.2025, amounting to INR 0.95 crore, was inadvertently not booked in the accounts for the year. The same shall be accounted for in the subsequent financial year through a prior period adjustment. 2) Demolition cost:- The provision towards demolition cost amounting to INR 3.04 crore has also been inadvertently omitted from the books of accounts. This provision shall likewise be booked in the next financial year through a prior period entry. 3) Reconstruction cost:- In respect of the provision of INR 294.43 crore towards reconstruction cost, it is submitted that sanctioning of works in DDA is governed by its internal procedures and manuals, broadly aligned with the CPWD Manual. The sanction process involves preparation of estimates, obtaining technical and financial concurrence, and securing Administrative Approval and Expenditure Sanction (AA/ES) from the competent authority through the Engineering Advisory Committee (EAC). As per DDA's financial rules, no work can commence and no financial liability can be recognized until such AA/ES is accorded and requisite funds are allocated. As on 31.03.2025, the proposal for reconstruction of Signature View Apartments was still under process and the preliminary estimate had not been sanctioned by the EAC. It is further clarified that the estimate furnished to audit was only a tentative figure, prepared for initial discussions, and not based on detailed sanctioned estimates. The Engineer concerned had specifically indicated that the amount was purely provisional and subject to revision

upon detailed scrutiny and approval by the competent authority. Moreover, the issue relating to availment of additional FAR and construction of additional flats for recovery of reconstruction cost is pending before Hon'ble Court. As such, the net outflow/cost to be incurred for reconstruction cannot be ascertained with reliability.

With respect to present status of Court proceedings, it is submitted that DDA has filed a LPA before Hon'ble High Court against the common judgment dated 23.12.2024 passed by the Single bench in W.P. @ No. 14960/2023 titled as Vishwajeet Singh & ORS. Versus Union of India & ORS. (copy enclosed) on the issue of allowing DDA additional construction of 168 flats and rights in respect of adjoining plot of 0.67 hectares. The said appeal is still pending and next date of hearing is 12.12.2025. DDA has proposed reconstruction scheme for HIG houses at Mukherjee Nagar as per MPD-2021 and UBBL-2016 norms as against the then prevailing MPD-2001 norms. As per MPD 2021 norms, the FAR has been increased from 167 to 200 with a view to accommodate a larger population and as such, DDA can avail this additional FAR for construction of additional flats. Notwithstanding the fact, that even if the right of additional FAR is granted to the flat owners, practically, the flats owners in a multi storey building can never utilize the same. Further, the additional 0.67 hectares of land which was sanctioned for the MLU/Commercial in the original scheme is lying vacant and was not part of the common area in which the flat owners had undivided interest by virtue of their Demand cum allotment letter, conveyance deed or even the Apartment Ownership Act. Thus, DDA is in appeal for availing the additional FAR as well as utilization of additional 0.67 hectares of land. If DDA's appeal is allowed, the net economic outflow on reconstruction will substantially reduce, as DDA will be able to recover a major part of reconstruction expenditure through utilization of additional FAR and construction of additional units.

Thus, the net liability is contingent upon the outcome of ongoing court proceedings, and cannot be measured reliably at this stage.

In view of the above, and as per para 14(c) of AS 29 (Provisions, Contingent Liabilities and Contingent Assets), a provision can be recognized only when a reliable estimate of the obligation can be made. In view of:

- absence of sanctioned estimate and AA/ES,

	- provisional nature of preliminary estimate, - significant uncertainty regarding DDA's net economic outflow due to pending LPA, and - the requirement of "reliable estimate" under AS-29, Recognition of a reconstruction liability as on 31.03.2025 would not be in conformity with established accounting principles. Thus, the net outflow of funds is uncertain owing to the fact that decision of the Court on availment of additional FAR shall decide the outflow of DDA's resources. Accordingly, no provision could be recognized in the accounts for FY 2024-25. The matter will instead be disclosed as a contingent liability in the Notes to Accounts in the subsequent financial year, till the LPA outcome provides clarity on the final obligation.	
2	Other Liabilities Advance from Allottees of various DDA Housing Schemes: INR 643.47 crore Advances from Allottees – MOR Land: INR 9.06 crore The above includes 'Advances from Allottees of various DDA Housing schemes' of INR 147 Crore and "Advances from allottees –Ministry of Rehabilitation (MOR) Land' of INR 9.06 Crores as allottee wise and age wise details of aforesaid are not readily available with the DDA. The matter of reconciliation of amount lying under aforesaid heads was raised through Management letter(11 April 2025). However, the amount of INR 147 crore and INR 9.06 crore has not been reconciled by DDA as yet. In the absence of above details, Audit is unable to draw an assurance as to the correctness of amount of INR 147 crore under the head 'Advances from allottees of various DDA Housing Schemes' and INR 9.06 crore under the head of 'Advances from Allottees- MOR land.	The amount lying under advances from allottees relates to amount deposited by the allottees, but has not yet been recognised as income from sales. Thus, the balance unreconciled amount of Rs. 147 Crore relates to cases where possession letter is pending for issue and hence, the said amount has not been recognised as sales income and is lying under the head" advances from allottees". Further, it is submitted that entire process of launch of housing schemes till issue of possession letters has been made completely online on Awaas Software for ensuring allottee wise mapping. Moreover, during the past three years, DDA has launched multiple housing schemes, including the various First cum first serve schemes and hence, the amount lying under the head advances may relates to these housing schemes and the same is under reconciliation. Thus, the amount lying under the head advances shall be reconciled in the ensuing financial years. Further, the advances related to MOR land of Rs. 9.06 Crore are quite old as MOR land was purchased in DDA in 1982 and therefore, the said advances are being carried forward since past many years. The same shall be got reconciled based on record available with the concerned unit in this regard.
3	Earnest Money Deposits/ Registration Money (Housing & Commercial): INR 24.97 crore	

	The above includes an amount of ₹ 21.48 crore received from various applicants and as they were not allotted flats, the same was refundable to them. However, it was observed that DDA had not taken any step to refund Earnest Money Deposits/Registration Money to respective allottees despite the amounts being pending since 1979. In the absence of a detailed schedule, the correctness of the balance of ₹ 21.48 crore presented under the head other liabilities could not be vouchsafed. This issue has been pointed out since the year 2021-22, however, no corrective action has been taken by DDA.	The Earnest Money Deposit/Registration money of Rs.21.48 crore pertaining to six old schemes namely NPRS 1979, AAY 1989, JHRS 1996 and RPS and EHS scheme could not be refunded due to administrative reasons. The surrender slips for surrendering of FDR issued against registration money deposit is still being issued by the Housing Wing. However, in order to further reduce the liabilities, concerned units have been asked to create awareness amongst the allottees by issue of public notice or other modes for claiming refund of registration money pertaining to the aforesaid schemes. Further, it is being considered to give one last opportunity to allottees to claim back the registration amount after which the same shall be forfeited and recorded as income in the books of accounts.
4	Statutory Liabilities: INR 159.94 crore The above is overstated by INR 8.20 crore due to Input Tax Credit (ITC) pertaining to Goods and Services Tax (GST) being expensed off during the year under revenue expenditure instead of being adjusted against the output GST tax liability, as required under GST law and applicable accounting principles. As a result, it has resulted in overstatement of statutory liabilities, expenses and consequently excess of income over expenditure (deficit) by INR 8.20 crore. Consequently, excess of expenditure over income (deficit) is also overstated by INR 8.20 Crores	Input Credit entries of Rs. 8.20 Crore were inadvertently expensed off for the period April 2024 to September 2024. The same shall be rectified during next financial year through prior period.
C	Income & Expenditure Account (GDA) for the year ending 31 March 2025	
1.	Income from Sales/Services: INR 4721.93 crore (Schedule G) The above includes INR 310.26 crore (INR 176.35 crore for damage charges + INR 73.58 crore for interest on damage charges + INR 60.33 crore for interest on license fees) recognized as income from shops at Janak Place, Delhi on accrual basis in violation of its accounting policy which states that "penal charges, composition fee, damages and interest on delayed payments are recognized on receipt basis". Although DDA raised (January 2025) invoices but no payment has been received against the invoices raised till 31.03.2025. This has resulted in overstatement of income from sales/services, sundry debtors by INR 310.26 crore each. Consequently, excess of expenditure over income (deficit) is understated by INR 310.26 crore.	With reference to recognition of income on account of damages charges, interest on damage charges and interest on license fees on receipt basis, it is submitted that DDA had already determined and raised invoices in January 2025 based on the final assessment of dues towards license fees up to 31.10.2014 and damage charges thereafter till vacation of premises. The obligation of the ex-licensees to pay these charges crystallized upon issuance of the invoices, making the amount legally recoverable and enforceable. Hence, the income stood accrued to DDA in FY 2024-25. Thus, recognition on accrual basis was necessary to reflect the true and fair view of DDA's financial position and performance, as a substantial

portion of revenue related to past periods was otherwise remaining unaccounted in books, despite being fully determinable. Here, it is pertinent to mention that the Accounting Standards (AS-9 on Revenue Recognition) permit recognition of income when there is reasonable certainty of its ultimate collection and when the right to receive the income is established. In this case, the demand was duly raised against identified parties and supported by enforceable legal claims. The damage claims against the unauthorized occupants are enforceable under the Public Premises (Eviction of Unauthorized Occupants) Act, 1971 as arrears of land revenue and hence, no uncertainty exists as to the recoverability of the same. The deviation from the existing accounting policy of recognition of damage charges, interest on damage charges and interest on license fees on receipt basis was made with a view to comply with the fundamental accounting principle of accrual accounting and to ensure that the financial statements depict a realistic picture of income due to the Authority. Further, it is imperative to mention here that approval of Competent Authority, DDA was obtained at the time of getting the annual accounts of the Authority for FY 2024-25 approved to book income from damage charges, interest on damage charges and interest on license fees on accrual basis and to recognize debtors in the books of accounts. Further, such recognition is in line with the conceptual framework under GFR principles, which emphasize substance over form and faithful representation of economic events. It is also submitted that the deviation from accounting policy has been made with due approval from the management for disclosing true and fair view of accounts will be adequately disclosed in the Notes to Accounts of the next financial year to ensure transparency and compliance with the disclosure requirements under Accounting Standards. In view of the above, recognition of income on accrual basis in respect of Janak Place shops is justified considering that the claims had crystallized and were legally enforceable during FY 2024-25. The deviation from Accounting Policy No. 7(e) was adopted in exceptional circumstances to present a true and fair view of the financial statements.	
2.	Increase/(Decrease) in stocks and works-EWS INR (627.72 crore)

Increase/(Decrease) in stocks and works-others INR (2703.15 crore)	
As per DDA's accounting policy, inventories are valued at lower of cost or net realizable value. However, in contrary to its disclosed accounting policy, DDA valued the finished stock of built up EWS flats in 1 colonies and Other than EWS flats in 7 colonies at cost though the Net realizable value (disposal price) was lower than the cost due to discount offered on sale of the houses in the above colonies during the financial year 2024-25. Thus, non-writing down the finished stock value to the level of Net realizable value has resulted in overstatement of closing finished stock inventory by INR 132.97 crore (Inventories under current assets INR 106.47 crore + Inventories of EWS housing reserve INR 26.50 crore) and income by INR 132.97 Crores. Consequently, the excess of expenditure over income (deficit) is understated by INR 132.97 Crores.	With reference to the audit observation regarding partial write-down of closing inventory of built-up houses to Net Realizable Value (NRV), the following is submitted: - 1) In respect of EWS flats at Pocket 5, G-7 Narela, the inventory has been disposed off under FCFS 2023 scheme at an average disposal price of Rs. 9.65 lacs per flat. Further, lately, these flats have been allotted to RML hospital at a disposal price of Rs. 13.37 lacs per flat. As per initial costing done at the time of completion of the scheme, these flats have been valued at Rs. 9.25 lacs per flat which is lower than the NRV of these flats. Thus, no further write down is required for these flats in the books of accounts. 2) The average disposal price (NRV) of inventory of LIG Houses at Pocket 1, sector G-2 Narela is Rs. 17.41 lacs per flat and the cost of the said flats is 18.76 per flat. Thus, impact due to discount works out to Rs. 22.35 Crore as against 46.39 Crore pointed by Audit in respect of inventory of 1648 flats. The write down off inventory to this extent shall be made in the accounts of the next financial year. 3) The average disposal price (NRV) of inventory of LIG Houses at Pocket 5, sector G-2 Narela is Rs. 17.41 lacs per flat and the cost of the said flats is 18.84 per flat. Thus, impact due to discount works out to Rs. 21.38 Crore as against 42.17 Crore pointed by Audit in respect of inventory of 1492 flats. The write down off inventory to this extent shall be made in the accounts of the next financial year. 4) The average disposal price (NRV) of inventory of EWS Houses at Pocket 3, sector A1 to A4, Narela is Rs. 25 lacs per flat and the cost of the said flats is 30.87 per flat. Thus, impact due to discount works out to Rs. 22.08 Crore as against 29.64 Crore pointed by Audit in respect of inventory of 384 flats. The write down off inventory to this extent shall be made in the accounts of the next financial year. 5) The Interest during Construction (IDC), computed at 10% of the cost, forms part of the Net Realisable Value (NRV). However, since IDC represents a notional cost, it does not constitute part of the actual cost of the project. Accordingly, after factoring in the IDC and applying a 15% discount, the resultant impact is a 5% write-down below cost, amounting to Rs. 10.50 crore. Further, while assessing the NRV, the land cost has been revised upward by Rs. 7.36 crore. Consequently, the net write-down works out to Rs. 3.14

	crore, against which Rs. 0.99 crore has already been written off. The balance amount of Rs. 2.15 crore will be written down in the next financial year as a prior period adjustment. 6) The Interest during Construction (IDC), computed at 10% of the cost, forms part of the Net Realisable Value (NRV). However, since IDC represents a notional cost, it does not constitute part of the actual cost of the project. Accordingly, after factoring in the IDC and applying a 15% discount, the resultant impact is a 5% write-down below cost, amounting to Rs. 6.60 crore. Further, while assessing the NRV, the land cost has been revised upward by Rs. 4.61 crore. Consequently, the net write-down works out to Rs. 1.99 crore, against which Rs. 0.29 crore has already been written off. The balance amount of Rs. 1.70 crore will be written down in the next financial year as a prior period adjustment. 7) The required write down as pointed by Audit in respect of inventory of LIG flats at Pocket 3, G2 Narela, Pocket 4, G2 Narela and Pocket 11, G7/G8 Narela to the tune of Rs.5.03 Cr, Rs. 2.38 Cr and Rs. 5.96 Cr respectively shall be made in the next financial year.
3.	Increase/(Decrease) in Stock & Works-EWS INR (627.72 crore) In accordance with its policy, DDA has been waiving the departmental charges from the cost of the EWS houses at the time of sale, however, it was noticed that while valuation of the work in progress inventory relating to EWS houses on the date of financial statements, DDA has not been excluding the departmental charges from the total value of Work in progress of EWS houses. Thus, it has resulted in overstatement of the assets of earmarked funds- (EWS housing reserve)- work in progress-houses under construction and understatement of expenditure. Consequently, excess of expenditure over income (deficit) is understated by INR 48.54 crore.
	With reference to the audit observation regarding inclusion of departmental (overhead) charges in the valuation of Work-in-Progress (WIP) for EWS housing projects, the following is submitted for consideration: Consistent Accounting Policy as per Note 16 As disclosed in Note No. 16 to the Annual Accounts, the valuation of work-in-progress and finished housing inventory is carried out by adding 15% overheads to the net construction cost. This methodology has been consistently applied across all categories of housing inventory over the years to maintain uniformity, comparability, and adherence to the principle of consistency as prescribed under AS-1, <i>Disclosure of Accounting Policies</i>. Compliance with AS-2 Requirements Paragraphs 9 and 12 of AS-2 (Valuation of Inventories) mandate that inventory cost must include all costs of purchase, costs of conversion, and other costs necessary to bring the inventories to their present condition. Further, Paragraph 13 of AS-2 clarifies that fixed production overheads should be included in inventory valuation based on the normal capacity of production. The departmental overheads

	allocated by DDA reflect actual indirect resources consumed in supervision, administration, and monitoring of construction works, and therefore constitute an integral part of conversion cost up to completion stage. 3. Waiver Policy Does Not Alter Actual Construction Cost Although DDA has approved waiver of departmental charges and IDC at the time of disposal of EWS flats (vide Agenda Item No. 18/2019), such waiver pertains only to recovery from allottees and does not change the actual cost incurred in constructing the units. Excluding overheads from inventory valuation at WIP stage would understate construction cost, contrary to AS-2 and the Framework for Preparation and Presentation of Financial Statements. The waiver affects realizable value at the time of sale, not the cost at the time of financial reporting. 4. True and Fair Cost Representation In line with AS-2, inventories are required to reflect the actual cost incurred to bring them to their present location and condition. Inclusion of departmental overheads ensures a true and fair presentation of construction cost as on the balance sheet date. Any reduction in net realizable value, wherever applicable, is recognized at the time of disposal. 5. EWS Flats Increasingly Being Disposed Through CSP Mode (as per MPD-2021) A significant portion of EWS inventory is being disposed of to Community Service Personnel (CSP) through auction mode. Flats offered under CSP category are not eligible for the subsidy or waiver applicable to EWS allottees. Recently, 364 EWS flats at Sector 198, Dwarka were offered under the <i>DDA Dwarka Community Service Personnel Housing Scheme 2025</i> through e-auction without any waiver of departmental charges while determining reserve prices. As per MPD-2021 norms, EWS units allotted to CSP are to be disposed of at market rates without subsidy, further supporting the appropriateness of including departmental charges in inventory valuation. 6. Major Inventory at Karkardooma Likely to be Disposed Through CSP / Market Mode The bulk of the existing EWS inventory—particularly the Karkardooma stock—is expected to be offered to apartment
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	owners/CSPs as per MPD-2021 norms. These flats, when offered through auction, would not be eligible for waiver of departmental charges. Accordingly, valuation of WIP inclusive of overheads aligns with the anticipated mode of disposal. 7. Mode of Disposal Not Determinable at WIP Stage At the WIP stage, the final mode of disposal (EWS beneficiary allotment or CSP/market allotment) is not predetermined. Therefore, it is appropriate and prudent to value inventory at actual cost, inclusive of departmental overheads, in line with the accounting policy consistently disclosed in the Notes to Accounts. Recognizing the waiver prematurely would not be in accordance with AS-2. 8. Future Disclosures for Transparency The waiver of departmental charges for EWS allotments, wherever applied at the time of disposal, will be suitably disclosed in the Notes to Accounts in subsequent years to ensure full transparency and compliance with AS-1 and AS-2.
4.	Other Income INR 223.41 crore During the year 2024-25, an amount of INR 32.29 crore was received on account of license fee of property at E2 Jhandewalan, Delhi which pertains to Nazul-I and has been let out by DDA to Income Tax Department. However, the aforesaid amount was accounted for as income in the financial statement of General Development Account instead of Nazul-I. As Jhandewalan is one of the 23 Nazul estates placed at the disposal of DDA through the "Nazul Agreement" of March 1937, accounting of income from Nazul-I Property as income in the financial statements of GDA is neither in order of accounting principles nor in accordance with the provisions of Uniform Format of Accounts. This has resulted in overstatement of income and recoverable from Nazul-I by INR 32.29 crore. Consequently, Excess of Expenditure over income (deficit) is understated by INR 32.29 Crores. Further, during the year 2023-24, DDA accounted for license fee income amounting to INR 102.18 crore from same property as income in the books of General Development Account instead of booking the same under Nazul-I. Despite, highlighting by the audit, DDA did not take any action thereon and has neither transferred the said income to Nazul-I Account in 2024-25 As per budget code classification which is adopted in DDA for recognition of income and expenses under three major head of Accounts, i.e. NA I, NA II and GDA, the license fees in respect of built-up property are recognized as income under GDA. The Budget of DDA is duly approved by the Authority. The Budget code under the nomenclature "License Fees from built up properties" is available under GDA. The built up properties such as housing, shops and other built up licensed properties are dealt and managed under GDA and their corresponding income is also booked in GDA. This has been followed consistently. Accordingly, in respect of Built-up property, i.e. Jhandewalan Building given on license to Income Tax Department, the license fees have been booked under GDA. Thus, there is no overstatement of income from license fees by 102.18 Crore during previous year and Rs. 32.29 Crore during current financial year.

	which has resulted in overstatement of Reserves & Surplus and recoverable from Nazul-I by INR 102.18 crore each.	
5.	Other Revenue INR 99.68 crore The above includes an amount of INR 9.56 crores on account of accrued interest against the advance paid to NBCC w.r.t. work awarded viz. Development of East Delhi Hub at Karkardooma, Delhi. As per the terms of MoU entered between the NBCC and DDA, such advance was interest free. However, DDA recognized accrued interest income amounting to INR 9.56 crore on the outstanding advance of INR 96.26 crore as on 31 March 2025 in contravention to the terms of MOU. Thus, it has resulted in overstatement of income, current assets (Interest accrued on Contractor Advances) by INR 9.56 crore each. Consequently, excess of expenditure over income (deficit) is understated by INR 9.56 crores.	The mobilization advance given to NBCC in respect of scheme of Integrated Development of East Delhi Hub was interest free as per terms and conditions of MOU with NBCC. However, interest income on such advance amounting to Rs. 9.56 Crore was inadvertently recognized in the books of accounts. The same shall be rectified during the next financial year through prior period.
6.	Net Receipts pertaining to Sports Complexes INR 6.36 crore The above includes INR 6.36 crore being the net receipts (gross receipts- INR 121.16 crore minus revenue expenditure- INR 114.80 crore) from sports complexes. Accounting of this income in General Development Account (GDA) is not in order since these sports complexes pertain to Nazul-II and are not the assets of GDA. The same should have been recognized in the receipts and payment account/ Income & expenditure account of Nazul-II. Further, recognizing the receipts and expenditure on net basis is also not in conformity with accounting principles and should have been presented separately without netting them off. Thus, it has resulted in overstatement of income, understatement of current liabilities (payable to Nazul-II) by INR 6.36 crores. Consequently, excess of expenditure over income (deficit) is understated by INR 6.36 crore.	In accordance with the decision taken during the meeting/presentation held before the Competent Authority on 31.01.2024, it was decided that the operational receipts and expenditure of DDA Sports Complexes shall be accounted for under the General Development Account (GDA). This decision was taken to ensure effective financial monitoring and operational oversight of sports complex activities under the unified framework of GDA. Accordingly, the receipts being generated by sports complexes amounting to Rs. 114.80 Crore and the operational expenditure of Rs. 121.16 Crore have been booked under GDA as income with the approval of Competent Authority. Here, it is pertinent to mention that DDA Sports Management Board (SMB) is the supreme policy and decision-making body for all sports-related activities under the Delhi Development Authority (DDA). It is chaired by the Lieutenant Governor of Delhi, who is the Chairman, with other members including the Vice Chairman as members. The SMB oversees the development of sports facilities, promotes sports, and manages the financial health of DDA sports complexes. The board is responsible for setting policies and overseeing the overall financial health of the sports complexes. In view of the above and considering the delegation of powers and management decision, the receipts and operational expenditure of DDA Sports Complexes have been appropriately booked under GDA during the financial year 2024-25, in accordance with the decision of

		the competent authority. Further, as suggested by Audit, the receipts and expenditure shall be recognised separately instead of netting them off in the next financial year.
7.	Prior period and extraordinary items (-) INR 70.42 crore Prior period income INR 89.95 crore The above does not include an amount of INR 17.30 crore i.e. short booking of water charges recoverable as on 31.3.2024 by DDA North Zone. DDA has revised the opening balance of water charges as on 01.04.2024 of all zones, however, it did not consider the revised opening balance amounting to INR 17.30 crore of North Zone. This has resulted in understatement of prior period income (others), sundry debtors by INR 17.30 crore each. Consequently, excess of expenditure over income (deficit) is overstated by INR 17.30 crore	The revised opening balance of North Zone was not considered inadvertently resulting in understatement of water charges income and sundry debtors by Rs. 17.30 Crore. The same shall be rectified during the next financial year through prior period.
	Expenditure Establishment & Administration (Schedule K) Contribution to leave encashment fund INR 40.73 crore	
8.	As per Actuarial Valuation Report for the year ended 31.03.2025 for determination of liability towards leave encashment & compensated absence, Delhi Development Authority (DDA) did not provide the details of leave balances of its employees as on 31 March 2025 to the Actuary as the leave records were not available with DDA and it instructed actuary to consider the leave balances based on the service of the employee with no allowance for the leaves availed (if any) during the service of the employee. In accordance with DDA's leave rules the employees are entitled to 30 days earned leaves and 20 days half pay leaves. The total leaves that can be encashed at the time of superannuation is 300 days. Further, it was noticed that during actuarial valuation the HPL balance was also not considered for making good the shortfall, if any, in EL balance of the concerned employee. In response to Audit observation, DDA stated that, "if HPL balance is also considered for actuarial valuation it would result in an additional liability of approximately INR 16 crore which has not been recognized during current year". Thus, the actuarial valuation is found deficient to the extent of HPL liabilities and it has also resulted in understatement of Provision for leave	In compliance with the requirements of Accounting Standard (AS) 15 – Employee Benefits, the liability towards leave encashment has been determined on the basis of actuarial valuation. However, the compiled record of accumulated leave for each employee is not readily available and needs to be extracted from the service books of all 3,067 employees as on 31.03.2025. For the purpose of the current actuarial valuation, in the absence of compiled individual records, the accumulated Earned Leave (EL) has been considered at a maximum of 300 days, subject to 30 days per year of service. Based on available data, 1,567 employees have EL balances of less than 300 days, while the remaining 1,490 employees have been considered at the ceiling of 300 days. This estimation is regarded as a reasonable and fair approximation of the actual position for the purpose of determining the actuarial liability. As regards Half Pay Leave (HPL), it is noted that HPL is encashable only at the time of retirement and generally to the extent required to make up a shortfall in EL, subject to the overall limit of 300 days. Since the leave balance of 1,490 employees has already been taken at the maximum level, the actuary has additionally evaluated the impact of considering

	encashment and excess of expenditure over income (deficit) by INR 16 crore.	the HPL balance at 20 days per year of service, in accordance with the benefit structure. The actuary has confirmed that this would result in an additional liability of approximately INR16 crore. Accordingly, the same differential impact will be recognized in the accounts of the next financial year. Further, a separate Payroll module is being developed as part of Integrated Financial management system of DDA wherein the records of each individual employee shall be maintained. As such, the issue regarding non-availability of compiled data of employees shall get resolved.
9	Pay and allowances INR 350.48 Crores The above does not include an amount of INR 7.08 crore on account of short booking of TDS liability in the books of account for the year 2024-25. In this regard, it was noticed that DDA has calculated TDS liability amounting to INR 19.89 crore against the salary, however it booked liability towards TDS payable to the extent of INR 12.81 crore. Though DDA had paid the TDS liability as calculated amounting to INR 19.89 crore. This has resulted in understatement of expenditure and current liability (Statutory Liability- others) by INR 7.08 crores each. Consequently, excess of expenditure over income (deficit) is understated by INR 7.08 crore.	As pointed out by Audit, TDS liability in respect of pay and allowances to the tune of Rs. 7.08 Crore was inadvertently not booked in the books of accounts during the FY 2024-25. However, the rectification entry in respect of the same shall be made in the accounts of the next financial year. These misclassification errors shall get mitigated on implementation of Integrated Financial management system of DDA wherein the payments shall be directly linked with accounting module leaving no chances for instances of misclassification as above.
C.	Receipt and Payment Account for the year ended 31 March 2025 Receipts and Payments shown in the Receipt and Payment Account do not match with the actual receipts and payments as per bank statement due to inclusion of non-cash transaction resulting in overstatement of receipts and payments by INR 9833.97 crore each. Further, transfers between its own one bank account to another bank accounts amounting to INR 5030.37 crore were also included in the Receipt And Payment Account especially when there was no actual receipt and payment, the same should not have been included in the Receipt and Payment Account. Thus, it has resulted in overstatement of receipts and payments by INR 14864.34 crore (INR 9833.97 crore + INR 5030.37 crore) each. Also, the Receipt and Payment Account is not in conformity with the requirements of Generally Accepted Accounting Principles.	The inclusion of certain non-cash items in the Receipt and Payment Account of GDA for the year ended 31.03.2025 was done with the objective of ensuring fair presentation and comprehensive depiction of all fund-related movements pertaining to the unit. Certain book adjustments and inter-unit transfers were included as non-cash items in order to reflect the complete position of receipts, payments, and inter-unit settlements within DDA. These transactions pertain to adjustments of payable/receivable balances, inter-fund transfers, and reconciliation items which, though not routed through the bank, are material for understanding the overall fund position. The detailed description of these entries is enclosed herewith for reference. The difference mainly relates to entries passed to rectify the credit of receipts relating to GDA in NA II/NA I bank account, maturity proceeds credited in other accounts or investment made through bank account of NA I/NA II due to realization of maturity proceeds of GDA in accounts of other heads.

		Inclusion of such non-cash adjustments was therefore made to ensure fair and transparent presentation and alignment with corresponding heads in the consolidated accounts, i.e. Income and Expenditure account and Balance Sheet. It is submitted that these inclusions do not affect the financial results or fund balances but were intended solely for presentation completeness. As regards the difference observed between the figures as per the Receipt and Payment Account and the bank statement, it is submitted that the variation primarily arises due to the above-mentioned non-cash and inter-unit adjustment entries. The actual cash transactions as per the bank statement reconcile with the bank balances, and the difference represents book transfers and accounting adjustments rather than cash movement. The observation has been noted, and necessary steps shall be taken to present the cash and non-cash components distinctly in future Receipt and Payment Accounts so as to avoid any scope of ambiguity and to bring the presentation strictly in line with prescribed accounting convention
D.	Significant Accounting Policies	
	Inventories (Sl. no. 6)	DDA has adopted accounting policy for valuation of closing inventory on the basis of the construction cost, land cost and allocated overheads only. Here, it is pertinent to mention that disposal cost of flats is calculated on the basis of construction cost, land cost, departmental charges, interest cost (notional), one-time maintenance charges and civil & electrical work maintenance charges. Out of these, interest cost, one time civil and electrical maintenance charges doesn't form part of cost of inventory. The disposal cost of flats is worked out at the time of putting the inventory for sale and as such, serves as Net Realizable value for inventory of DDA. During the financial year, inventory was disposed off at discount, thereby lowering the NRV. The consequent reduction in inventory value was duly recognized in the books of accounts, as the inventory was written down to cost or NRV, whichever was lower, in accordance with the Accounting Standard (AS)-2 on Valuation of Inventories. Accordingly, disclosure as per AS 2 valuation of inventory i.e. Cost or NRV whichever is lower is fully met out.
E.	General	

1	Non-compliance with the Uniform Format of Accounts As per Uniform Format of Accounts, the Corpus/Capital Fund is akin to capital, share capital or owners' funds. It comprises amounts received by way of contributions, especially to the corpus as increased/decreased by the net operating results shown in the Income and Expenditure Account. However, the excess of income over expenditure/(deficit) up to the year 2024-25 has been presented under the head Reserves & Surplus instead of the head Corpus/Capital Fund in violation of the Uniform Format of Accounts. Thus, it has resulted in overstatement of reserves and surplus and understatement of corpus/capital fund by INR 7071.68 crore.		DDA was granted loan by Central Govt. /LIC as could be seen from the Balance Sheet for the F.Y. 1990-91 and onwards. This loan amount was repaid out of surplus generated by DDA. Thus, DDA has no Corpus/Capital fund and the surplus generated by DDA over the years is being shown as Surplus in Revenue Account in Schedule A of the Balance sheet. Thus, DDA has rightly transferred the net increase/decrease of the Income and Expenditure Account to Surplus in Revenue Account under the head Reserves and Surplus.																																									
2.	Notes to Accounts (Schedule O) Earmarked Funds- Note no. 9 There were differences in balances of Assets and Liabilities of each earmarked Fund as detailed below: <table><tr><th>Fund</th><th>Total Liabilities</th><th>Total Assets</th><th>Difference</th></tr><tr><td>Urban Development Fund</td><td>4055.06</td><td>3856.39</td><td>198.67</td></tr><tr><td>Staff Benefit Fund</td><td>0.33</td><td>0</td><td>0.33</td></tr><tr><td>Civil Work Maintenance fund</td><td>907.25</td><td>777.55</td><td>129.7</td></tr><tr><td>Electrical Work Maintenance fund</td><td>158.06</td><td>124.68</td><td>33.38</td></tr><tr><td>Yamuna Pollution Penalty Fund</td><td>8.70</td><td>8.63</td><td>0.07</td></tr><tr><td>EWS Housing Reserve</td><td>477.82</td><td>1887.10</td><td>1409.28</td></tr><tr><td>Special Development fund</td><td>105.36</td><td>82.11</td><td>23.25</td></tr></table> The differences in balances of Assets and Liabilities of the above-mentioned earmarked funds have not been reconciled. Also, the fact that Earmarked funds are not represented by specifically earmarked investments or other assets (except EWS housing reserve) as required under item (b) of Schedule 3 of General Notes of Uniform Format of Accounts has not been disclosed in the notes. This issue was also highlighted during the year 2022-23 and 2023-24, but no corrective action has been taken.	Fund	Total Liabilities	Total Assets	Difference	Urban Development Fund	4055.06	3856.39	198.67	Staff Benefit Fund	0.33	0	0.33	Civil Work Maintenance fund	907.25	777.55	129.7	Electrical Work Maintenance fund	158.06	124.68	33.38	Yamuna Pollution Penalty Fund	8.70	8.63	0.07	EWS Housing Reserve	477.82	1887.10	1409.28	Special Development fund	105.36	82.11	23.25		The reasons for difference in assets and liabilities of earmarked funds is as under:- <table><tr><th>Sr No.</th><th>Name of Funds</th><th>Reason for differences</th></tr><tr><td>1.</td><td>Urban Development Fund</td><td>The shortfall of Rs. 198.67 Crore is due to receipt of conversion charges pertaining to UDF in GDA account as common bank accounts were being maintained upto 2016-17. The said shortfall is therefore, receivable from GDA which shall be made good during the financial year 2025-26.</td></tr><tr><td>2.</td><td>Staff Benefit Fund</td><td>The bank balance of Rs. 33 lacs pertaining to Staff Benefit Fund is reflected under Schedule E. Further, staff benefit fund expenses amounting to Rs. 32.84 lacs were wrongly included under Schedule K, "Establishment and Administration Expenditure". The said expenses have, therefore, not been adjusted against the fund balance of Staff Benefit Fund. The necessary rectification in this regard shall be made during the next financial year.</td></tr></table>	Sr No.	Name of Funds	Reason for differences	1.	Urban Development Fund	The shortfall of Rs. 198.67 Crore is due to receipt of conversion charges pertaining to UDF in GDA account as common bank accounts were being maintained upto 2016-17. The said shortfall is therefore, receivable from GDA which shall be made good during the financial year 2025-26.	2.	Staff Benefit Fund	The bank balance of Rs. 33 lacs pertaining to Staff Benefit Fund is reflected under Schedule E. Further, staff benefit fund expenses amounting to Rs. 32.84 lacs were wrongly included under Schedule K, "Establishment and Administration Expenditure". The said expenses have, therefore, not been adjusted against the fund balance of Staff Benefit Fund. The necessary rectification in this regard shall be made during the next financial year.
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Sr No.	Name of Funds	Reason for differences																																										
1.	Urban Development Fund	The shortfall of Rs. 198.67 Crore is due to receipt of conversion charges pertaining to UDF in GDA account as common bank accounts were being maintained upto 2016-17. The said shortfall is therefore, receivable from GDA which shall be made good during the financial year 2025-26.																																										
2.	Staff Benefit Fund	The bank balance of Rs. 33 lacs pertaining to Staff Benefit Fund is reflected under Schedule E. Further, staff benefit fund expenses amounting to Rs. 32.84 lacs were wrongly included under Schedule K, "Establishment and Administration Expenditure". The said expenses have, therefore, not been adjusted against the fund balance of Staff Benefit Fund. The necessary rectification in this regard shall be made during the next financial year.																																										

3.	Civil Work Maintenance fund	The expenditure incurred on maintenance of colonies from GDA account instead of CMF is being identified and the same is to be adjusted against the fund balance of CMF. Further, Contribution received from allottees during the FY 2024-25 of Rs. 60.69 is yet to be transferred to CMF account. The same has been transferred to CMF account through earmarking of existing FD lying under GDA during the financial year 2025-26.
4.	Electrical Work Maintenance fund	Contribution received from allottees during the FY 2024-25 of Rs. 16.96 Crore is yet to be transferred to EMF account. The same has been transferred to EMF account through earmarking of existing FD lying under GDA during the financial year 2025-26. The expenditure incurred on maintenance of colonies from GDA account instead of EMF is being identified and the same is to be adjusted against the fund balance of EMF.
5.	Yamuna Pollution Penalty Fund	The closing balance of Yamuna Pollution penalty fund is Rs. 8.70 Crore as per Schedule B. Against this, the assets of Rs. 8.63 Crore is depicted in Schedule E constituting of FD of Rs. 8.20 Crore, bank balance of Rs. 0.11 Crore and accrued interest of Rs. 0.32 Crore. The remaining shortfall shall be made good during the next financial year.
6.	EWS Housing Reserve	There are excess assets under EWS Houses Reserve Fund. This is mainly due to the fact that prior to 2018-19, the EWS Houses Reserve Fund was not accounted for as a separate earmarked fund and the expenditure on construction of EWS Houses was being met out of GDA funds as the schemes are composite.
7.	Special Development fund	The shortfall of 23.25 Crore is receivable from NA II as conversion charges were credited to NA II account instead of SDF account.

The position of fund balances as well as assets lying against them has already been disclosed in Notes to Accounts at S.No. 9.						
Due to deficit position of funds under GDA, contribution as calculated by the Actuary could not be made to the trust funds in the past. However, the provision for the contribution amount as calculated by the actuary has been made in the books of GDA and accordingly, the shortfall amount has been shown as payable to the respective trust fund under Schedule C.1 of the balance sheet. Hence, no separate disclosure is required. Further, it is submitted that financial position of GDA has improved since 2023-24 and onwards and henceforth, during the financial year 2024-25, contribution of Rs. 596.00 Crore, Rs. 95.00 Crore and Rs. 10.00 Crore was made to DDA Pension Fund Trust, DDA Gratuity Fund Trust and DDA Leave Encashment Fund Trust respectively. The said contribution is significantly higher than the contribution to the trusts during the previous years. Further, during recent meeting of trustees held in Oct 2025, it was decided than contribution to the extent of 10% of the accumulated shortfall shall be made to the trusts during the financial year 2025-26. With these steps, the funding gap/shortfall under retirement trusts shall get reduced in the ensuing financial years.						

3.	Employee Benefits (Note No. 4)						
D.1.	Note 4 (ii), 4(iii) and 4 (iv) respectively states that the Authority got the actuarial valuation of its pension liability, leave encashment liability and post-retirement medical benefit liability as on 31.03.2025 and the total liabilities stood at INR 9,138.34 crore, INR 186.21 crore and INR 1,331.07 crore respectively. This includes INR 717.31 crore, INR 40.73 crore and INR 197.74 crore for the current year respectively (2024-25). However, in contravention to the respective Trust deeds, DDA has not been fulfilling its obligation of transferring the required funds to these trusts as determined by the Actuary.						
	Year-wise details of payment to the Trusts by DDA and shortfall therein were as follows:						
	(INR in crore)						
	Particulars	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
	Pension liability amount computed by Actuary for the year	623.49	508.72	529.84	676.31	1085.46	717.31
	Amount paid by DDA to Pension Fund	208	235	259.10	390.02	285.00	596
	Shortfall- Amount not yet paid	415.49	273.72	270.74	286.29	800.46	121.31
	Post Retirement Medical Benefit liability amount computed by Actuary	87.27	104.74	116.52	115.30	482.69	197.74
	Amount paid by DDA to PRMB Trust	22.44	50	34.20	50	30	95

	<table><tr><td>Shortfall- Amount not yet paid</td><td>64.83</td><td>54.74</td><td>82.32</td><td>65.30</td><td>452.69</td><td>102.74</td></tr><tr><td>Leave Encashment fund liability computed by Actuary</td><td>-6.67</td><td>-3.50</td><td>22.64</td><td>17.36</td><td>55.35</td><td>40.73</td></tr><tr><td>Amount paid by DDA to leave encashment Fund</td><td>9.46</td><td>22.09</td><td>37.60</td><td>0.07</td><td>0</td><td>10</td></tr><tr><td>Shortfall- Amount not yet paid</td><td>-16.13</td><td>-25.59</td><td>-14.96</td><td>17.29</td><td>55.35</td><td>30.73</td></tr></table> Thus, from the above, it is depicted that shortfall in remittance to pension fund trust has increased from INR 415.59 crores in 2019-20 to INR 2168.01 crores in 2024-25. Similarly, shortfall in PRMB trust has increased from INR 64.83 crores in 2019-20 to INR 822.62 crores in 2024-25 and shortfall in leave encashment fund has increased from INR (16.13) crores in 2019-20 to INR 46.69 crores in 2024-25. In view of above, the disclosure in Note 4 (ii), 4(iii) and 4 (iv) was incomplete since the fact that there was shortfall in remittance to these trusts/funds has not been disclosed. This issue is being pointed out since 2020-21, however, no corrective action has been taken by the DDA as yet.	Shortfall- Amount not yet paid	64.83	54.74	82.32	65.30	452.69	102.74	Leave Encashment fund liability computed by Actuary	-6.67	-3.50	22.64	17.36	55.35	40.73	Amount paid by DDA to leave encashment Fund	9.46	22.09	37.60	0.07	0	10	Shortfall- Amount not yet paid	-16.13	-25.59	-14.96	17.29	55.35	30.73	
Shortfall- Amount not yet paid	64.83	54.74	82.32	65.30	452.69	102.74																								
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Shortfall- Amount not yet paid	-16.13	-25.59	-14.96	17.29	55.35	30.73																								
4.	Suspense Account balance INR 15.6 crore A reference is invited to comment No. 6.1 of SAR for the year 2023-24 wherein the issue of non-reconciliation of Suspense A/c was pointed out. As on 31 March 2025, an amount of INR 15.60 crore is still reflected under the 'Suspense Account'. This issue was also highlighted since 2019-20. However, corrective steps have not been taken in this respect by DDA.	In this context, it is submitted that an amount of Rs. 15.60 Crore has been shown under the head suspense and the same relates to the amounts which are deposited by the allottees through NEFT/RTGS and that too without generating challan resulting in the said amount being shown as unclassified receipt under the head suspense. Further, as a corrective measure, a mechanism is being developed to ensure that the allottees deposit their payment through DDA's public service portal after generating challan. This will ensure that payments are made only after challans have been generated which																												

	will minimise accumulation of balances under suspense head. Sincere efforts are being made by DDA to reconcile the old balance amount lying under suspense head. Further, DDA is in the process of implementing an Integrated Financial Management Information System (IFMIS), under which all payments by allottees will be routed exclusively through the IFMIS interface after challan generation. Upon implementation of this system, the issue of un-reconciled balances under the Suspense account is expected to be fully resolved. Further, as pointed out by Audit, the figure of Rs. 24.41 Crore has been wrongly reported in Notes to Accounts instead of Rs. 15.60 Crore as per Schedule C. The same shall be rectified in the accounts of the next financial year. Out of amount of Rs. 24.41 Crore reflected in suspense account, Rs. 15.52 Crore relates to previous years in respect of housing receipts pending for reconciliation and identification of head of account. Over the past 3-4 years, DDA has ensured that all current housing receipts are duly classified under the correct head of account and not retained in the Suspense account.
5.	Unsecured loans payable to Nazul-II (Schedule C) Interest Expense payable to Nazul-II (Note No. 13) a. Rule 15 of DDA Budget and Accounts Rules 1982 states that when re-appropriation is sanctioned by the Government, the amount so transferred shall be treated as a loan which shall carry interest from the date of sanction to there appropriation or the date of expenditure whichever is earlier, at the same rate as is charged on Government loans to the Authority and which shall be liquidated from the next years receipts of the debtor account from loan or otherwise. As on 31 March 2025, the unsecured loans payable by GDA to Nazul II amounted to INR 10723.33 crore including provision for interest payable of INR 2666.60 crore. As per the Uniform Format of Accounts, the unsecured loans and borrowings from Central Government/State Government should indicate the terms of repayment. Further, in the Notes to Accounts the amount due within a period of less than 12 months as of the Balance Sheet date must be separately disclosed.
	As per DDA's Budget and accounts Rules, 1982, the establishment and administration expense is initially incurred from GDA and later on allocated towards NA I, NA II and GDA as per methodology approved by the Authority. The said allocation/share of yearly establishment and administration expenses towards NA II is recoverable in GDA from NA II as per DDA's Budget and Accounts Rules, 1982. Thus, instead of actual recovery/fund transfer from NA II to GDA on account of share cost, the same is being adjusted towards outstanding loan amount payable to NA II from GDA. The loan repayment schedule was communicated to the Ministry based on estimated share cost recovery amounts expected over future years, and it was assessed that the loan would be repaid over a period of approximately 13 years. However, this schedule was indicative, being

	However, DDA has not disclosed the terms of repayment including timeline for repayment of the loan amount payable to Nazul-II. b. Rule 15 of Budget and Accounts Rule, 1982 of Delhi Development Authority (DDA) states that the re-appropriation of funds from Nazul II shall carry interest at the same rate as charges on Government loans. In this regard, it was noticed that DDA on regular basis has been booking the interest liability in its books of accounts on the basis of average bank rate announced by RBI as the said matter is pending on the part of the Ministry of Housing Affairs (MoHUA) on account of the fact that rate of interest and other terms & conditions for such loan is to be decided in consultation with the Department of Economic Affairs (Ministry of Finance) as the matter relates to Government Loans. However, the DDA has not disclosed the aforesaid fact in its notes to accounts as well as the impact of any increase/decrease in the rate of interest on loan amount on its financial statement. Further, the rate of interest (i.e. 6.71 per cent) for the year 2024-25 which has been considered for providing for the interest payable to Nazul-II should also have been disclosed in the Notes to Accounts. Thus, Note No. 13 and Schedule C are deficient to that extent.	based on estimations with respect of establishment and administration expense to be incurred from GDA over the coming years. Since receipts have now started accruing under GDA, the loan liability may be settled earlier, utilizing receipts realized under GDA after meeting its expenditure requirements. In view of the uncertain timing of future receipts and repayments, a tentative repayment schedule has not been disclosed in the Notes to Accounts. Regarding the rate of interest (ROI) applicable on the loan, it is submitted that the average prevailing bank interest rates were considered while creating the provision for interest, and this fact has already been disclosed in the Notes to Accounts. The exact rate of interest, i.e., 6.71%, as suggested by Audit, will be appropriately disclosed in the Notes to Accounts of the next financial year along with the fact that the rate of interest and other terms & conditions for such loan are subject to decision of the Ministry(MOHUA) in consultation with the Department of Economic Affairs (Ministry of Finance).
II.	Nazul Account-I	
A.	Balance Sheet as at 31 March 2025	
A.	Assets Sundry Debtors: INR 105.90 crore (Schedule F) Damage Charges INR 103.31 crore	
	As per Section 7 of the Public Premises (Eviction of unauthorized Occupants) Act, 1971, DDA is authorised to collect damage charges with interest from unauthorized occupants of Government Nazul Land. However, despite being repeatedly commented upon since 2018-19, DDA has neither calculated the damage charges recoverable nor recovered the same from the unauthorized occupants as on 31 March 2025. Thus, audit is unable to comment on the correctness, authenticity and recoverability of the damages amounting to INR 103.31 crore as recognized in the books	With regard to assessment of damages charges, it is submitted that Last survey of Damage Property was conducted in 1959. About 18,536 properties were found under unauthorized occupation that was recorded in Sikni Girdawari in the year 1959. Subsequently, it was noticed that there has been significant increase in the number of Damage Payee properties due to horizontal subdivision and vertical development of the property. Since no survey was conducted after 1959, the exact assessment due to non-availability of the current status

of accounts as well as non-booking of the damages from the unauthorized occupants has not been disclosed in the Notes to Accounts.	of such properties is not feasible. Therefore, a door to door survey is under process to take the stock/latest status of damage payee properties. The demand for damage charges was raised during FY 2014-15 and 2015-16 amounting to Rs. 103.31 Crore, however, the party wise details of the same are not readily available. DDA has further, taken sincere efforts from time-to-time to assess and recover the damages, which are follows: - • A Scheme of waiver of upto 50% interest on delayed payment of damage charges was implemented in the year 2019. • A portal for self-assessment of damage property was made online on 10th July 2020 wherein, damage payees could register themselves and provide the details of their property. • Door to door survey of damage properties is under process to take the current status of damage payee properties as the properties have been increased manifold due to its vertical and horizontal division. • Awareness camps on all the Nazul Estates and advertisements were also given in leading newspapers. • An online LMIS portal has been launched 10.10.2022 by Hon'ble LG vide which that the facility of issuance of notice regarding recovery of damage charges and self-assessment of damage charges. An amnesty scheme containing the benefits for waiver of interest component calculated on outstanding damage charges shall be applicable to the unauthorized occupants, who have ever paid any damages to DDA, in 23 Nazul Estates as per records. The necessary approvals and other procedural formalities relating to the amnesty scheme is under process. During the FY 2024-25, 9555 notices have been issued under section 7(3) of the Public Premises (Eviction of Unauthorised Occupants) Act, 1971. Hence, efforts are being made for assessment and recovery of damage charges and with the launch of amnesty scheme, it is expected that position shall improve in the ensuing years.
B. Income and Expenditure Account (Nazul-I)	
1 Income	
License Fees-Nil	
License fee amounting to INR 30.83 crore for the year 2024-25 in respect of property at E2 Jhandewalan, New Delhi which has been let out to	The license fee income of INR30.83 crore pertaining to FY 2024-25, received in August 2025, has not been accounted for during FY 2024-25.

Income Tax Department has not been recognized during the year 2024-25 in violation of its accounting policy and despite issuing (04.03.2025) invoice for the same. Thus, non-recognition of income has resulted in understatement of income from license fees, sundry debtors by INR 30.83 crore each. Excess of expenditure over income (deficit) is overstated by INR 30.83 crore. Further, despite accounting for the income since the year 2016-17, DDA on behalf of Nazul-I has not yet signed the license deed/lease agreement with the Income Tax Department and this fact has also not been disclosed in the notes to accounts.	The same will be appropriately recognized in FY 2025-26 through prior period income adjustment. The signing of license deed could not be made due to total station survey pending for determining the exact area of property. The survey has been completed in Nov 2025 and the license deed shall be signed during the FY 2025-26.
C: Receipt and Payment Account for the year ended 31 March 2025 Receipts and payments presented in the Receipt and Payment Account do not match with the actual receipts and payments as per bank statement due to inclusion of non-cash transactions resulting in overstatement of both receipts and payments by INR 721.34 crore each. Further, transfers between its own one bank account to another bank accounts amounting to INR 29.46 crore were also included in the Receipt and Payment account especially when there was no actual receipt and payment, the same should not have been included in the Receipt and Payment Account. Thus, it has resulted in overstatement of receipts and payments by INR 750.8 crore (INR 721.34 crore + INR 29.46 crore) each. Also, the Receipt and Payment Account is not in conformity with the requirements of Generally Accepted Accounting Principles.	The inclusion of certain non-cash items in the Receipt and Payment Account of Nazul-I for the year ended 31.03.2025 was done with the objective of ensuring fair presentation and comprehensive depiction of all fund-related movements pertaining to the unit. Certain book adjustments and inter-unit transfers were included as non-cash items in order to reflect the complete position of receipts, payments, and inter-unit settlements within DDA. These transactions pertain to adjustments of payable/receivable balances, inter-fund transfers, and reconciliation items which, though not routed through the bank, are material for understanding the overall fund position. The detailed description of these entries is enclosed herewith for reference. The difference mainly relates to entries passed to rectify the credit of receipts relating to NA I in NA II/GDA bank account, maturity proceeds credited in other accounts or investment made through bank account of GDA/NA II due to realization of maturity proceeds of NA I in accounts of other heads. Inclusion of such non-cash adjustments was therefore made to ensure fair and transparent presentation and alignment with corresponding heads in the consolidated accounts, i.e. Income and Expenditure Account and Balance Sheet. It is submitted that these inclusions do not affect the financial results or fund balances but were intended solely for presentation completeness. As regards the difference observed between the figures as per the Receipt and Payment Account and the bank statement, it is submitted that the variation primarily arises due to the above-mentioned non-cash and inter-unit adjustment entries. The actual cash transactions as per the bank statement reconcile with the bank balances, and the difference

		represents book transfers and accounting adjustments rather than cash movement. The observation has been noted, and necessary steps shall be taken to present the cash and non-cash components distinctly in future Receipt and Payment Accounts so as to avoid any scope of ambiguity and to bring the presentation strictly in line with prescribed accounting convention
D.	General Non-disclosure of the lease terms of Nazul-I property The Government of India placed 23 Nazul Estates at the disposal of the erstwhile Delhi Improvement Trust with effect from 1 April 1937 through the "Nazul Agreement" of March 1937. After the Enactment of Delhi Development Act 1957, subject land was placed at the disposal of DDA. The land in the Nazul Estates has been given to lessees on lease for short term period, 90 years, or perpetuity. The ownership of leasehold property vests with the Government of India through DDA until the conversion from leasehold to freehold. However, in the absence of the details of lands given on the lease on short term period, 90 years, or perpetuity, audit could not vouchsafe the details of land actually available with the Nazul-I. Further, Notes of accounts has also deficient as no such disclosure has been incorporated in the Notes to Account.	Nazul estates were placed at the disposal of erstwhile Delhi Improvement Trust and the trust shall hold and manage the Nazul estates on behalf of the Government and shall realize all dues in respect thereof. After the dissolution of DIT, the said Nazul estates were handed over to DDA. As regard, the observation of Audit regarding non-recognition of Nazul estates as assets in the balance sheet of Nazul-I, it is submitted that accumulated expenditure on land and works to the tune of Rs. 19.94 Crore is shown under the Balance Sheet on Assets side with respect to Nazul estates. This entry has been carried forward in the Balance Sheet since past many years. Further, compiled record in respect of land given on lease for short term, 90 years or perpetuity is not readily available and the concerned units are being instructed to provide the detailed land records along with nature of lease and accordingly, disclosure shall be given in the Notes to Accounts.
III.	Nazul-II	
A.	Non-preparation of Balance Sheet and Income & Expenditure Account for Nazul - II Nazul-II relates to large-scale acquisition, development, and disposal activities of land by Delhi Development Authority (DDA) on behalf of the Government of India. In respect of Nazul-II accounts, DDA in contravention of provision of Uniform Format of Accounts has prepared only the Receipts & Payments Account. Resultantly, Balance Sheet, Income & Expenditure Account and Schedule to financial statement as well as Notes forming part of the accounts of Nazul-II have not been prepared for the year ending 31.03.2025. Further, Audit noticed that even after directions (08.05.2024 & 14.08.2024) of Chairman, DDA, "to prepare the balance sheet of Nazul II and finalize it within next 2 months for effective monitoring of assets and receivable of Nazul II Accounts" DDA has neither taken the cognizance of the directions	Presently, the balance Sheet of Nazul-II is not being prepared and only Receipts and Payment Account is being maintained for Nazul-II in line with DDA's Budget and Accounts Rules, 1982. Since, Receipt and Payment Account is prepared on cash basis and hence, outstanding liabilities/payables as well as assets of Nazul-II cannot be reflected therein. However, efforts are being made to prepare the asset register of Nazul-II in coordination with LD, LM and Engineering wing. Various branches involved in acquisition, development, maintenance and disposal of Nazul-II land such as Land Disposal, Land management, Planning and Engineering Wing have been asked to furnish the details of Nazul-II land handed over to them in a time bound

of the Chairman nor prepared the complete set of financial statements for effective monitoring of assets and receivable of Nazul II Accounts. Non-preparation of the balance sheet/income and expenditure account led to:

- **Unreported Position of Assets/Liabilities:** The total land under Nazul-II is 77147.81 acres. In the absence of the Balance Sheet, the acquisition/historical cost of land, buildings of Sports Complexes, properties given on license fees basis, land leased out to allottees etc. is unreported. Similarly, the liability towards land acquisition cost/enhancement of land compensation etc. is not ascertainable. The actual financial position of Nazul-II is thus not known.

- **Non reflection of Income and Receivables:** Non preparation of income and expenditure account carries the risk that revenue on account of outstanding dues from allottees towards premium on land, ground rent, license fees etc. are not fully accounted for. Thus, financial performance of Nazul-II is not known.

The issue of non-preparation of the Balance Sheet and Income and Expenditure Account for Nazul-II is being repeatedly commented upon by Audit since 2012-13. However, no corrective action has been taken by DDA.

manner so that asset register for Nazul-II could be prepared. For this purpose, comprehensive data formats capturing complete details of the land inventory—such as area, location, user department, and current status—have been designed and circulated to the concerned branches for compilation. A copy of the correspondence made with these units in this regard is enclosed for reference.

Meanwhile, the reconciliation of land acquisition awards with the concerned Land Acquisition Collectors (LACs) is in progress. Out of 1,786 awards, 1,386 have been reconciled so far. The reconciliation of the remaining awards is taking additional time, as many of the older awards are in Urdu. A status report of the reconciliation exercise is enclosed herewith.

Further, Asset Registers for 17 Sports Complexes and 3 Golf Courses have already been prepared and physically verified by the Internal Audit Wing of DDA. The tendering for valuation of land and building assets of the Sports Complexes has been completed, and the work has been awarded to a registered valuer for determining their value for incorporation in the Balance Sheet. The work of QR code tagging of assets of sports complexes is also underway for which agency has been appointed and training of concerned staff for operating the assets software linked with QR code is being undertaken.

For adequate accounting of receivables for sports complexes, Integrated Sports Management System is being implemented across sports complexes for online booking, membership and receivable management of sports receipts. Further, with the implementation of Integrated Financial Management system of DDA, monitoring and receivable management in respect of other receipts of NA II shall also be undertaken.

Here, it is pertinent to mention that investments of NA II are being reflected in Schedule P of the Balance Sheet. With the above efforts, the observation of Audit with respect to preparation of Balance Sheet of NA II shall be addressed in a time bound manner.

B. Receipts and Payments Account for the year ending 31 March 2025

The inclusion of certain non-cash items in the Receipt and Payment Account of Nazul-II for the year ended 31.03.2025 was done with the objective of ensuring fair presentation and comprehensive depiction of all fund-related movements pertaining to the unit. Certain book adjustments and inter-unit transfers were included as non-cash items in order to reflect the complete position of receipts, payments, and inter-unit settlements within DDA. These transactions pertain to adjustments of payable/receivable balances, inter-fund transfers, and reconciliation items which, though not routed through the bank, are material for understanding the overall fund position. The detailed description of these entries is enclosed herewith for reference. The difference mainly relates to entries passed to rectify the credit of receipts relating to NA II in GDA/NA I bank account, maturity proceeds credited in other accounts or investment made through bank account of GDA/NA I due to realization of maturity proceeds of GDA in accounts of other heads. Inclusion of such non-cash adjustments was therefore made to ensure fair and transparent presentation and alignment with corresponding heads in the consolidated accounts. It is submitted that these inclusions do not affect the financial results or fund balances but were intended solely for presentation completeness. As regards the difference observed between the figures as per the Receipt and Payment Account and the bank statement, it is submitted that the variation primarily arises due to the above-mentioned non-cash and inter-unit adjustment entries. The actual cash transactions as per the bank statement reconcile with the bank balances, and the difference represents book transfers and accounting adjustments rather than cash movement. The observation has been noted, and necessary steps shall be taken to present the cash and non-cash components distinctly in future Receipt and Payment Accounts so as to avoid any scope of ambiguity and to bring the presentation strictly in line with prescribed accounting convention	Receipts and payments shown in the Receipt and Payment Account do not match with the actual receipts and payments as per bank statement due to inclusion of non-cash transactions resulting in overstatement of both receipts and payments by INR 782.57 crore each. Further, transfers between its own one bank account to another bank accounts amounting to INR 1709.92 crore were also included in the Receipt and Payment account especially when there was no actual receipt and payment, the same should not have been included in the Receipt and Payment Account. Thus, it has resulted in overstatement of receipts and payments by INR 2492.49 crore (INR 782.57 crore + INR 1709.92 crore) each. Also, the Receipt and Payment Account is not in conformity with the requirements of Generally Accepted Accounting Principles.	The revenue from parking sites to the tune of Rs. 200 Crore pertains to the period 2018-2025 and has been calculated on estimated basis on the basis of total area handed over to MCD assuming full occupancy. However, the actual revenue share of DDA is subject to variation
1.	Other Receipts-License fees: INR 85.71 Crores The above does not include an amount of INR 248 crore as receivable from the Municipal Corporations of Delhi (MCD) on account of various parking sites pertains to Nazul-II as transferred (2018 and 2020) by DDA to Municipal Corporations of Delhi (South Delhi/North Delhi and East Delhi	2.

	Municipal Corporation) on a 30:70 revenue-sharing basis. As per terms and conditions of the transfer, the revenue from parking sites was to be initially deposited in DDA's bank account and MCD was to provide copies of license agreements with parking contractors within 15 days to DDA. However, from the date of transfer of the respective parking sites during the period from 2018-2020 to till 31.03.2025 neither any amount has been deposited by the MCD in DDAs bank account nor copies of the license agreements provided to DDA which indicates non-enforcement of agreed terms by DDA. Thus, it has resulted into non-receipt of revenue amounting to INR 248 crore.																																					
3.	Other Miscellaneous Receipts INR 128.05 crore The above amount of INR 128.05 crore was not clearly identifiable with property concerned and out of the above an amount of INR 38.36 crore was not reconciled. Booking of such huge amount under Miscellaneous Receipts without identifying the same with property concerned and details thereof necessitates review in DDA. In the absence of details/reconciliation, the miscellaneous receipts amounting to INR 128.05 crore could not be vouchsafed in audit. The issue has been repeatedly commented upon since 2019-20. However, no corrective action has been taken by the DDA as yet.	depending on the extent of vacant parking sites. Since the parking sites fall under NA-II, the related income is being accounted for on an actual receipt basis, as only a Receipt and Payment Account is maintained for NA-II in accordance with the DDA's Budget and Accounts Rules, 1982. With regard to recovery of revenue share, it is submitted that correspondence is being made with MCD for credit of DDA's revenue share and implementation of escrow mechanism in respect of revenue generated from parking sites as per terms and conditions of MOU (copies of correspondences enclosed). Further, the possibility of adjusting DDA's revenue share against property tax and other dues payable to MCD is also under consideration. The head wise break up of amount booked under miscellaneous receipts is as under:- <table><tr><th>Budget code</th><th>Particulars</th><th>Amount</th><th>Remarks</th></tr><tr><td>2326</td><td>Any Other Charges</td><td>73,00,04,243.11</td><td>This relates to enhanced ground rent recovered from lessees after completion of 30 years of lease.</td></tr><tr><td>2326</td><td>Application Processing Fees</td><td>12,900.00</td><td></td></tr><tr><td>2326</td><td>Damages</td><td>44,43,563.00</td><td></td></tr><tr><td>2326</td><td>EMD Forfeited</td><td>21,99,158.00</td><td></td></tr><tr><td>2326</td><td>Intt on any other charges</td><td>61,57,069.00</td><td></td></tr><tr><td>2326</td><td>Misc. Receipts</td><td>8,74,04,277.31</td><td></td></tr><tr><td>2326</td><td>Misc. Receipts (Lands)</td><td>29,50,12,580.30</td><td></td></tr><tr><td>2326</td><td>Restoration Charges</td><td>2,78,93,213.00</td><td>Lease restoration charges</td></tr></table>	Budget code	Particulars	Amount	Remarks	2326	Any Other Charges	73,00,04,243.11	This relates to enhanced ground rent recovered from lessees after completion of 30 years of lease.	2326	Application Processing Fees	12,900.00		2326	Damages	44,43,563.00		2326	EMD Forfeited	21,99,158.00		2326	Intt on any other charges	61,57,069.00		2326	Misc. Receipts	8,74,04,277.31		2326	Misc. Receipts (Lands)	29,50,12,580.30		2326	Restoration Charges	2,78,93,213.00	Lease restoration charges
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2326	Road Restoration Charges	12,59,00,349.00	Road cutting permission charges
2326	Other Deposits	12,18,670.00	
	Total		1,28,02,46,020.75

Thus, out of amount shown under Miscellaneous receipts of Rs. 128.05 Crore, the amount in respect of which head of account for classification with respect to nature of receipts, head of account, etc. is not known is Rs. 38.24 Crore only. The amount classified under miscellaneous receipts has reduced has compared to the previous financial year.

To address the issue of non-classification and booking of receipts as miscellaneous receipts, DDA is maximising online receipt collection system for various types of receipts with the provision of online generation of challan and any payment may not be allowed to be deposited till all the fields in the challan have been entered. This will ensure identification of correct head of receipts. DDA service portal has also been made operational which enables general public to register themselves and make payment of any type of charges to DDA after generating challan through various online modes of payments such as RTGS, NEFT, Net banking, etc.

Further, DDA is in the process of implementing an Integrated Financial Management Information System (IFMIS), under which all payments by allottees will be routed exclusively through the IFMIS interface after challan generation. Upon implementation of this system, the issue of unclassified receipts under "miscellaneous receipts" is expected to be fully resolved and property wise identification can also be made.

It is expected that with further reconciliation and automation of receipts, the amount of miscellaneous receipts will significantly come down during next financial year. Moreover, reconciliation of the unidentifiable amount is also under process.

E. Management Letter

Deficiencies which have not been included in this Draft Separate Audit Report will be brought to the notice of the Management through a Management Letter issued separately for remedial/ corrective action.	Assessment of Internal Controls	With respect to audit observation regarding internal controls, the following submission is made:- 1) As regards, whistle blower framework, vigilance department has adopted a policy in this regard as provided under the Government of India Resolution on PIDPI (Public Interest Disclosure and Protection of Informer). The policy adopted by vigilance department of DDA is enclosed herewith. 2) Accounting function in DDA is guided by the Budget and Accounts Rules, 1982 which serves as accounting manual for DDA. The SOP for activities viz. refund under e-auction, chargeback, audit paras settlement, etc. have so far been framed. 3) DDA is a diverse organization executing multiple functions. HOD's of every department regularly carry out review and monitoring of the progress of the works carried out based on criteria which serves as KPI for that specific department of DDA. Further, APAR mechanism is also available for performance monitoring of employees on a periodic basis. 4) Security Audit of online systems being carried out for risk assessment. 5) Appropriate remedial action being taken for fraud detection and prevention by the concerned units based on applicable SOP's specific to each department/unit. Further, DDA has a fully functional Internal Audit Wing which carries out periodic inspection of units for detection and prevention of frauds. DDA is a diverse organization with multiplicity of operations executed by different wings. Thus, one single flowchart is not implementable. However, as computerization of various units of DDA is being undertaken in a phased manner, therefore, flowcharting of various processes has been undertaken as part of DPR of the project. DDA is following double entry system and converting its accounts from cash basis to accrual basis at the end of the year in respect of GDA and Nazul I Accounts. As regards, the implementation of
F.	1	Adequacy of Internal Control System Internal control needs to be further strengthened, especially in regard of the following: (i) There is no Operational, Financial and Accounting Manual other than Budget and Accounts Rules, 1982. Standard Operating Procedures for effective accounting and control are not available. (ii) There are no prescribed, documented or approved Key Performance Indicators (KPIs) approved by competent authority. (iii) There is no risk assessment policy of DDA approved by competent authority. (iv) There is no approved fraud detection and prevention policy of DDA. (v) DDA has not prepared flow chart listing steps with deadlines for various operations, procedures and activities which were specific to its working in housing and commercial allotments. (vi) Non-Preparation of accounts on accrual basis DDA has eight Central Accounting Units (CAU), namely CAU (North Zone), CAU (South Zone), CAU (East Zone), CAU (Dwarka), CAU (Rohini), CAU (Narela) and CAU (Sports), CAU (Horticulture). In addition, there are six accounting units other than CAU's viz. Cash (Main), Cash (Housing), Staff Benefit Fund, Medical, PAO (EW) and UTTIPEC. DDA basically follows the CPWD pattern of preparation of monthly accounts at CAU level. The monthly accounts rendered by CAU are posted in classified and consolidated abstracts at headquarter level. The accounts are finalised by conversion of cash basis accounts to accrual basis by passing adjustment entries at year end. Thus, DDA does not record its transactions on an accrual basis as and when these transactions take place. Immediate steps are warranted for implementation of some customized accounting software system which may help in streamlining accounting of DDA. The point is being highlighted by Audit since 2020-21, however, no corrective action has been taken by the management.

	accounting software, it is submitted that the implementation of Tally software has been made operational in account rendering units w.e.f. 01.04.2019. Moreover, development of Integrated Financial Management System (IFMS) for DDA which shall have a separate module for finalization of accounts is also being undertaken and the proposed date of module wise implementation of Receipts and Payments Module of IFMS is December 2025. The SRS/FRS and wireframe of various modules such as Receipts, Payments, cash and Bank, Budget, Investment and Accounting has been formulated and is currently under review by the concerned units. Thus, implementation of accounting software by DDA is in advanced stage and is expected to get operationalized by the beginning of the next financial year. With these efforts, the accounting system in DDA shall be streamlined for ensuring enhanced monitoring and control.
2.	Adequacy of Internal Audit System The Internal Audit System of the Delhi Development Authority (DDA) is not commensurate with the size and complexity of its operations. DDA has 212 auditable units, of which 73 units, 48 units and 90 units were required to be audited annually, biennially and triennially respectively. According to it, DDA was required to conduct audit of 127 units (73 units annually + 24 (50% of 48 biennially) and 30 units (33% of 90 triennially)) annually. However, during 2024-25, it had planned only 44 units (24 units annually + 10 units each biennially and triennially) for audit and merely 23 units (15 units annually + 7 units biennially + 1 unit triennially) were actually audited. This indicates that DDA has not only planned the required number of units for audit but also not conducted the audit of the units as planned. As on 31.03.2024, there were 18,569 outstanding paras and 371 paras were added during 2024-25. Despite there being 18,940 outstanding paras as on 31.03.2025, no concrete action plan was found on record to review these outstanding paras. Thus, it shows that DDA over all internal control system is inadequate and needs to be robust and should have in-built checks and balances on transactions/operations. As per the provision contained in Chapter-4 of the DDA's Internal Audit Manual, 2008, the internal audit inspection of various auditable units, is planned through Annual Audit plan each year depending upon the availability of manpower and the number of units to be inspected in that particular year. At present, there are 212 auditable units comprising of 143 filed units and 69 headquarter units. For the purpose of Audit, these units have been further categorized as Annual, biennial and triennial auditable units on the basis of its work load/nature of sensitivity involved. The units having workload of more than Rs. 15 Crore is categorized as annual, units having workload between Rs. 5 to 15 crore is categorized as biennial and units having workload of less than Rs. 5 Crore is categorized as triennial auditable units. As per the approved audit plan for the financial year 2024-25, a total of 44 auditable units have been scheduled for audit during the year. However, in actual, only 23 units have been audited during the financial year 2024-25 due to the following reasons:- 1) The audit parties were deployed for special audit of ELD-2 division and various sports complexes. Moreover, special audit of LPC Cell, Horticulture were also got conducted to

	check revenue leakages and for streamlining revenue recovery. 2) Further, there is shortage of staff due to which targets could not be achieved. At present, there is shortage of about 76 AAO's, 4 AO's, and 7 Dy. CAO's leading to reduced audit coverage. As regards, the settlement of old paras is concerned, it is submitted that 2042 old paras were settled during the FY 2023-24. Further, for speedy disposal of old paras, a Standing Audit Committee has been constituted under the Chairmanship of VC, DDA for regular monitoring of settlement of outstanding paras. The meeting of the Committee is held quarterly to review the pending issues relating to Audit. Moreover, the Internal Audit Cell shall be further strengthened for increasing the coverage of Audit and settlement of old paras. With these efforts, the outstanding audit paras will reduce gradually in the ensuing financial years and the coverage of Audit shall also be widened to complete the Audit schedule as planned.
3.	System of Physical verification of Fixed Assets As per Rule 213 (1) of General Financial Rules, 2017 the inventory of fixed assets shall ordinarily be maintained at site. Fixed assets should be verified at least once in a year and the outcome of the verification recorded in the corresponding register. In this regard, DDA has considered certificate of physical verification confirming physical existence as provided by its units, however, item-wise and quantity-wise physical verification report of all the Fixed Assets was not maintained by Rohini and Dwarka Zone. Further, nil fixed assets were reported by Narela zone, North Zone and Horticulture zone. Similarly, item-wise and quantity-wise physical verification report of all the Fixed Assets of DDA Head Office were not furnished to Audit. In view of above, audit is unable to draw an assurance in respect of the authenticity and existence of Fixed Assets at Rohini zone, North zone, Narela zone, Dwarka zone, Horticulture zone and Head Office. The issue was also highlighted during 2023-24, however, no corrective action has been taken by management as yet. On the basis of certificate of physical verification confirming the physical existence of fixed assets furnished by the respective units, these are considered in the Annual Accounts. As regards, item wise verification of fixed assets, some of the units have furnished item wise details of vacant inventory which were furnished to Audit. Further, all the procurements in respect of furniture, computers, etc. are centralized and are made through Nazarat and Systems branch and these branches are maintaining proper records of purchases made, issue of asset made to various units and inventory left with them. The data of purchases is obtained from these wings for incorporation in the annual accounts. However, as suggested by Audit, efforts are being made that all the units furnish item with physical verification report in the format as prescribed under GFR-22 for which instructions have been issued to the concerned units from time to time.

		Further, physical verification of fixed assets is being taken in phases. During FY 2024-25, assets register for 17 sports complexes as well as 3 golf courses was drawn and got physically verified by the Special Audit Team. Likewise, the inventory of computer systems purchased is being verified physically by the systems department for which they have drawn the list of inventory of computers and teams have been deployed across Vikas Sadan for physical verification. With these efforts, the item wise physical verification report shall be furnished to Audit from next financial year.
4.	System of Physical Verification of Inventory As per Rule 213(2) of General Financial Rules, 2017 a physical verification of all the consumable goods and materials should be undertaken at least once a year and discrepancies, if any, should be recorded in the stock register for appropriate action by the competent authority. The units of DDA have not submitted any item wise physical verification reports of all the inventory for the year ended 31 March 2025. DDA has considered the certificate of physical verification from respective units of the Engineering Wing without the details of inventory. In absence of item-wise physical verification reports of inventory, audit is unable to draw an assurance in respect of the authenticity of inventories shown in the Balance Sheet for the year ended 31 March 2025. This issue was also highlighted during 2023-24, however, no corrective action has been taken by the management as yet.	On the basis of certificate of physical verification confirming the physical existence of inventories furnished by the respective units, these are considered in the Annual Accounts. Further, it is submitted that addition to the stock of inventory is made on the basis of costing data finalized in respect of newly completed housing units by HAC and deletions to the inventory are made on the basis of data of possession letters issued by the Housing Wing during the year. As regards, item wise verification of inventories, some of the units have furnished item wise details of vacant inventory which were furnished to Audit. However, efforts are being made that all the units furnish item with physical verification report for which instructions have been issued to the concerned units from time to time. Moreover, Inventorisation of housing stock is being done in Awaas software for which the process of data entry and reconciliation of inventory with the Engineering wing is under process. With these efforts, the item wise physical verification report shall be furnished to Audit from next financial year.
5.	Regularity in payment of Statutory Dues No shortcomings in payment of Statutory dues were noticed during audit.	In this regard, it is submitted that the license fees relate entirely to the period up to 2014, i.e., prior to the introduction of GST. The underlying supply of service (i.e., permission to use premises on license) was fully rendered before 2014. Under the GST law, taxability is determined with reference to the time of supply, and GST is not applicable on services provided prior to 01 July 2017, even if the invoice is raised or payment is

	received subsequently, his position is supported by the following statutory provisions: 1. Section 142(1)(b) of the CGST Act, 2017 – It provides that no GST shall be payable on services where the tax was leviable under the existing law (i.e., Service Tax or VAT) for supplies made before the appointed day, even if the invoice is issued or payment is received after 01.07.2017. 2. Section 13(2) of the CGST Act (Time of Supply of Services) read with Section 142(1)(b) – These make it clear that where the service was provided prior to GST, it shall be governed by the pre-GST regime, and GST is not leviable merely because the invoice was issued later. 3. CBIC Transition FAQ & various advance rulings reiterate that GST cannot be levied on supplies completed before 1 July 2017, irrespective of timing of billing or collection. Accordingly, since the entire license fee pertains to a period well before the introduction of GST, the concerned supply falls under the pre-GST regime, and no GST was required to be levied at the time of issuing the demand notice/invoice in January 2025. Thus, there is no short-collection of GST and non-reporting in GSTR-1.
6.	Other Matters Non maintenance of property wise details of license fees/ground rent An amount of INR 19.67 crore pertaining to license fees from built up properties has been accounted for in the financial statements of General Development Account without the details of the property. Similarly, ground rent of INR 174.95 crore has also been accounted for in the Receipts and Payment Account of Nazul-II. However, DDA has not maintained property wise details of License fees/ground rent received and outstanding. This issue was pointed out in the Management letter (11 April 2025), however no corrective action has been taken by DDA.

conversion in case of leased properties through bank challan. As such, property wise details are not readily available in the absence of computerised record. For this purpose, an online system/ portal, "Lease and License Portal" for maintaining the record of licensed/leased properties and monitoring the recovery of license fees/ground rent is also being designed for efficient management of these properties. Further, with the implementation of Integrated Financial Management System of DDA, the property wise tracking of receipts against license fees/ground rent and drawing of list of outstanding receivables shall be done for all the licensed/leased properties of DDA.	
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Sd/-
Vice Chairman

Sd/-
Finance Member

Sd/-
Chief Accounts Officer



NOTES

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



Delhi Development Authority
(Ministry of Housing & Urban Affairs)

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