



INDIAN RAILWAY WELFARE ORGANISATION

भारतीय रेल कल्याण संगठन

(IRWO)

**ANNUAL REPORT AND
AUDITED RESULT
FOR THE YEAR
2016-17**

**Railway Offices Complex, Shivaji Bridge, (Behind Shankar Market), New Delhi-
110001**

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ANNUAL REPORT FOR THE YEAR 2016-17

INTRODUCTION

The Indian Railway Welfare Organisation (IRWO) was registered under the Society Registration Act, 1860 on 25th September 1989 with the object of promoting social welfare schemes such as providing help to railway personnel, spouse of deceased railway personnel, personnel of public undertakings under the Ministry of Railways and the personnel of IRWO in procuring house for residence. The prime activity of IRWO is procurement of land throughout the country and execution of housing projects at these sites to cater to the housing needs of its members.

The Balance Sheet of IRWO as on 31st March 2017 duly audited by Auditors M/s UCC & Associates LLP, Chartered Accountants, New Delhi is placed below for acceptance by the Governing Body.

Highlights of Financial Performance and Operating Performance are given below:

A FINANCIAL PERFORMANCE

1. Primary Membership:

The membership of IRWO has increased from 80848 to 81123. This has also resulted in additional collection of nearly Rs.2.35 lakh as Primary Registration Fee.

2. Income:

During the year 2016-17, IRWO has earned an Interest Income of Rs.60.03 lakh on Investment of Corporate Funds and Interest of Rs.201.38 lakh on Advances given to various Projects. Besides, Other Receipts of Corporate Office were of Rs.35.79 lakh (as per Schedule – 16). Thus the total Income of Corporate Office was Rs.297.20 lakh. After adjustment of Interest amounting to Rs.36.00 lakh on Government Loan and West Zone Office Expenses amounting to Rs.6.29 lakh, the net Income of Corporate Office was Rs.254.91 lakh, which has been adjusted against the expenditure of Corporate Office. Besides above, Interest on Investment of Rs.227.90 lakh was earned on funds of various Projects, which has been credited to the respective Project. In addition to above Interest of Rs.586.69 lakh was also earned on Land Corpus Fund (as per Schedule – I).

3 Expenditure:

During the year the actual expenditure for the Corporate Office was Rs.342.75 lakh as against Budget provision of Rs 343.70 Lakh. The actual expenditure for the year 2016-17 was thus within the Budget Provision.

4 Apportionment of Surplus:

a) The balance in General Reserve as on 31.3.2016 was Rs.1346.75 lakh which has increased to Rs.1467.73 lakh as on 31.3.2017. The additions during the year are on account of Contribution from Projects amounting to Rs. 112.98 lakh and Rs. 8.00 lakh on

account of Administrative Charges realized on account of withdrawal / cancellation of allotments during the year.

b) Land Corpus Fund:

The balance in this Fund has increased from Rs. 7496.80 lakh last year to Rs.8154.80 lakh as on 31.3.2017. Addition is on account of Contribution from Projects (Rs.71.31 lakh) and Interest Earned (Rs.586.69 lakh) on Investment of Land Corpus Fund.

B. PROJECTS IN PROGRESS

i) Moradabad Phase-II

In Moradabad, 12.9 Acres of land was procured and construction of dwelling units was planned to be done in two phases. In Phase-I, construction of all the 92 units has been completed. Draw for allotment of specific unit was held on 29-11-2014 and 09-04-2015. 92 possession letters have since been issued and 92 allottees have taken possession also.

For Phase-II, 81 dwelling units were planned and the construction work has also been completed. Draw for allotment of specific unit was held on 22-10-2016, result has been posted on IRWO website. Allotment letters have been issued. Handing over of units is in progress. 74 possession letters have been issued and 74 units have been handed over. Completion certificate has since been issued by Moradabad Development Authority.

ii) Moradabad Phase-III

Thirty one applications were received in the demand survey for single-storey row houses at Moradabad, which closed on 31-12-2015. A turnkey tender including transfer of land, for the construction of 65 single-storey houses was opened on 17-03-2016. LOI was issued on 28-06-2016. Turnkey agreement has also been executed. Transfer, registration and mutation of about 1.9-Ha of land has been done in favour of IRWO. Building plans and structural drawings have been submitted to Moradabad Development Authority (MDA) for approval. The housing scheme is now open for booking of 70 dwelling units.

iii) Chennai Phase-II

11.88 Acre of land was procured in the year 2004 and the housing scheme has been planned in two phases. In Phase-IIA, 140 dwelling units have been planned. Contracts were earlier awarded on two occasions but due to various reasons and court cases, the contractors could not complete the work and contracts had to be terminated. Fresh tender has been awarded in first week of June, 2015 and the work is progressing satisfactorily. Finishing of DUs and external works are in progress. Scheme was reopened for booking from 10-11-2016 to 30-12-2016 to fill up vacancies. Overwhelming response was received and booking of balance units has been done. In Phase-IIB, 161 dwelling units have been planned. Building plans were submitted to Chennai Metropolitan Development Authority (CMDA) in the month of May, 2015. A number of meetings and discussions were held with CMDA

authorities for early approval of plans. In this regard, the then Member Staff had also written a letter to Chief Secretary, Tamil Nadu Government for early approval of the plans. Building plans for 161 DU's have been sanctioned by CMDA and Municipal Authorities. Tender for the work was opened on 11-01-2017 and was finalized on 18-05-2017. But the contractor failed to submit the Performance Guarantee and contract had to be terminated. Limited tenders were invited, opened on 08-08-2017, work awarded on 09-09-2017 and has been accepted by the contractor. The contractor has started mobilizing at the site.

iv) Kota

IRWO has purchased 12.86-Acre of land at Kota and project is planned in two phases. These are single-storied plotted row houses. In Phase-I, 63 dwelling units were planned. The contract was awarded in April, 2015 and the work was hampered due to slow progress by the contractor. Foundation work in 3 blocks F, G and H was in progress, 33 roof slabs were cast. Contract had to be terminated on 07-09-2016 due to tardy progress of work. Fresh contract was awarded for 113 Dwelling Units and Contractor is progressing with the construction of the boundary wall, work on unfinished DUs, new block E and External services. Registration of Plots OCF-1 and OCF-2 for dispensary, community centre, etc has been done. The scheme has been re-opened to blood relations of IRWO members, employees of Nationalized Banks, employees of other Government establishments etc. for booking from 08-07-2016 onwards to fill up the vacancies. Balance 54 plots of land approved by Urban Improvement Trust (U.I.T.), Kota in blocks A, B and C have also been opened for sale to IRWO members and others.

v) Jaipur

A plot of land measuring 3.24-Acre in Sector 37 of Jagatpura in Jaipur, approved by Jaipur Development Authority (JDA) for "residential use" has been purchased and registered in favour of IRWO on 03-12-2013. Building plans have been sanctioned by JDA. 261 multi-storied dwelling units are to be constructed. Tender was opened on 05-08-2015 and work awarded on 27-11-2015. Structural works of all the six buildings and construction of boundary wall have been nearly completed. In Phase –I Blocks A and D have been taken up for completing 81 DUs. The scheme has been re-opened for blood relations of IRWO members, employees of Nationalized Banks, employees of other Government establishments etc. also from 08-07-2016 onwards to fill up the vacancies. On 23-08-2016, Shri Anil Singhal, GM / NWR, Jaipur, launched this Group Housing Scheme for the welfare of staff and Officers of Indian Railways particularly North Western Railway. A large number of officers and staff attended this function.

vi) Jabalpur

About 9.6–Acre of land has been purchased and registered in favour of IRWO in village Salivada and Kosamghat, on NH-12A Jabalpur – Mandla road. Layout plans have been approved by the local authority. Contract has been awarded and LOI has been issued and accepted by the Contractor. Contractor has mobilised and completed survey and setting out of the colony. Construction of site office and

store has been completed. The scheme was opened for booking from 08-08-2016 to 31-10-2016 and extended up to 15-11-2016. The scheme has been opened to blood relations of IRWO members, employees of Nationalized Banks, employees of other Government establishments etc. for booking to fill up the vacancies.

C. PROJECTS IN PIPE LINE

i) Lucknow Phase-IV

A plot of residential land measuring 2.13-Acre at Lucknow has been purchased and registered in favour of IRWO on 19-11-2013. Building plans have been submitted to Lucknow Industrial Development Authority (LIDA) for approval. Tender for the work has been finalized. Booking letters have been issued to the eligible applicants. The scheme is likely to be reopened for booking after approval as some vacancies still exist.

ii) Bengaluru

A plot of about 20-Acre of land was purchased in the years 2009 & 2010. Initially, Bengaluru Development Authority (BDA) had notified to acquire this land for their residential colony. After persistent efforts by IRWO and Railway Board, BDA released the land from acquisition in August, 2015. Building plans were submitted to BDA and were under examination by them for approval in the BDA Board meeting. Finally, BDA asked to super-impose the land-use as per BDA's Road Plan 2015 on IRWO's lay out plan. This resulted in reducing the area of the plot, and also dividing the plot into 3-4 parts. The then MS had spoken to the Chief Secretary, Government of Karnataka, to help IRWO in the matter. DT and DF visited the site and met BDA officials. A plan with Stilt + 3 configuration has now been submitted to BDA for approval. DT again visited BDA and met BDA officials to approve building plans of IRWO. IRWO has requested G.M. / SWR also to use his good offices to expedite approval.

D. RECENTLY COMPLETED PROJECTS

i) Sonapat

Sonapat is one of the largest group housing constructed by IRWO. There are 660 dwelling units and 117 EWS units. Buildings have been designed for earthquake resistant forces and Fire Fighting Installations have been provided as per the Haryana Government norms. Colony is provided with Solar Water Heaters, rain water harvesting and sewerage treatment with provision of recycling of waste water etc. The colony has been given Gold Grading by State Environment Appraisal Committee (SEAC) for satisfying laid down parameters of water conservation, energy conservation and noise level control etc. So far 625 possession letters have been issued and 613 allottees have taken possession. 18 dwelling units are vacant. Scheme has been reopened for booking from 07-06-2016 to sell these units. Against 117 EWS Units constructed 21 EWS Units have been handed over out of 22 possession letters issued.

ii) Zirakpur (near Chandigarh)

In Zirakpur, IRWO's project is located on Ambala Road towards Delhi about 15 KM from Chandigarh railway station. The site has come up very well as good development has taken place in the nearby vicinity. Total 399 dwelling units and 44 EWS (equivalent to type-I) units are planned in two phases. All the 195 units in Phase-I and 204 units in Phase-II have been completed. Draw for allotment of specific unit for Phase-I and Phase-II was held on 30-05-2015 and 17-10-2015 respectively. Out of 387 possession letters issued so far, 386 allottees have taken possession. This colony has come up very nicely. All the buildings are designed for earthquake resistance. Necessary provisions have been made for firefighting, rain harvesting, sewage treatment plant and recycling of waste water. Special emphasis has been laid on landscaping, horticulture etc. Brochure for booking of Type-I units has been issued on 28-02-2017 for submission of applications for booking.

iii) Hyderabad Phase-III

This scheme is located near Lingampally railway station adjoining the Rail Vihar Phase-I on 1.51-Acre of land. 60 multi-storied units were planned. All construction and finishing works have been completed. Draw for allotment of specific unit was held on 24-09-2015. The occupancy certificate has been obtained from GHMC. CPM Hyderabad has issued possession letters to all the 60 allottees.

iv) Asansol Phase-II

In Phase-II, 43 dwelling units were planned. Construction of dwelling units has been completed. Draw for allotment of specific unit was held on 07-04-2016 and result has been uploaded on IRWO website. 36 allottees have taken possession. There are now 4 vacancies in type A-1/A dwelling units. The scheme has been re-opened to blood relations of IRWO members, employees of Nationalized Banks, employees of the other Government establishments, etc. for booking.

E. PROCUREMENT OF LAND

i) Hyderabad

A piece of 5.40-Acre of land was allotted to IRWO by Telengana Pradesh Industrial Infrastructure Corporation (TPIIC). Another Co-operative Society had challenged this allotment in High Court and matter was sub-judice. Unfortunately, TPIIC also cancelled the allotment to IRWO against which IRWO got a stay from High Court, Hyderabad. Both the W.P's have been dismissed by the High Court recently. Copy of court order was obtained and TPIIC were requested to take payment as given earlier and give possession of the plot of land to IRWO. The case was pursued with the State Govt. Letter was written by the then Member Staff, Railway Board to Chief Secretary, Government of Telengana, followed by a letter from the MR to the Chief Minister, Telengana to assist in obtaining the possession of land to IRWO from TPIIC. The matter was being pursued with the State Govt.

Upon appeals from the members of Co-op Society, a two-judge bench of Hon'ble High Court has set the order aside and referred the case back to the single judge of

Hon'ble High Court for hearing. First hearing was held on 16-03-2016. TPIIC has now been made a party instead of APIIC. Vakalatnama has been filed by TPIIC. *The writ petition has since been heard and the judgment has been reserved.*

ii) Sohna

Tenders for turnkey project by Builders for ready-built dwelling units including land transfer, were opened on 12-11-2013 for **Sohna**. One offer was received. Financial bid was opened on 31-01-2014. IRWO organized a site visit of some of the participants of demand survey. The members had reservations about the site as it was in District Mewat of Haryana. The tender has since been discharged.

Land Committee inspected plots of land offered at **Sohna** (located in District Gurgaon) which are suitable for IRWO group housing. Three bids, one for land and other two on turnkey basis, were received from interested Sellers. The bids were under examination. *One bid has been short listed and further discussions are being held with the Builder. The Builder is reconciling the details of areas of the DUs for costing of the units.* A demand survey for confirmation with increased commitment money and over-riding priority for allotment of a DU has been carried out to confirm if adequate number of units shall get booked to take up the turnkey project. Last date of submission of application in the confirmation survey was extended from 31-01-2017 to 15-03-2017. Forty applications have been received.

iii) Kolkata

Tenders for turnkey project by Builders for ready-built dwelling units including land transfer, was opened on 11-03-2014 for Kolkata. No bids were received. In the meantime, a few plots of land offered in New Town, Rajarhat, Kolkata were inspected by the Land Committee on 21-05-2014. Letter of Intent (LOI) was issued for the purchase of 2.76-Acre of land in New Town, Rajarhat. Though the LOI was accepted by the Seller, he could not arrange the clearances required and the LOI had to be cancelled. Land Committee again inspected three plots of land offered at Kolkata. LOI for purchase of a plot of 5.61-Acre of land, in Mouza Patharghata, located in P.S Rajarhat, New Town, Kolkata was issued. The seller accepted the LOI. There were 99 owners in 35 Dag numbers. Seller submitted the letters of consent from all owners to sell their land to IRWO. "Due diligence" to ascertain marketability of the title of land of the owners was done. But succession certificate for land owners, who had expired subsequently, could not be established; so the deal did not materialize.

LOI dated 15-04-2017 issued for purchase of 2.5138-Hectare of land in Mouza Genragari, J.L No. 37, P.S Rajarhat in North 24 Parganas (West Bengal), was accepted by the Seller on 25-04-2017. Seller is processing the purchase and conversion of land to residential use before offering it to IRWO for transfer and registration.

iv) Shimla

In a demand survey done by IRWO for booking a dwelling unit around Shimla by the members, very good response was received. Offers for sale of plots of land to IRWO

were invited and inspected by the land committee. LOI for purchase of about 3.3-Acre of land at Fagu was issued but it was not accepted by the Sellers. More offers were invited and three plots of land offered were again inspected by the land committee. LOI has been issued for the purchase of 2.68-Acre of land at Kufri near Shimla. The LOI has been accepted by the Sellers. “Due diligence” to ascertain marketability of the title of land of the owners has been completed. Clause for including approval for sale and transfer of land to IRWO members who are non-agriculturists and non-residents of Himachal Pradesh, was also examined. *Sellers have sent the details of the proposal for giving the DU on long lease to the IRWO allottees. Legal Firm appointed has also given a report on the issue of transfer of the DUs to IRWO allottees. The proposals have been examined and Public Notice for calling objections to the purchase of land has been published in newspapers on 04-10-2017.*

v) Bhubaneswar

The Land Grant Policy for Bhubaneswar, 2015 provides that land can be allotted to Statutory authorities such as Bhubaneswar Development Authority (BDA), Orissa State Housing Board (OSHB) and other similar bodies like co-operative societies that Government may notify from time to time. Under this provision, IRWO has applied for allotment of a plot of land at Bhubaneswar for construction of DUs for Railway men. East Coast Railway Shramik Union has also been helping IRWO for allotment of a plot of land. As and when the land is allotted, IRWO will make the payment as per the rates fixed by the State Government and take possession of the land.

vi) Panvel in Mumbai

Letter of Intent (LOI) for purchase of 10.5-Acre of land in Panvel in Mumbai on Mumbai – Goa highway was issued. In the meantime, the land had come under NAINA (Navi Mumbai Airport Influence Notified Area). The available FAR as ascertained from CIDCO is very low (0.2 only) and thus not viable. Accordingly, it has been decided to give up this proposal. In the meantime, a plot of land was identified near Karjat Railway Station. Demand survey for procurement of land at **Karjat** was announced with last date of submission of the application as 31-12-2015. Only 20 applications were received in the demand survey. Three fresh proposals for purchase of land at Panvel in Mumbai were received as rules with increased FAR for plots in NAINA area are under finalization. The offered plots of land have been inspected by MD, DT and DF IRWO along with GM WZ Mumbai. A turnkey proposal has been received for construction of multi-storied DUs in Village Belavali near Panvel in Mumbai. *GM WZ Mumbai has examined the details of the plot and other terms and conditions and advised that as NAINA has still not finalized the rules and standards, any purchase of land in Panvel area has to wait. Other options are also being explored.*

* * * * *

INDEPENDENT AUDITOR'S REPORT

TO THE GOVERNING BODY OF INDIAN RAILWAY WELFARE ORGANISATION

Report on the Financial Statements

We have audited the accompanying financial statements of **INDIAN RAILWAY WELFARE ORGANISATION** ("the Society"), which comprise the Balance Sheet as at 31st March, 2017, and the Income and Expenditure Account for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

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



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B. O. : # 1201, Ansal Corporate Park, Plot No. 7-A, Sector-142, Noida - 201305 (U. P.)

We Report That :

- I. Fixed assets, Work in progress and Material at site is subject to physical verification and have been taken as per books of accounts maintained at the Head office on the basis of return/ information received from the respective project sites - Refer Notes on accounts Para (1) and Para(4).
- II. Cash in hand as on 31st March 2017 of Rs 9.39 lakh is not physically verified which represent balance in Imprest account with project manager for petty expenses and have been compiled from the statement received from project sites.- Refer Notes on accounts Para(5)
- III. Amount of Contingent Liability against pending court cases has not been ascertained.- Refer Notes on accounts Para(7)
- IV. In our opinion and to the best of our information and according to the explanations given to us, proper Books of Account have been kept by the Society so far as it appears from our examination of those books.
- V. The Attached Balance Sheet, and Income Expenditure Account dealt with by this report are in agreement with the books of account.
- VI. Subject to our Comments at S.NO. I to III above in our opinion and to the best of our information and according to the explanation given to us, the Balance sheet and the Income and Expenditure Accounts read together with the significant accounting policies and notes to accounts attached there to give the required information and give a true and fair view :-
 - (a) In the case of the balance sheet, of the state of affairs of the Society as at 31st March 2017;
 - (b) In the case of the Income and Expenditure Account of the Excess of expenditure over Income for the year ended on that date

Place: New Delhi
Date : 30/10/2017

For UCC & Associates LLP
Chartered Accountants
FRN. 010585N/N500017


Umesh Chand Goyal
Partner
Membership No. 088328



Comments of the Management on report of Statutory Auditors on Accounts Balance Sheet of IRWO for the year ending 31-3-17.

Para Nos. IV, V and VI of Audit Report are informative only and hence 'No comments'.

Para No.	Observations of Statutory Auditors	Comments of the Management
1	Fixed Assets., Work in Progress and Material at site is subject to physical verification and have been taken as per books of accounts maintained at the Head Office on the basis of return/ information received from respective Project sites – Refer Notes on accounts Para (1) and Para (4)	Physical verification has been done by the Project Managers.
II	Cash in hand as on 31-3-2017 of Rs.9.39 lakh is not physically verified which represent balance in imprest account with Project Manager for petty expenses and have been compiled from the statement received from project sites – Refer Notes on accounts Para (5).	These are imprest amount with the Project Managers for meeting day to day expenses and maintenance of colonies till they are handed over to Allottee Associations.
III	Amount of Contingent Liability against pending court cases has not been ascertained - refer Notes on accounts Para (7)	Liability against court cases cannot be fully ascertained unless the cases are decided. To be on the safer side, IRWO has not yet closed the accounts of such projects finally and adequate provision exists to honour court orders in case the decision goes against IRWO.

INDIAN RAILWAY WELFARE ORGANISATION
Balance Sheet as on 31st March, 2017

		As on 31.3.2017	As on 31.3.2016
	Schedule	(Rs in thousands)	(Rs in thousands)
Sources of Funds			
Land Corpus Fund	1	815480	749680
Primary Registration Fee	2	34799	34564
General Reserve	3	146773	134675
Deposit from Members	4	374583	412016
Loan Funds	5	30000	30000
Current Liabilities	6	761105	693888
Gratuity Fund	7	36086	31664
Total		2198826	2086487
Application of Funds			
Purchase of Land	8	798513	750011
Investment	9	607932	831623
Fixed Assets	10	1092	782
Preliminary Expenses	11	2683	2360
Loans and Advances	12	12879	8963
Receivable from Members	4	470252	235813
Other Current Assets	13	131171	161482
Publication Stock	14	127	132
Cash/Bank Balances	15	174177	95321
Total		2198826	2086487


This is the Balance Sheet referred to in our Report of even date.

The schedule referred to above form an integral part of Balance Sheet.

For and on behalf of
UCC & Associates, LLP
Chartered Accountants


Umesh Chand Goyal
Partner
M.No. 088328




(K.B. Wanda)
Director, Finance
IRWO


(Pradeep Kumar)
Managing Director
IRWO

Place: New Delhi
Dated: 30-10-17

INDIAN RAILWAY WELFARE ORGANISATION
Statement of Income & Expenditure
For the year ending 31st March, 2017

	Schedule	As on 31.3.2017 (Rs in thousands)	As on 31.3.2016 (Rs in thousands)
Income			
Interest on Investments		28793	49910
Interest on Advances to Projects		20138	16014
Other Receipts	16	3579	3092
Total Income		52510	69016
Less: Adjustments	17	27019	48675
Balance		25491	20341
Expenditure			
Establishment & General Expenses	18	34275	32235
Total Expenditure		34275	32235
Excess of Expenditure over Income		8784	11894
Allocated to Projects		8784	11894
Balance		-nil-	-nil-

This is the Income & Expenditure Account referred to in our Report of even date.

The schedules referred to above form an integral part of Income & Expenditure Account.

For and on behalf of
UCC & Associates, LLP
Chartered Accountants

Umesh Chand Goyal
Partner
M.No. 088328



(K.B. Nanda)
Director, Finance
IRWO

(Pradeep Kumar)
Managing Director
IRWO

Place: New Delhi
Dated: 30-10-2017

Schedules annexed to Accounts for the year ending on 31.3.2017		
Schedule - 1 Land Corpus Fund		
	As on 31.3.2017	As on 31.3.2016
	(Rs in thousands)	(Rs in thousands)
Balance at the beginning of the year	749680	695225
Add: Contribution from Projects	7131	6517
Add: Interest Earned	58669	47938
	815480	749680
Schedule - 2 Primary Registration Fee		
Balance at the beginning of the year	34564	34249
Add: Received during the year	235	315
	34799	34564
Schedule - 3 General Reserve		
Balance at the beginning of the year	134675	125302
Add: Contribution from Projects	11298	7069
Handling Charges on withdrawal / Cancellation	800	2304
	146773	134675



Schedules annexed to Accounts for the year ending on 31.3.2017		
Schedule - 1 Land Corpus Fund		
	As on 31.3.2017	As on 31.3.2016
	(Rs in thousands)	(Rs in thousands)
Balance at the beginning of the year	749680	695225
Add: Contribution from Projects	7131	6517
Add: Interest Earned	58669	47938
	815480	749680
Schedule - 2 Primary Registration Fee		
Balance at the beginning of the year	34564	34249
Add: Received during the year	235	315
	34799	34564
Schedule - 3 General Reserve		
Balance at the beginning of the year	134675	125302
Add: Contribution from Projects	11298	7069
Handling Charges on withdrawal / Cancellation	800	2304
	146773	134675



Schedule- 4 - Deposits from Members						(Rs in thousands)
S. No.	Name of the Project	As on 31.03.2016	Receipt during the year 2016-17	Total	Expenditure during the year 2016-17	As on 31.03.2017
1	Asansol Ph-II	-6018	19751	13732	6791	6941
2	Bengaluru	40448	-3329	37119	3372	33747
3	Chennai-II (A)	3383	133941	137325	111759	25566
4	Chennai- II (B)	-53650	129	-53521	16934	-70454
5	Demand Survey	97165	17483	114648	569	114079
6	Hyderabad-III	20110	17691	37800	8278	29522
7	Jaipur-III	36499	59667	96166	159972	-63806
8	Lucknow- IV	-63073	153	-62921	10316	-73237
9	Moradabad I & II	-16705	117090	100385	90980	9405
10	Kota	-69784	79448	9663	28435	-18772
11	Sonepat Ph-I & Ph-II	145358	21835	167193	13422	153771
12	Zirakpur - I & II	-26587	21855	-4733	76143	-80875
13	Jabalpur	0	2568	2568	1016	1552
14	Moradabad III	0	133	133	163241	-163108
	Total of I to 14	107145	488414	595559	691228	-95669
15	Total of closed Projects	69058	0	69058	69058	0
	Grand Total (1 to 15)	176203	488414	664617	760286	-95669

Note: The negative amount in thousand (i.e. the excess of construction expenditure over receipt from members) is shown as Receivable from member in assets which is calculated to be Rs 470252 (Rs 235813 for previous year).



Schedule - 9 Investments		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
Fixed deposits with Scheduled Banks		
Allahabad Bank		
New Delhi	15715	26484
Indian Overseas Bank		
New Delhi	338081	517649
Kolkata	33569	32900
Egmore, Chennai	28958	48927
State Bank of Bikaner & Jaipur		
New Delhi	9230	9144
State Bank of Patiala		
New Delhi	51905	55425
I.C.I.C.I. Bank Ltd., New Delhi	11500	20000
IndusInd Bank, New Delhi	11172	10342
Ratnakar Bank Limited, New Delhi	26479	29500
	526609	750371
Fixed deposits with other Financial Institutions		
Housing Development Finance Corporation Ltd., New Delhi	81323	81252
	81323	81252
Summary of Investments		
Scheduled Banks	526609	750371
Other Financial Institutions	81323	81252
	607932	831623



Schedule-10 FIXED ASSETS AND DEPRECIATION SCHEDULE AS ON 31.3.2017									
Fixed Assets	Value of Assets			Depreciation			Depreciated Value		
	As on	Addition during	Transferred/	As on	During the	Transferred/	As on	As on	
	01.4.2016	the year	Adjustment	31.3.2017	year	Adjustment	31.3.2017	31.3.2017	(Rs in thousands)
Vehicles	1274	0	0	1274	41	0	1271	45	3
Office Equipment	2813	55	1485	1383	118	1750	1073	107	310
Furniture & Fixtures	1007	103	371	739	72	490	387	202	352
Tools & Plants	10	0	8	2	1	8	2	1	0
Noida shop	427	0	0	427	0	0	0	427	427
Total	5531	158	1864	3825	232	2248	2733	782	1092
Previous Period	5437	109	15	5531	263	9	4749	942	782

Notes:

1. Depreciation is calculated on a straight line basis.
2. The Depreciation charges are dealt within the accounts as follows:-

Work in progress	2015-16	2016-17
Income & Expenditure Accounts- Corporate Office	118	72
Total	145	160
	263	232



Schedule - 11 Preliminary Expenses		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
Ahmedabad	110	110
Bhubaneshwar	346	214
Demand Survey (General)	541	541
Mumbai	213	213
Faridabad	24	24
Sohna - Gurugram	105	105
Jabalpur	-	116
Kolkata Phase-IV	319	141
Noida Extension (Greater Noida)	202	202
Patna	48	48
Raj Nagar - Ghaziabad	41	41
Shimla	465	325
Varanasi	269	269
Moradabad-III	-	11
Total	2683	2360
Schedule - 12 Loans and Advances		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
Secured Advances	2131	1215
Staff Advances	537	563
Mobilisation Advances	10211	7185
	12879	8963
Schedule - 13 Other Current Assets		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
Interest Accrued on Deposits	23804	31663
Materials Available at Site	34782	50880
CENVAT Credit	43999	51519
Sundry Debtors / Security Deposits	27946	26938
TDS Recoverable (from IncomeTax Department)	640	482
	131171	161482
Schedule - 14 Publication Stock		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
IRWO - General Rules Book	127	132



Schedule - 15 Cash/Bank Balances		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
Cash in Hand	940	1145
Balance with Banks	173237	94176
	174177	95321
Schedule - 16 Other Receipts		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
Sale of Publications	102	50
Processing Charges	3451	3006
Miscellaneous Receipts	26	36
	3579	3092
Schedule - 17 Adjustment		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
Interest Payable to Ministry of Finance	3600	3600
Interest on Funds Transferred to Projects	22790	43839
Establishment & Other Office Expenditure of West Zone Office	629	1236
	27019	48675
Schedule - 18 Establishment & General Expenses		
	As on 31.03.2017	As on 31.03.2016
	(Rs in thousands)	(Rs in thousands)
Salary, Provident Fund, Conveyance Charges etc.	31030	27637
Office Expenditure	2743	3738
General Expenses	374	590
Legal Expenses	108	182
Advertisement Expenses	0	68
Audit Fee	20	20
	34275	32235

Schedule – 19 Accounting Policies

1. Basis of Preparation of Financial Statements:

These financial statements have been prepared in accordance with generally accepted accounting principles in India under the historical cost convention on accrual basis.

Handling Charges on account of withdrawal are credited to General Revenue. Balance Corporate Expenses, after adjustment out of Corporate Office Income, are apportioned amongst Projects in proportion to the Construction Costs during the year.

2. Fixed Assets

Fixed assets are stated at cost less accumulated depreciation. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

3. Depreciation / Amortization

Depreciation on the fixed assets is provided on Straight Line method (SLM) at the rates and in the manner specified as under:

Assets	Depreciation Rate
Motor Vehicles	20%
Office Equipment	15%
Furniture	10%
Tools & Plant	15%

4. Revenue Recognition

01.**Interest:** Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable. However, installments & interest received from members on delayed payments are recognized on receipt basis.

02.**Processing Fees:** Processing fees are recognized on receipt basis.

03.**Other Income:** Other income are recognized on receipt basis.

5. Inventory

Inventories are stated at cost.



* * * * *

Schedule – 20 Notes forming part of Accounts

1. Work in progress and Materials at Site have been taken on the basis of returns/information received from respective project sites.
2. Interest on Investment of Rs. 287.93 lakh as shown in the Income and Expenditure Account includes Rs. 227.90 lakh towards interest earned on Projects Funds which have been transferred to respective Projects (Schedule-17).
3. In Land Corpus Fund, apart from contribution of Rs.71.31 lakh from Projects, there is an addition of Rs. 586.69 lakh on account of Interest earned on Investment of Land Corpus Fund. Further, during the year contribution towards Corpus in respect of Sonapat Project has not been credited. This is as per the Recommendation of the Grievance Redressal Committee as approved by the Governing Body in their 42nd Meeting held on 11-12-2012.
4. Materials at site account shows a balance of Rs.347.82 lakh on Steel and Cement for projects in progress. This relates to material lying at site and also difference in procurement and issue price which will get adjusted when Projects are completed.
5. Cash in hand of Rs.9.39 lakh represents balance in Imprest account with the Project Managers for petty expenses. The amounts have been compiled from the statements received from Project sites.
6. Till the close of financial year 2016-17 Cenvat credit accrued was Rs. 665.98 lakh. During the financial year, CENVAT credit worth Rs.225.99 lakh was utilized leaving a balance of Rs. 439.99 lakh at the close of the financial year.
7. **Contingent Liabilities exists for:-**

(a) Bank Guarantees have been issued in respect of the following

Name of the Project	Amount of Bank Guarantee	Purpose
Moradabad	Rs.0.50 lakh	BG in favour of Moradabad Development Authority for Rain Water Harvesting and Community Centre.
Moradabad	Rs.212.51 lakh	BG in favour of Moradabad Development Authority for Infrastructure Development Work.
Sonapat	RS. 222.74 lakh	BG. In favor of Directorate of Town & Country Planning, Haryana, for Internal development works




(b) Liability on account of Court Cases pending in Courts / Consumer Forums is unascertainable.


8. Payment to Auditors.

	<u>2016-17</u> (Rs in lakh)	<u>2015-16</u> (Rs in lakh)
Audit Fees	0.83	0.83
Other Services	<u>1.59</u>	<u>0.44</u>
	<u>2.42</u>	<u>1.27</u>

9. Previous year's figures have been re-grouped / re-arranged wherever necessary.

For and on behalf of
(UCC & Associates, LLP)
Chartered Accountants


(K.B. Nanda)
Director, Finance
IRWO


(Pradeep Kumar)
Managing Director
IRWO


(Umesh Chand Goyal)
Partner
M.No.088328



Place: New Delhi
Dated: October 2017