



**Affidavit**

I, **JAGDISH NARAYAN YADAV** Son of Sh. Govind Narayan Yadav age 50 R/o 101/101, Kumbha Marg 10 Sector, Pratap Nagar Sector 11, Sanganer, Jaipur, Rajasthan-302033 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur duly authorized by Mr. Hridesh Kumar Sharma, Secretary JDA, vide letter no. जविप्रा/ उपा/ जोन 12/2021/डी-3612 dated 09.11.2021 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project **"FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224"** situated at Village- Langdiyawas, Tehsil- Jamwa Ramgarh, District-Jaipur, State-Rajasthan.
2. Our RERA designated bank account for the project **"FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224"** is:-

|                 |                                                  |
|-----------------|--------------------------------------------------|
| NAME            | SEC JDA GRAM LANDIYAWAS TEH – JAMWARAMGH ZONE-10 |
| BANK            | ICICI BANK LTD                                   |
| BRANCH          | JDA CAMPUS, JAIPUR                               |
| IFSC CODE       | ICIC0006754                                      |
| BANK A/C NUMBER | 675401701312                                     |

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224"**
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

**ATTESTED**  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)



06 JUN 2023

(जगदीश नारायण यादव)

उपायुक्त

(संसाधन विकास एवं समन्वय)

**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur  
duly authorized by Mr. Hridesh Kumar Sharma,

Secretary JDA, vide letter no. जविप्रा/

उपा/जोन 12/2021/डी-3612 dated

09.11.2021

12 5 MAY 2023

विक्रय का दिनांक

मुद्रांक का मूल्य

कैता का नाम

पिता का नाम

प्रास स्थान

मुद्रांक खरीदने का अक्षर तय करने

वे का भुक्तान



स्थान से दूर गुप्त  
सा. स्वामि विक्रय का  
D-15, J.D.A. स्टाप  
बालकोटी, जयपुर

राजस्थान स्वामि अधिनियम 1998 के  
अन्तर्गत स्वामि राशि पर प्रभाविता अधिभार

1. अधिभार अवधि/प्रमाण सुविधाओं हेतु

2. यदि कोई भी व्यक्ति स्वामि राशि पर प्रभाविता अधिभार का भुक्तान करेगा तो वह स्वामि राशि पर प्रभाविता अधिभार का भुक्तान करेगा

3. निम्नलिखित स्वामि राशि पर प्रभाविता अधिभार का भुक्तान करेगा

हस्ताक्षर स्वामि के रूप में

बल या

|      |                                          |
|------|------------------------------------------|
| NAME | SPEC JDA TRAM LAYOUT AWASTH - JAWA RAMCH |
| NAME | NAME-10                                  |
| NAME | ICICI BANK LTD                           |
| NAME | JDA CAMPUS JAWA                          |
| NAME | NAME-10                                  |
| NAME | NAME-10                                  |

1. I declare that the above mentioned property is the property of the owner and I am the owner of the property.

2. I declare that the above mentioned property is the property of the owner and I am the owner of the property.

3. I declare that the above mentioned property is the property of the owner and I am the owner of the property.

(M)

हस्ताक्षर

(हस्ताक्षर का प्रमाण)

JAWA RAMCH

Owner/Co-owner

(Residence Address and Contact Number)

Owner/Co-owner

Owner/Co-owner

Owner/Co-owner



ATTESTED

Notary (Govt. of India)  
JAWA RAMCH

0 6 JUN 2023



**VERIFICATION**

I, **JAGDISH NARAYAN YADAV** Son of Sh. Govind Narayan Yadav age 50 R/o 101/101, Kumbha Marg 10 Sector, Pratap Nagar Sector 11, Sanganer, Jaipur, Rajasthan-302033 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

  
(जगदीश नारायण यादव)

उपायुक्त

(संसाधन विकास एवं समन्वय)

**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,

Secretary JDA, vide letter no. जविप्रा/ उपा/जोन

12/2021/डी-3612 dated 09.11.2021



06 JUN 2023

**ATTESTED**  
  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)



**Affidavit cum Declaration of Mr. JAGDISH NARAYAN YADAV duly authorized by the promoter of the proposed project.**

I, **JAGDISH NARAYAN YADAV** Son of Sh. Govind Narayan Yadav age 50 R/o 101/101, Kumbha Marg 10 Sector, Pratap Nagar Sector 11, Sanganer, Jaipur, Rajasthan – 302033 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project “**FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224**” situated at Village- Langdiyawas, Tehsil- Jamwa Ramgarh, District-Jaipur, State-Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plot till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR** will be responsible for it.

(जगदीश नारायण यादव)

उपायुक्त

(संसाधन विकास एवं समन्वय)

**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

(Resource Mobilization and Coordination)  
Jaipur Development Authority, Jaipur  
duly authorized by Mr. Hridayesh Kumar Sharma,  
Secretary JDA, vide letter no. जविप्रा/ उपा/ जोन  
12/2021/डी-3612 dated 09.11.2021



**VERIFICATION**

I, **JAGDISH NARAYAN YADAV** Son of Sh. Govind Narayan Yadav age 50 R/o 101/101, Kumbha Marg 10 Sector, Pratap Nagar Sector 11, Sanganer, Jaipur, Rajasthan – 302033 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me

(जगदीश नारायण यादव)

उपायुक्त

(संसाधन विकास एवं समन्वय)

**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

(Resource Mobilization and Coordination)  
Jaipur Development Authority, Jaipur  
duly authorized by Mr. Hridayesh Kumar Sharma,  
Secretary JDA, vide letter no. जविप्रा/ उपा/ जोन  
12/2021/डी-3612 dated 09.11.2021

08 JUN 2023  
**ATTESTED**  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

25 MAY 2023

104 विक्रय का दिनांक

पुस्तक का मूल्य 02

क्रेता का नाम

पिता का नाम

निवास स्थान

पुस्तक खरीदने का कारण तथा व्यवस्था

ये कि मूल्यांकन



स्थान सुन्दर गुप्ता  
सा. स्तम्भ विज्ञान जल-जल  
8-15, JDA स्तम्भ  
जलजाली जल

|                                                  |        |
|--------------------------------------------------|--------|
| राजस्थान स्तम्भ अधिनियम 1998 के                  |        |
| अन्तर्गत स्तम्भ शांति पर प्रकाशित अधिभार         |        |
| 1. आधारभूत अवसरचना सुविधाओं हेतु                 |        |
| (धारा 3-क)-100% संयोज                            |        |
| 2. पाठ और प्रकाशित पत्रों के अन्तर्गत 100% संयोज |        |
| 3. प्राथमिक जलजाली एवं सार्वजनिक जलजाली          |        |
| के निवास 80 (धारा 3-क)-100% संयोज                |        |
| हस्ताक्षर                                        | कल योग |

(क्रेता का नाम)

(क्रेता का पता)

(क्रेता का पता)

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(क्रेता का पता)



08 JUN 2023  
ATTESTED  
Anil Kumar (for)  
National Book Trust, India

# **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**

RAM KISHORE VYAS BHAWAN, INDRA CIRCLE JAWAHARLAL NEHRU MARG, JAIPUR, RAJASTHAN 302004

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## **DECLARATION CUM UNDERTAKING**

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project “**FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224**” as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

  
(जगदीश नारायण यादव)

उपायुक्त

(संसाधन विकास एवं समन्वय)

**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,

Secretary JDA, vide letter no. जविप्रा/ उपा/ जोन

12/2021/डी-3612 dated 09.11.2021

# **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**

RAM KISHORE VYAS BHAWAN, INDRA CIRCLE JAWAHARLAL NEHRU MARG, JAIPUR, RAJASTHAN 302004

---

## **DECLARATION CUM UNDERTAKING**

I/We hereby declare that the Water Permission for our project “**FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority

  
(जगदीश नारायण यादव)

उपायुक्त

(संसाधन विकास एवं समन्वय)

**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,

Secretary JDA, vide letter no. जविप्रा/ उपा/ जोन

12/2021/डी-3612 dated 09.11.2021

# **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**

RAM KISHORE VYAS BHAWAN, INDRA CIRCLE JAWAHARLAL NEHRU MARG, JAIPUR, RAJASTHAN 302004

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## **DECLARATION CUM UNDERTAKING**

In reference to our project “**FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224**” situated at Village- Langdiyawas, Tehsil- Jamwa Ramgarh, District-Jaipur, State-Rajasthan.

I, **JAGDISH NARAYAN YADAV** Son of Sh. Govind Narayan Yadav age 50 R/o 101/101, Kumbha Marg 10 Sector, Pratap Nagar, Sanganer, Pratap Nagar, Sector 11, Jaipur, Rajasthan-302033 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur do hereby solemnly declare that there is no litigation and Encumbrance pending against the land and the Project in any court of the said project “**FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224**”.

  
(जगदीश नारायण यादव)

उपायुक्त ✓

(संसाधन विकास एवं समन्वय)

**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur  
duly authorized by Mr. Hridesh Kumar Sharma,  
Secretary JDA, vide letter no. **जविप्रा/ उपा/ जोन**

12/2021/डी-3612 dated 09.11.2021

# **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**

RAM KISHORE VYAS BHAWAN, INDRA CIRCLE JAWAHARLAL NEHRU MARG, JAIPUR, RAJASTHAN 302004

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## **DECLARATION CUM UNDERTAKING**

In reference to our project “**FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224**” situated at Village- Langdiyawas, Tehsil- Jamwa Ramgarh, District-Jaipur, State-Rajasthan.

I/We hereby declare that we have not yet appointed any Contractor, Architect, Structural Engineer, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

  
(जगदीश नारायण यादव)

उपायुक्त

(संसाधन विभाग एवं समन्वय)

**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

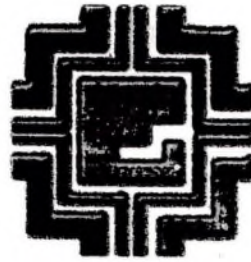
(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,

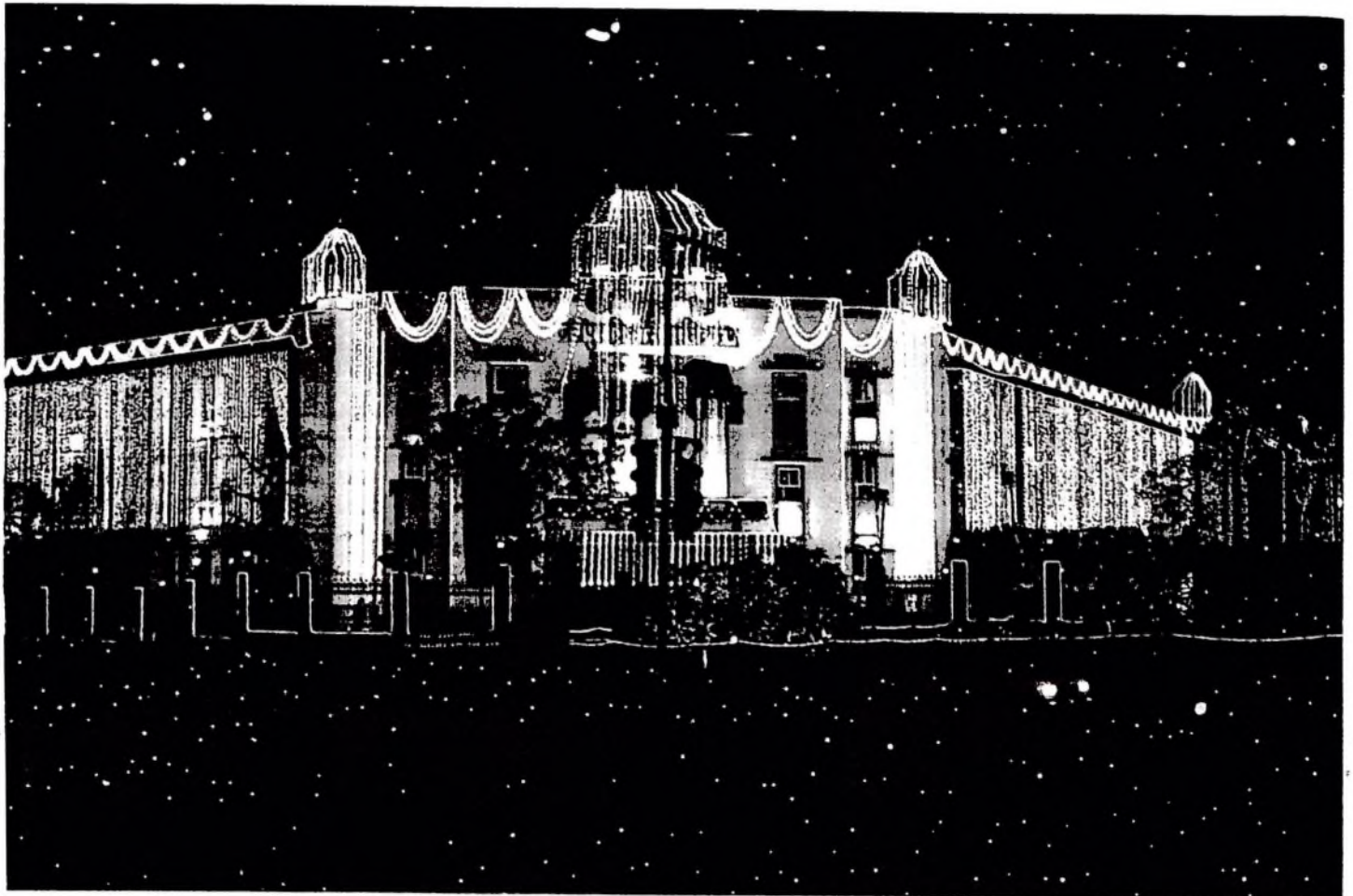
Secretary JDA, vide letter no. जविप्रा/ उपा/ जोन

12/2021/डी-3612 dated 09.11.2021



# **Statement of Audited Annual Accounts**

**For the Financial Year 2021-22**



**Jaipur Development Authority**

J.L.N. Marg, Jaipur

Phone : 0141 - 2569696, 2563234

[www.jda.urban.rajasthan.gov.in/jda](http://www.jda.urban.rajasthan.gov.in/jda) • E-mail : [jda@rajasthan.gov.in](mailto:jda@rajasthan.gov.in)

**Statement of  
Audited  
Annual Accounts  
for the  
Financial Year  
2021-22**

**JAIPUR DEVELOPMENT AUTHORITY  
BALANCE SHEET AS ON 31ST MARCH, 2022**

| AMOUNT AS AT 31-03-2021 | LIABILITIES                                                     | AMOUNT AS AT 31-03-2022 | AMOUNT AS AT 31-03-2021 | ASSETS                                                                                                                     | AMOUNT AS AT 31-03-2022 |
|-------------------------|-----------------------------------------------------------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 29227000                | CAPITAL FUND                                                    | 29227000                | 3763118821              | PROPERTY, PLANT & EQUIPMENT AND CAPITAL WORK IN PROGRESS (AS PER SCHEDULE "A")                                             | 3511720323              |
| 10000000                | SEED CAPITAL                                                    | 10000000                |                         |                                                                                                                            |                         |
| 60000000                | CAPITAL RESERVE                                                 | 60000000                | 42400000                | INVESTMENT IN GOVT. COMPANY (AS PER GOR) (EQUITY SHARE CAPITAL OF JCTSL LTD & RUDSICO LTD)                                 | 42400000                |
| -10070530499            | REVENUE SURPLUS:                                                | -10070530499            |                         | <b>CURRENT ASSETS, LOANS AND ADVANCES</b>                                                                                  |                         |
|                         | OP. BALANCE AS ON 1-04-21                                       |                         |                         |                                                                                                                            |                         |
|                         | ADD: SURPLUS FOR THE YEAR AS PER INCOME & EXP. A/C              | 3462059884              | 209202000               | RECOVERABLE FROM L&B TAX DEPARTMENT (old)                                                                                  | 209202000               |
|                         | LESS: TRANSFER TO / SET APART U/S 11(2) OF IT ACT               | 1750000000              | -8358470615             | <b>CASH &amp; BANK BALANCES</b>                                                                                            |                         |
| 500000000               | SPECIAL RESERVE FOR 2020-21 FOR DEVELOPMENT IN JDA REGION       | 2250000000              | 732675302               | WITH SCHEDULED BANKS (FOR WORKS PAYMENT A/C INCLUDING PROJECTS UNDER JNMURM AND OTHERS)(incl. FFD) (AS PER SCHEDULE - B-I) | 917123005               |
| 4313416495              | DEPOSITS & OTHER CURRENT LIABILITIES (Schedule C-1)             | 3731412219              | 3111674836              | BANK BALANCES FOR CIVIL & OTHER ACCOUNTS WITH SCHEDULED BANKS (SCHEDULE - B-II)                                            | 3748543440              |
| 450000000               | GOR GRANT IN AID FOR WORK BEYOND JDA REGION                     | 450000000               | 7375242                 | PD A/C WITH TREASURY NON INTT. BEARING                                                                                     | 7385742                 |
| 12391181000             | LOAN FROM NCRPB (LONG TERM)                                     |                         | 300000                  | PD A/C WITH TREASURY INTT. BEARING                                                                                         | 300000                  |
|                         | OPENING BALANCE                                                 | 12391181000             | 1016813543              | FDR WITH SCHEDULED BANKS                                                                                                   | 2081381710              |
|                         | RECEIVED DURING THE YEAR                                        | 566206000.00            |                         | 0 SBI BANK FOR IPD TOWER FUND S/A/C- 380                                                                                   | 380420985               |
|                         | REPAYMENT DURING THE YEAR (PAYABLE IN 2022-23 RS. 138.27 CRORE) | 1254851000.00           | 11702530000             | <b>LOANS AND ADVANCES</b> (UNSECURED & CONSIDERED GOOD)                                                                    |                         |
| 1960000000              | INTEREST BEARING LOAN / ADVANCES FROM NHAI                      | 1610000000              |                         | (AMOUNT RECOVERABLE IN CASH OR IN KIND FOR WHICH VALUE TO BE RECEIVED)                                                     |                         |
| 70508756                | FIRE CESS FUND                                                  | 71141990                | 479893640               | LOANS & ADVANCES (SCHEDULE C-2)                                                                                            | 509334349               |
|                         | 0 IPD TOWER FUND A/C (ON BEHALF OF GOR) (REF. NOTE NO 31)       | 373239996               | 110662542.00            | <b>RECOVERABLE INCOME TAX / TDS</b>                                                                                        |                         |
|                         | TDS PAYABLE ON IPD TOWER ACCOUNT                                | 4568000                 |                         | TDS RECOVERABLE 2017-18                                                                                                    | 3543421                 |
|                         |                                                                 |                         |                         | TDS RECOVERABLE 2020-21                                                                                                    | 33551117                |
|                         |                                                                 |                         |                         | TDS RECOVERABLE 2021-22                                                                                                    | 32929902                |
| 216125771               | FUNDS UNDER TRUST (JMRC LTD)                                    | 0                       |                         |                                                                                                                            | 70024440                |

Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

(आकारमल राजाविया)  
निदेशक (वित्त)



1 / 2021-22

| AMOUNT AS AT 31-03-2021                     | LIABILITIES  | AMOUNT AS AT 31-03-2022 | AMOUNT AS AT 31-03-2021                   | ASSETS                                                   | AMOUNT AS AT 31-03-2022 |
|---------------------------------------------|--------------|-------------------------|-------------------------------------------|----------------------------------------------------------|-------------------------|
|                                             |              |                         |                                           | 49303962 CLAIM FOR REFUND OF TDS OF LAID / TDS DEMAND    | 49303962                |
|                                             |              |                         |                                           | 1508635 SERVICE TAX DEPOSIT AGAINST APPEAL BEFORE CESTAT | 1508635                 |
| <b>GPF &amp; PENSION FUND AS PER CONTRA</b> |              |                         |                                           | <b>INVESTMENT OF GPF, PENSION AS PER CONTRA</b>          |                         |
| 293611945 EMP. GPF. FUND                    |              | 268187952               | 293611945 PD A/C GPF FUND INVESTMENT      |                                                          | 268187952               |
| 1156552773 EMP. PENSION FUND                |              | 1116224255              | 1156552773 PD A/C PENSION FUND INVESTMENT |                                                          | 1116224255              |
| <b>10975093241</b>                          | <b>Total</b> | <b>12913060797</b>      | <b>10975093241</b>                        | <b>Total</b>                                             | <b>12913060797</b>      |

Significant Accounting policies & notes on accounts Schedule "X"

JAIPUR

Dated :

12/09/2022

In term of our report of even date

Deputy Director (E&B)  
Jaipur Development Authority  
DY. DIR (E & B)  
JDA, JAIPUR

ONKAR MAL PATEL (A)  
DIRECTOR FINANCE  
JDA, JAIPUR

(RAVI JAIN)  
JAIPUR DEVELOPMENT COMMISSIONER  
JDA, JAIPUR  
जयपुर विकास आयुक्त

For SHYAM L. AGARWAL & CO.  
CHARTERED ACCOUNTANTS  
FRN-001723C

SHYAM L. AGARWAL & CO.  
JAIPUR  
FRN-001723C  
NIDHI AGARWAL  
PARTNER  
MN-425095

UD/N: 22425095 ARUWN/1439

2/2021-22

**JAIPUR DEVELOPMENT AUTHORITY**  
**INCOME & EXPENDITURE ACCOUNT FOR THE YEAR 2021-22**

| AMOUNT<br>2020-21 | EXPENDITURE                                                                                                                                            | AMOUNT<br>2021-22 | AMOUNT<br>2020-21 | INCOME                                                                                                                                                                                  | AMOUNT<br>2021-22 |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 511223888         | To LAND ACQUISITION EXPENSES & SHARE OF REVENUE PAID (Schedule-D2)                                                                                     | 614568128         | 5908522451        | BY SALE OF LAND, REGULARISATION CHARGES / CONVERSION AND URBAN ASSESSMENT ETC. (Schedule-D1)                                                                                            | 7862987529        |
| 2535504459        | To EXPENDITURE ON ROADS, DRAINAGE, SEWERAGE & OTHER MISC. WORKS IN JDA REGION ( NET OF RECOVERY, FORFITURE of EMD/SD, & COMPENSATION TOTAL Rs 9652381) | 2669553584        |                   | BY DEVELOPMENT CHARGES & OTHER INCOME FROM ALL AREA OF JDA REGION (FOR DEVELOPMENT, URBAN / TOW / PLANNING, LAND, BUILDING REGULATION & CONTROL / MONITORING OF THE AREA IN JDA REGION) |                   |
| 373181046         | To EXPENDITURE ON SEWERAGE, DRAINAGE & OTHER WORKS RELATED DRAVYAVATI RIVER DEVELOPMENT                                                                | 318402260         |                   |                                                                                                                                                                                         |                   |
| 357162413         | To REPAIR, RENEWAL & MAINTENANCE OF BUILDINGS, GARDENS, ROADS, DRAINS AND OTHERS                                                                       | 514872862         | 30125239          | SEWERAGE DEV. CHARGES                                                                                                                                                                   | 60969614          |
| 28359641          | To SURVEY & DEMARCATION & OTHER PROFFESIONAL FEE/ EXP. IN JDA REGION                                                                                   | 12732185          | 910440922         | DEVELOPMENT CHARGES FOR DEVELOPMENT OF ROADS, DRAINS, OTHER FACILITIES                                                                                                                  | 1274970966        |
|                   | To REVENUE EXPENDITURE ON ROADS, DRAINAGE, SEWERAGE & OTHER MISC. SERVICES IN JDA REGION & ALSO COVERED UNDER GRANT IN AID FROM GOI\GOR                |                   | 120905914         | FEES & PENAL INTEREST etc                                                                                                                                                               | 159266644         |
| 23870364          | DEVELOPMENT EXPENSES AGAINST GRANT FROM RAJIV AVAS YOJNA                                                                                               | 3058961           | 52627802          | MAP RELEASE FEES                                                                                                                                                                        | 70835774          |
| 31517225          | EXPENDITURE ON SLUM AREA UNDER BSUP                                                                                                                    | 2396761           | 53669747          | RESUMPTION CHARGES                                                                                                                                                                      | 71822688          |
| -4428337          | EXPENDITURE ON BRTS PROJECT UNDER JnNURM                                                                                                               | 3953451           | 218700            | APPLICATION FORMS RECEIPT                                                                                                                                                               | 461146            |
| 13810212          | EXPENDITURE ON SEWERAGE PROJECT UNDER JnNURM                                                                                                           | 22130082          | 113200765         | ROAD CUT CHARGES FOR PUBLIC ROADS                                                                                                                                                       | 773551302         |
| 3127099           | O & M SITC INTEGRATED NETWORK EXPENSES                                                                                                                 | 0                 | 18493696          | LAY OUT PLAN CHARGES                                                                                                                                                                    | 24514270          |
| 0                 | EXPENDITURE AS GRANT FOR OXYZEN PLANT SUPPLY FOR PUBLIC HELTH IN JDA REGION                                                                            | 92832421          | 111643911         | BUILDING PLAN PERMISSION FEE                                                                                                                                                            | 266376197         |
|                   |                                                                                                                                                        |                   | 30743641          | SUB DIVISION /RECONSTITUTION FEE                                                                                                                                                        | 50926889          |
| 0 To              | GRANT IN AID / CONTRIBUTION FOR DEVELOPMENT/ROAD SAFETY IN JDA REGION                                                                                  | 35541830          | 15530806          | CHARGES FOR FAR/ ADDITIONAL HEIGHT                                                                                                                                                      | 297214            |
|                   |                                                                                                                                                        |                   |                   | FORNTAGE CHARGES                                                                                                                                                                        | 30546910          |
|                   | To GRANT TO HCM RIPA AUDITORIUM                                                                                                                        | 10000000          | 118708866         | BETTERMENT LEVI                                                                                                                                                                         | 90018071          |
|                   | To GRANT FOR SMART CITY JAIPUR                                                                                                                         | 600000000         | 13949418          | OTHER LEVY/ CHARGES / FEE RECEIPTS                                                                                                                                                      | 32453846          |
|                   | TO GRANT OF INCOME TO JAIPUR NAGAR PALIKA                                                                                                              | 60000000          | 51411024          | PROCESSING FEE/CHARGES ETC                                                                                                                                                              | 49867813          |

Deputy Director  
Jaipur Development Authority  
Jaipur

(अधिकारी राजकोषीय)  
(निदेशक निधि)



3 / 2021-22

4 / 2021-22

| AMOUNT<br>2020-21 | EXPENDITURE                                                              | AMOUNT<br>2021-22 | AMOUNT<br>2020-21 | INCOME                                             | AMOUNT<br>2021-22 |
|-------------------|--------------------------------------------------------------------------|-------------------|-------------------|----------------------------------------------------|-------------------|
|                   | To GRANT TO CITY MANAGERS ASSOCIATION FOR PUBLIC AWARENESS IN JDA REGION | 50000000          | 0                 | RECEIPT UNDER PMAY FOR DEVELOPMENT ETC.            | 14168396          |
| 137374647.00      | To EXPENDITURE ON PUBLIC HEALTH (COVID) PANDEMIC                         | 20433010          | 10558772          | TREE PLANTATION COST RECOVER                       | 15220100          |
| 5795436           | To DEPOSIT/ PARTICIPATORY SCHEME WORKS                                   | 10283830          | 11444796          | LEVI ON TRANSFER                                   | 26505369          |
|                   |                                                                          |                   | 8624581           | INSPECTION CHARGES                                 | 13628860          |
|                   | To ESTABLISHMENT EXPENSES                                                |                   | 62584317.00       | BY RECEIPT FROM GOR AND COVID CENTERS FOR          | 33471000          |
| 726282025         | PAY & ALLOWANCES                                                         | 725503099         | 30814             | BY DEPOSIT / PARTICIPATORY WORK RECEIPTS           | 2304604           |
|                   | (INCLUDING BONUS & EXGRATIA OF RS 12361118 PRE. YEAR: RS. 13165097/)     |                   | 1336697           | BY RECOVERY FROM STAFF(VEHICLE, HOUSE RENT ETC     | 1412372           |
| 13245476          | MEDICAL EXPENSES PAYMENTS TO EMPLOYEES                                   | 12811950          | 140745208.00      | BY RECEIPT FROM RAILWAY (ROB'S)                    |                   |
| 35144299          | PENSION CONTRIBUTION                                                     | 38339109          | 696184309         | BY INTEREST ON DELAY PAYMENTS & BANK DEPOSITS/FDRS | 371342516         |
| 100000000         | SPECIAL PENSION CONTRIBUTION                                             | 50000000          | 23322848          | BY INTEREST ON INCOME TAX REFUND                   | 3098536           |
| 3558834           | CONTRIBUTION TO GRATUITY PLAN                                            | 21301577          | 486573            | BY COMMUNITY HALL RENT ( NET)                      | 664157            |
| 569346066         | To ADMINISTRATIVE AND OFFICE EXPENDITURE - (SCHEDULE E)                  | 621171320         | 52769933          | BY OTHER RENTAL INCOME OF LAND AND BUILDING        | 57999890          |
| 126999            | To SERVICE TAX EXPENSES PRIOR YEAR                                       | 0                 | 3262712.00        | BY ADMINISTRATION CHARGES ON OTHERS LAND           | 0                 |
| 587288            | To GST ON ADMINISTRATION CHARGES                                         | 0                 | 472514.00         | BY SALE OF WASTE PAPER /SCRAP MATERIAL             | 341932            |
| 128255110         | To COMMISSION ON LOAN GUARANTEE TO GOR                                   | 119571853         | 1965102           | BY MISC. INCOME RECEIPTS                           | 2441776           |
| 888032162         | To INTEREST ON LOAN PAID TO NCRPB                                        | 836404720         |                   |                                                    |                   |
| 33348452          | To OTHER INTEREST EXPENDITURE                                            | 1748859           |                   |                                                    |                   |
| 37435531          | To PRIOR PERIOD ADJUSTMENT (SCH. "F")                                    | 5710265           |                   |                                                    |                   |
| 495805463         | To DEPRECIATION ON FIXED ASSETS                                          | 427084380         |                   |                                                    |                   |
| 1516316179        | To SURPLUS TRANSFERRED TO BALANCE SHEET                                  | 3462059884        |                   |                                                    |                   |
| 8563982077        | TOTAL                                                                    | 11362466381       | 8563982077        | TOTAL                                              | 11362466381       |

Significant Accounting policies &amp; notes on accounts Schedule "X"

In term of our report of even date

or SHYAM AGARWAL & CO.  
CHARTERED ACCOUNTANTSJAIPUR FRN- 001723C  
FRN  
001723CSHYAM AGARWAL  
PARTNER

MN-425095

12/09/2022  
Jaipur(SHYAM AGARWAL) (E&B)  
Joint Director (E&B)  
JDA, JAIPUR(ONKAR MAL RAJOTIA)  
DIRECTOR FINANCE  
JDA, JAIPUR(RAVISHANKAR)  
JAIPUR DEVELOPMENT COMMISSIONER  
JDA, JAIPURUDW:  
22425095 ARUNY 1439

**JAIPUR DEVELOPMENT AUTHORITY**  
**PROPERTY PLANT & EQUIPMENT AND DEPRECIATION FOR THE YEAR ENDING AS ON 31ST MARCH, 2022**

**SCHEDULE "A"**

| S.NO. | PARTICULARS                                         | OP. WDV<br>1.4.2021 | DISPOSAL/<br>ADJUSTMENT | ADDITION<br>BEFORE<br>30.9.21 | ADDITION<br>AFTER<br>30.9.21 | TOTAL as on<br>31.03.2022 | RATE OF<br>DEP. (IN %) | DEP. FOR<br>THE YEAR | NET WDV AS<br>ON 31.03.2022 |
|-------|-----------------------------------------------------|---------------------|-------------------------|-------------------------------|------------------------------|---------------------------|------------------------|----------------------|-----------------------------|
| A     | <b>Property, Plant &amp; Equipment</b>              |                     |                         |                               |                              |                           |                        |                      |                             |
| 1     | BUILDINGS (JDA CAMPUS & OTHERS)                     | 196917040           |                         |                               |                              | 196917040                 | 10                     | 19691704             | 177225336                   |
| 2     | BUILDING- TOURIST FACILITY CENTRE                   | 31640071            |                         |                               |                              | 31640071                  | 10                     | 3164007              | 28476064                    |
| 3     | BUILDING-STAFF QUARTERS                             | 4001136             |                         |                               |                              | 4001136                   | 5                      | 200057               | 3801079                     |
| 4     | BUILDING- MASLA CHOWCK SHOPS ETC                    | 23048375            |                         |                               |                              | 23048375                  | 10                     | 2304838              | 20743537                    |
| 5     | COMMUNITY CENTRE AT DANTLI                          | 4161387             |                         |                               |                              | 4161387                   | 10                     | 416139               | 3745248                     |
| 6     | PROJECT EXPERIENCE CENTRE SHIPRA PATH               | 59086066            |                         |                               |                              | 59086066                  | 10                     | 5908607              | 53177459                    |
| 7     | STORAGE YARD BAMBALA                                | 66584298            |                         |                               |                              | 66584298                  | 10                     | 6658430              | 59925868                    |
| 8     | STP BAMBALA 25 MLD                                  | 298323896           |                         |                               |                              | 298323896                 | 15                     | 44748584             | 253575312                   |
| 9     | STP BASSI SITARAMPURA 20 MLD                        | 242314389           |                         |                               |                              | 242314389                 | 15                     | 36347158             | 205967231                   |
| 10    | STP DEVARI SHIPRA PATH 15 MLD                       | 180432848           |                         |                               |                              | 180432848                 | 15                     | 27064927             | 153367921                   |
| 11    | STP GONER 10 MLD                                    | 117873476           |                         |                               |                              | 117873476                 | 15                     | 17681021             | 100192455                   |
| 12    | STP RIICO TARU CHAYA NAGAR 100 MLD & MAINT. OFFICE  | 1290039486          |                         |                               |                              | 1290039486                | 15                     | 193505923            | 1096533563                  |
| 13    | VEHICLES                                            | 11301229            |                         |                               |                              | 11301229                  | 15                     | 1695184              | 9606045                     |
| 14    | TOOLS & PLANTS                                      | 4135578             |                         |                               |                              | 4135578                   | 15                     | 620337               | 3515241                     |
| 15    | FURNITURES & FIXTURES                               | 23318401            |                         | 34636                         | 1110649                      | 24463686                  | 10                     | 2390836              | 22072850                    |
| 16    | OFFICE EQUIPMENT                                    | 9476327             |                         | 234869                        | 129903                       | 9841099                   | 10                     | 977615               | 8863484                     |
| 17    | COMPUTER EQUIPMENT                                  | 12531211            | 417774                  | 157648                        | 18989602                     | 31260687                  | 40                     | 8706355              | 22554332                    |
| 18    | AIR CONDITIONING & ELECTRIFICATION WORK & EQUIPMENT | 9622399             |                         |                               |                              | 9622399                   | 15                     | 1443360              | 8179039                     |
| 19    | SOLAR POWER EQUIPMENT                               | 18                  |                         |                               |                              | 18                        | 80                     | 14                   | 4                           |
| 20    | ROADS AT SHOOTING RANGE                             | 2502757             |                         |                               |                              | 2502757                   | 10                     | 250276               | 2252481                     |
| 21    | BUILDING AND SITE DEVELOPMENT SHOOTING RANGE        | 184339180           |                         |                               |                              | 184339180                 | 10                     | 18433918             | 165905262                   |
| 22    | EQUIPMENTS AT SHOOTING RANGE                        | 2597118             |                         |                               |                              | 2597118                   | 15                     | 389568               | 2207550                     |

Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

(औकारमल राजोतिया)  
विशेष अधिकारी



5 / 2021-22

| S.NO.                    | PARTICULARS                             | OP. WDV<br>1.4.2021 | DISPOSAL/<br>ADJUSTMENT | ADDITION<br>BEFORE<br>30.9.21 | ADDITION<br>AFTER<br>30.9.21 | TOTAL as on<br>31.03.2022 | RATE OF<br>DEP. (IN %) | DEP. FOR<br>THE YEAR | NET WDV AS<br>ON 31.03.2022 |
|--------------------------|-----------------------------------------|---------------------|-------------------------|-------------------------------|------------------------------|---------------------------|------------------------|----------------------|-----------------------------|
| 23                       | ELECTRICAL WORK AT SHOOTING<br>RANGE    | 974262              |                         |                               |                              | 974262                    | 15                     | 146139               | 828123                      |
| 24                       | RAMNIWAS BAG PARKING                    | 254191088           |                         |                               |                              | 254191088                 | 10                     | 25419109             | 228771979                   |
| 25                       | RAMNIWAS BAG PARKING<br>ELECTRICAL WORK | 5074599             |                         |                               |                              | 5074599                   | 15                     | 761190               | 4313409                     |
| 26                       | SANATORY NAPKIN VENDING<br>MACHINES     | 12086982            |                         |                               |                              | 12086982                  | 15                     | 1813047              | 10273935                    |
| <b>INTANGIBLE ASSETS</b> |                                         |                     |                         |                               |                              |                           |                        |                      |                             |
| 27                       | TALLY SOFTWARE                          | 163083              |                         |                               |                              | 163083                    | 25                     | 40771                | 122312                      |
| 28                       | NET WORK & OTHER<br>SOFTWARES           | 6631687             |                         |                               |                              | 6631687                   | 25                     | 1657922              | 4973765                     |
| 29                       | SITC OF INTERGATED NETWORK<br>CENTRE    | 18589374            |                         |                               |                              | 18589374                  | 25                     | 4647344              | 13942030                    |
| SUB TOTAL                |                                         | 3071957760          | 417774                  | 427153                        | 20230154                     | 3092197293                |                        | 427084380            | 2665112913                  |
| PREVIOUS YEAR            |                                         | 3537203152          | -24442350               | 5872592                       | 245129                       | 3567763223                |                        | 495805463            | 3071957760                  |

Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

(औकारमल राजोदिया)  
निवेतक (किता)



6 / 2021-22

| S.NO. | PARTICULARS                                | OP. WDV<br>1.4.2021 | DISPOSAL/<br>ADJUSTMENT | ADDITION<br>BEFORE<br>30.9.21 | ADDITION<br>AFTER<br>30.9.21 | TOTAL as on<br>31.03.2022 | RATE OF<br>DEP. (IN %) | DEP. FOR<br>THE YEAR | NET WDV AS<br>ON 31.03.2022 |
|-------|--------------------------------------------|---------------------|-------------------------|-------------------------------|------------------------------|---------------------------|------------------------|----------------------|-----------------------------|
| B     | CAPITAL WORK IN PROGRESS                   |                     |                         |                               |                              |                           |                        |                      |                             |
| 1     | BUILDING AT JAIPUR<br>INTERNATIONAL CENTRE | 691161061           |                         | 3121066                       | 119782512                    | 814064639                 | 0                      | 0                    | 814064639                   |
| 2     | MAHATMA GHANDI MUSEM AT<br>CENTRAL PARK    |                     |                         |                               | 32542771                     | 32542771                  | 0                      | 0                    | 32542771                    |
|       | Sub Total                                  | 691161061           | 0                       | 3121066                       | 152325283                    | 846607410                 | 0                      | 0                    | 846607410                   |
|       | PREVIOUS YEAR                              | 738989162           | 64331195                | 0                             | 16503094                     | 691161061                 |                        | 0                    | 691161061                   |
|       | GRAND TOTAL                                | 738989162           | 417774                  | 3548219                       | 172555437                    | 3938804703                | 0                      | 427084380            | 3511720323                  |
|       | PREVIOUS YEAR                              | 4276192314          | 39888845                | 5872592                       | 16748223                     | 4258924284                | 0                      | 495805463            | 3763118821                  |

Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

DIRECTOR (FINANCE)  
निदेशक (वित्त)

JAIPUR DEVELOPMENT COMMISSIONER

(रवि जैन)  
जयपुर विकास आयुक्त



7/2021-22

**Jaipur Development Authority**

**SCHEDULE- "B-1"**

BANK BALANCES ( INCLUDING FFD) FOR WORKS PAYMENT INCLUDING PROJECTS UNDER JNNURM AND OTHERS

| Particulars                                    | AMOUNT AS ON |           |
|------------------------------------------------|--------------|-----------|
|                                                | 2020-21      | 2021-22   |
| BANK ACCOUNT-675401700518                      | 10528261     | 34734294  |
| BANK ACCOUNT-675401700386                      | 26246618     | 21115613  |
| BANK ACCOUNT 675401700944 RAJEEV AVASH BAGRANA | 44054        | 45391     |
| BANK ACCOUNT 675401700946 BSUP-I /II           | 500993       | 516193    |
| BANK ACCOUNT 675401700947 BSUP-II              | 715551       | 737261    |
| BANK ACCOUNT 675401700948 RAJEEV AVASH YOJANA  | 197687       | 203686    |
| BANK ACCOUNT 675405600263-ELEVATED ROAD SODALA | 3904278      | 162529558 |
| BANK ACCOUNT 675405600271- ROB BASSI           | 56038954     | 761692    |
| BANK ACCOUNT 675405600371- ROB JHOTWARA        | 283555694    | 553949722 |
| BANK ACCOUNT-BRTS-675401419611                 | 275027       | 293128    |
| BANK ACCOUNT 675405600264-DRAVYAVATI RIVER     | 1098471      | 102133    |
| BANK ACCOUNT 675405600266-RUB ANAND LOK        | 99556        | 103880    |
| BANK ACCOUNT 675405600267-ROB JAHOTA           | 145355481    | 117312605 |
| BANK ACCOUNT 675405600268-ROB SITAPURA         | 18482528     | 215564    |
| BANK ACCOUNT CD- 46                            | 2690184      | 2690184   |
| BANK ACCOUNT NO 675405600265-ROB DANTALI       | 256339       | 119276    |
| BANK ACCOUNT- JNNURM -675401415101             | 44285        | 45628     |
| BANK ACCOUNT NO. 675401700625 - RING ROAD      | 2103103      | 2166909   |
| BANK ACCOUNT ROB HALDI GHATI -974              | 180538239    | 19480288  |
| Grand Total                                    | 732675302    | 917123005 |

8 / 2021-22

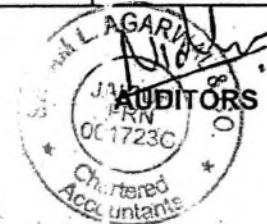
**Deputy Director (E&S)**  
Jaipur Development Authority  
Jaipur

**DIRECTOR (FINANCE)**

(औकारमल राजोविया)  
निदेशक (वित्त)

**JAIPUR DEVELOPMENT COMMISSIONER**

(रवि जैन)  
जयपुर विकास आयुक्त



**JAIPUR DEVELOPMENT AUTHORITY**  
**STATEMENT OF BANK BALANCES AS ON 31ST MARCH, 2021**  
**SCHEDULE "B-II"**

| PARTICULARS                               | AMOUNT<br>AS ON 31.03.2021 | AMOUNT<br>AS<br>ON 31.03.2022 |
|-------------------------------------------|----------------------------|-------------------------------|
| ICICI -RCR- RECOVERY A\C SB- 675401700512 | 890996427                  | 1306521120                    |
| ICICI RCR- RECOVERY A\C SB 675401700500   | 461572853                  | 450505929                     |
| ICICI CIVIL PAYMENT A\C SB 517            | 100154869                  | -187084691                    |
| LAND AQ./ STRUCTURE CHEQUES IN HAND 517   |                            | 202410416                     |
| ICICI CIVIL PAYMENT A\C CA 038            | 1396                       | 1596                          |
| ICICI RCR PAYMENT A\C SB 511              | (420843)                   | 3301951                       |
| BANK ACCOUNT LAND AQ. WITH ICICI 1700515  | 20242280                   | 20171295                      |
| LAND AQ./ STRUCTURE CHEQUES IN HAND       | 1524844                    | 29287                         |
| RCR CHEQUES IN HAND                       | 121752                     | 21752                         |
| ICICI -NO 42 FOR ONLINE AUCTION           | 273704116                  | 42908774                      |
| AXIS BANK ACCOUNT 781                     | 260604                     | 19650                         |
| ICICI SB -610 SCHEME A/C                  | 9909061                    | 9903615                       |
| ICICI BANK ACCOUNT ( FIRE CESS)1700933    | 281070                     | 820569                        |
| ICICI BANK 675401700967                   | 2343307                    | 2927004                       |
| ICICI SB -85 SCHEME A/C                   | 20000                      | 20000                         |
| ICICI SB -87 SCHEME A/C                   | 45000                      | 45000                         |
| ICICI SB -629 COVID A/C                   | 17657062                   | 30427790                      |
| ICICI SB -1281 KISHAN BAG                 | 0                          | 3100403                       |
| ICICI SB -1088 RERA ON LINE               | 0                          | 4571                          |
| PNB CA 2987002100130919                   | 0                          | 3651410                       |
| AU FINANCE SB ACCOUNT                     | 177541                     | 245994                        |
| JMRC MULTIPURPOSE RERA A\C 971            | 208636512                  | 433236813                     |
|                                           |                            |                               |
| <b>RERA BANK ACCOUNT</b>                  |                            |                               |
| NINDAR -852                               | 844351                     | 946487                        |
| DHARAM VIHAR- 959                         | 63178228                   | 66743057                      |

*JK*  
Deputy Director (Finance)  
Jaipur Development Authority  
Jaipur



9 / 2021-22

10 / 2021-22

|                                                         |                   |                   |
|---------------------------------------------------------|-------------------|-------------------|
| DEEN DAYAL NAGAR -958                                   | 818505            | 850550            |
| GAJADHAR VIHAR -960                                     | 68468909          | 70896956          |
| KASAR VIHAR-961                                         | 3941844           | 21786027          |
| VATIKA VIHAR-962                                        | 1805761           | 0                 |
| APJ ABDUL KALAM BANK -630                               | 184807058         | 227793121         |
| HEERA LAL SCHEME BANK -631                              | 201708125         | 235215958         |
| MOHAN LAL SHUKHADIA Scheme-628                          | 67519780          | 70598242          |
| NILAY KUNJ VISTAR YOJNA -968                            | 1324090           | 1560979           |
| PRIYADRASHNI SCHEME-627                                 | 131242324         | 141948296         |
| SHIV ENCLAVE YOJNA-HDFC-720                             | 398168956         | 584406238         |
|                                                         |                   |                   |
|                                                         |                   |                   |
| <b>OLD BANK ACCOUNT (CONFIRMATION PENDING)</b>          |                   |                   |
|                                                         |                   |                   |
| BANK ACCOUNT 05600015 NEFT A/C                          | 2362926           | 2362926           |
|                                                         |                   |                   |
| <b>NEFT /PENDING DUE TO NON AVAILABILITY OF DETAILS</b> |                   |                   |
| NEFT DEBIT AND CREDIT 511 / TOTAL MISTAKE               | (1743871)         | (55645)           |
| <b>TOTAL</b>                                            | <b>3111674836</b> | <b>3748543440</b> |

Deputy Director (H)  
Jaipur Development Authority  
Jaipur

(औकारमल राजोतिया)  
निदेशक (वित्त)

(रवि जैन)  
जयपुर विकास आयुक्त



**JAIPUR DEVELOPMENT AUTHORITY**  
**STATEMENT OF DEPOSITS & ADVANCES AS ON 31ST MARCH, 2022**

**SCHEDULE "C"**

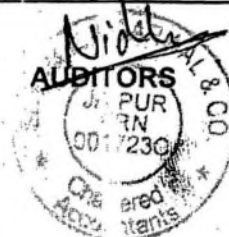
| S.NO. | PARTICULARS                                                               | AMOUNT<br>AS AT 31.03.2021 | AMOUNT<br>AS AT<br>31.03.2022 |
|-------|---------------------------------------------------------------------------|----------------------------|-------------------------------|
|       | <b>DEPOSITS &amp; OTHER LIABILITIES</b>                                   | <b>SCHEDULE "C-1"</b>      |                               |
| 1     | DEPOSITS OF WORKS CONTRACTORS                                             | 2659342366                 | 2328111253                    |
| 2     | REGISTRATION DEPOSITS (Misc.)                                             | 34198516                   | 34472176                      |
| 3     | REGISTRATION DEPOSIT (SCHEMES)                                            | 5107509                    | 4757509                       |
| 4     | DEPOSITS WORKS-DEFENCE DEPARTMENT (UNSPENT BALANCE)                       | 181765016                  | 40745093                      |
| 5     | ONLINE AUCTION DEPOSIT ( PENDING RCR)                                     | 273704116                  | 42908774                      |
| 6     | CIVIL DEPOSITS, TDS, TAXES & DUTIES, EMPLOYEE DEDUCTIONS & OTHER PAYABLES | 1064363766                 | 1122976987                    |
| 7     | BY DIRECT TRANSFER /RTGS, ACCOUNTED AS MISC. DEPOSITS RCR                 | 74463134                   | 128343586                     |
| 8     | BY DIRECT TRANSFER /RTGS, ACCOUNTED AS MISC. DEPOSITS CIVIL               | 0                          | 9400000                       |
| 9     | GST RECOVERED ( TO BE DEPOSITED)                                          | 363 989                    | -1149063                      |
| 10    | GST TDS                                                                   | 11036395                   | 13224292                      |
| 11    | LABOUR WELFARE CESS                                                       | 5247358                    | 7627142                       |
| 12    | SALES TAX PAYABLE                                                         | 56330                      | -5530                         |
|       | <b>TOTAL</b>                                                              | <b>4313416495</b>          | <b>3731412219</b>             |

*[Signature]*  
DY.D.R (E & B)  
Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

*[Signature]*  
DIRECTOR (FINANCE)  
(औकारमल राजोतिया)  
निदेशक (वित्त)

*[Signature]*  
JAIPUR DEVELOPMENT COMMISSIONER

(रवि जैन)  
जयपुर विकास आयुक्त



11 / 2021-22

**JAIPUR DEVELOPMENT AUTHORITY**  
**STATEMENT OF DEPOSITS & ADVANCES AS ON 31ST MARCH, 2022**

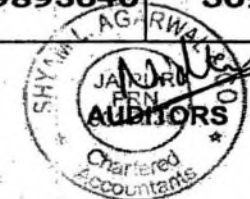
**SCHEDULE "C"**

| S.NO.                             | PARTICULARS                                                              | AMOUNT<br>AS AT 31.03.2021 | AMOUNT<br>AS AT<br>31.03.2022 |
|-----------------------------------|--------------------------------------------------------------------------|----------------------------|-------------------------------|
| <b>ADVANCES &amp; RECOVERABLE</b> |                                                                          | <b>SCHEDULE "C-2"</b>      |                               |
| 1                                 | ADVANCE TO EMPLOYEES, FIRMS, CONTRACTORS, DEVELOPMENT AND OTHERS         | 166008946                  | 155453276                     |
| 2                                 | ADVANCE TO SIMPLEX INFRASTRUCTURE LIMITED                                | 39861078                   | 64830089                      |
| 3                                 | LOAN (AS ADVANCE) TO RSRTC                                               | 100000000                  | 100000000                     |
| 4                                 | EXHICON EVENTS MEDIA SOLUTION PVT LTD                                    |                            | 11100000                      |
| 5                                 | RECEIVED FROM MEDICAL FUND A\C 945                                       | 0                          | -1000000                      |
| 6                                 | RETENTION BY CO-OPRATIVE BANK                                            | 1000000                    | 1000000                       |
| 7                                 | ICICI PENSION ACCOUNT 529                                                | 35974798                   | 37050418                      |
| 8                                 | UIT'S / LOCAL AUTHORITIES FOR OXYZEN PLANTS AS PER GOR                   | 0                          | 1531705                       |
| 9                                 | ADVANCE TO SPORTS COUNCIL FOR MAINTENANCE OF SHOOTING RANGE              | 120000000                  | 120000000                     |
| 10                                | RECOVERABLE FROM ONLINE COLLECTION AGENCY                                | 2535325                    | 3824352                       |
| 11                                | RECOVERABLE INTEREST ON SERVICE TAX & GST FROM RELIANCE JIO /INDUS TOWER | 195338                     | 195338                        |
| 12                                | GRATUITY RECOVERABLE FROM LIC                                            | 14318155                   | 15349171                      |
|                                   | <b>TOTAL</b>                                                             | <b>479893640</b>           | <b>509334349</b>              |

**DY DIR (E & B)**  
Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

**DIRECTOR (FINANCE)**  
(आकारमेल राजातिया)  
निदेशक (वित्त)

**JAIPUR DEVELOPMENT COMMISSIONER**  
(रवि जैन)  
जयपुर विकास आयुक्त



12 / 2021-22

**JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**

STATEMENT OF REVENUE &amp; EXPENDITURE ON ACCOUNT OF SALE OF LAND, CONVERSION/ REGULARISATION CHARGES AND URBAN ASSESSMENT ETC.

**SCHEDULE "D"****SALE OF LAND, CONVERSION/ REGULARISATION CHARGES AND URBAN ASSESSMENT ETC.****SCHEDULE -D1**

| PARTICULARS                                           | AMOUNT<br>2020-21 | AMOUNT<br>2021-22 |
|-------------------------------------------------------|-------------------|-------------------|
| ALLOTMENT/SALE OF PLOTS/ LAND                         | 4530857712        | 4327491876        |
| INCOME FROM NHAI ( LAND FOR RING ROAD)                |                   | 350000000         |
| INCOME OF NAZARANA ON LINE AUCTION A/C ( PENDING RCR) |                   | 1461000000        |
| INCOME FROM EWS/LIG/ BUILT UP PROPERTY ETC            |                   | 47451053          |
| BSUP SHELTER FUND & ADDITIONAL SHELTER FUND           | 82108984          | 103182973         |
| REGULARISATION AND CONVERSION CHARGES                 | 122997929         | 235247390         |
| URBAN ASSESSMENT FEE                                  | 1172557827        | 1338614237        |
| <b>TOTAL D-1</b>                                      | <b>5908522451</b> | <b>7862987529</b> |

**LAND ACQUISITION EXPENSES & SHARE OF REVENUE PAID****SCHEDULE -D2**

| PARTICULARS                                           | AMOUNT<br>2020-21 | AMOUNT<br>2021-22 |
|-------------------------------------------------------|-------------------|-------------------|
| LAND ACQUISITION ( NET OF REFUNDS )                   | 509566621         | 614568128         |
| PAYMENT OF SHARE OF REGULARISATION CHARGES TO GOR 40% | 1657267           | 0                 |
| <b>TOTAL D-2</b>                                      | <b>511223838</b>  | <b>614568128</b>  |

7/12  
Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

Director (Finance)  
जायपुर विकास अधिकारी (वित्त)  
जयपुर

(रवि जैन)  
JAIPUR DEVELOPMENT COMMISSIONER  
जयपुर विकास आयोग



13 / 2021-22

## JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

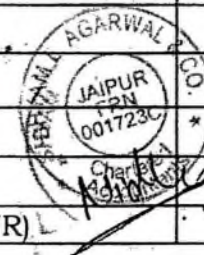
## SCHEDULE "E"

## DETAILS OF ADMINISTRATIVE &amp; OFFICE EXPENDITURE FOR THE YEAR 2021-22

| S.NO. | PARTICULARS                                                         | AMOUNT 2020-21 | AMOUNT 2021-22 |
|-------|---------------------------------------------------------------------|----------------|----------------|
| 1     | ADVERTISEMENT & PUBLICITY                                           | 161802528      | 135195061      |
| 2     | AUDIT FEES TO LOCAL FUND DEPTT. & OTHERS                            | 1789600        | 141600         |
| 2     | BOOKS & PERIODICALS                                                 | 646190         | 638466         |
| 3     | CONSULTANCY SERVICES & JOB WORK OF COMPUTERISATION PROJECT & OTHERS | 70552807       | 87308738       |
| 3     | PAYMENT OF FEES TO AUDITORS                                         | 396000         | 396000         |
| 4     | FEE FOR TAX MATTERS/APEALS TO AUDITORS                              | 1087337        | 698265         |
| 4     | CONVEYANCE CHARGES                                                  | 2126758        | 2835969        |
| 8     | ENTERTAINMENT EXP.                                                  | 1209057        | 3494509        |
| 9     | GENERAL DUTY GUARDS PERSONAL                                        | 86341016       | 101251691      |
| 10    | SECURITY GUARDS SERVICES UNDER RCM                                  | 24987122       | 35903253       |
| 11    | SECURITY GUARDS SERVICES FROM CORPORATE                             | 29782757       | 33948383       |
| 12    | LEGAL/ ADVOCATE FEES / EXPENSES                                     | 9636802        | 29070499       |
| 13    | LIVERIES AND UNIFORM ETC. AND STAFF WELFARE                         | 1248929        | 877087         |
| 14    | RUNNING AND MAINTENANCE OF VEHICLES INCLUDING CONTRACT VEHICLES     | 62340499       | 63054848       |
| 15    | <b>OTHER ITEM EXP /MISC. EXPENSES</b>                               |                |                |
|       | CONTRIBUTION FOR DEVELOPMENT/ AWARENESS                             |                | 151040         |
|       | CLEANING EXPENSES                                                   | 7368482        | 12092041       |
|       | ORDERLY ALLOWANCES                                                  | 55309          | 40526          |
|       | POSTAGE/TELEGRAM                                                    | 622053         | 976294         |
|       | LEAVE ENCASHMENT                                                    | 33476120       | 31724416       |
|       | SEMINAR & CONFERENCE PAYMENTS                                       |                |                |
|       | TENT'S EXPENSES FOR CAMP/ SCHEMES etc                               | 6001434        | 15789212       |
|       | TRAVELING EXPENSES-TOUR AND TRAVEL (INCLUDING FOREIGN TOUR)         | 327890         | 435903         |

14 / 2021-22

Deputy Director  
Jaipur Development Authority  
Jaipur



| S.NO. | PARTICULARS                                                    | AMOUNT 2020-21   | AMOUNT 2021-22   |
|-------|----------------------------------------------------------------|------------------|------------------|
| 17    | TELEPHONE EXPENSES INCL.LEASE LINE, PRO CALL etc.              | 3206824          | 2919007          |
| 18    | RENT INCLUDING LIGHT & WATER                                   | 39506052         | 41088394         |
| 19    | REPAIR AND MAINTENANCE OF FURNITURE AND OFFICE EQUIPMENT       | 512906           | 446463           |
| 20    | STATIONERY AND PRINTING                                        | 8560411          | 10781497         |
| 21    | COMPENSATION PAID                                              | 54008            | 182348           |
| 22    | RENT & TAXES (ENTRY TAX, ROAD TAX, URBAN DEVELOPMENT TAX Etc.) | 6368236          | 282838           |
| 23    | GOR- RAJASTHAN DIVAS EXPENSES , VAN MAHOTSAV                   |                  | 474300           |
| 24    | SPONSORSHIP EXPENDITURE                                        | 413000           | 400000           |
| 25    | ENCROCHMENT AND FLOOD SAFETY EXPENSES                          | 3640918          | 450746           |
| 26    | EXPENSES FOR COVID SAFTY                                       | 3329957          | 355619           |
| 26    | RERA REGISTRATION EXPENSES                                     | 1104516          | 7432904          |
| 27    | MISCELLANEOUS EXPENSES                                         | 750524           | 333403           |
|       | <b>Total</b>                                                   | <b>569346042</b> | <b>621171320</b> |

Deputy Director (E&B)  
 Dy. Dir. E & B  
 Jaipur Development Authority  
 Jaipur

DIRECTOR (FINANCE)  
 (मौलिक विकास राजस्व विभाग)  
 जयपुर विकास आयुक्त

JAIPUR DEVELOPMENT COMMISSIONER  
 (जयपुर विकास आयुक्त)  
 जयपुर विकास आयुक्त



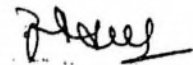
**JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**  
**STATEMENT OF PRIOR PERIOD ADJUSTMENT ON ACCOUNT OF RECONCILIATION OF BANK BALANCES ETC DURING 2021-22**

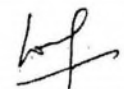
**SCHEDULE "F"**

| PARTICULARS                                                              | EXPENDITURE | INCOME    | EXPENDITURE | INCOME   |
|--------------------------------------------------------------------------|-------------|-----------|-------------|----------|
|                                                                          | 2020-21     |           | 2021-22     |          |
| PRIOR PERIOD DEPRECIATION ON SITC NETWORK CENTRE FROM 2017-18 TO 2019-20 | 31235744    |           |             |          |
| O& M EXPENSES OF SITC NETWORK CENTRE FROM 2017-18 TO 19-20               | 8309619     |           |             |          |
| INTEREST ON ADVANCE TO STAFF                                             |             | -10906    |             |          |
| INTEREST PAID OTHERS                                                     | -1844236    |           |             |          |
| INTEREST ON LA COMPENSATION                                              | -216888     |           |             |          |
| LAND ACQUISITION                                                         | -59514      |           |             |          |
| PNB FDR BALANCE PRIOR YEAR- 022100DP00000618                             |             |           |             | 1193167  |
| PNB OPENING CREDIT IN CA ACCOUNT 919                                     |             |           |             | 223330   |
| INTEREST IN COME WORKS-586                                               |             |           |             | 1391287  |
| RERA REGISTRATION EXPENSES VATI KA VIHAR                                 |             |           | 805761      |          |
| recovery by tribunal 13-12-2019                                          |             |           | 908799      |          |
| INTEREST ON REFUND 2018-19 EXCESS TAKEN IN PRIOR YEAR                    |             |           |             | -1803489 |
| Total                                                                    | 37424725    | -10906    | 6714560     | 1004295  |
| NET PRIOR PERIOD ADJUSTMENTS                                             |             | -37435631 |             | -5710265 |

16 / 2021-22

  
 Deputy Director (E&B)  
 Development Authority  
 Jaipur

  
 (आकाश मल राजोदिया)  
 DIRECTOR (FINANCE)  
 (निर्देशक वित्त)

  
 (रवि जैन)  
 JAIPUR DEVELOPMENT AUTHORITY COMMISSIONER

  
 AUDITORS

**Shyam L. Agarwal & Co.**  
**Chartered Accountants**  
**Frm. No. 001723C**

438-439, Mahima Trinity,  
Swey farm, New Sanganer Road  
Jaipur-302019.  
Tel.-0141- 2293116  
E-mail: [shyamipr@gmail.com](mailto:shyamipr@gmail.com)

TO THE JAIPUR DEVELOPMENT COMMISSIONER  
JAIPUR DEVELOPMENT AUTHORITY  
JLN MARG  
JAIPUR

**FORM 10B**  
**AUDITOR'S REPORT**

We have examined the Balance Sheet of "JAIPUR DEVELOPMENT AUTHORITY" JLN MARG JAIPUR as at 31<sup>st</sup> March 2022 and the Income & Expenditure Account for the year ended on that date, which are in agreement with the books of Accounts maintained by the said Authority on Tally Accounting Software on cash basis of accounting and reporting framework.

The selection of accounting policies, preparation and presentation of these financial statements including compliance of laws & regulations are the responsibility of the Authority/Management. Our responsibility is only to express an opinion on these Financial Statements based on our audit which includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements.

We conducted our Audit in accordance with auditing standard issued by ICAI for the general accounting framework having limitations of their applicability to the cash basis system of accounting and the reporting framework being followed by JDA. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements. An audit involves examining on a test basis, evidence supporting the amount and disclosures in the financial statements.

An audit also includes assessing the accounting principles used as well as evaluating the overall financial statements presentation under the reporting framework being followed by the Authority. We believe that our audit provides a reasonable basis for our opinion.

*Subject to the basis of qualifications given below and notes on accounts at Schedule X attached to the financial statements, we have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of audit.*

In our opinion, proper book of account have been kept by the above Authority so far as appears from our examination of the books *subject to the basis of qualifications given below and the limitations explained by the authority in notes on accounts as per schedule 'X' attached to the Balance Sheet.*

**BASIS OF QUALIFIED OPINION**

1. The authority has maintained the account on cash basis of accounting under a given reporting framework and has explained the material transactions by way



17 / 2021-22

of significant accounting policies and notes on accounts in Schedule X attached to the Balance Sheet. In accounting policy no 1 it has been mentioned that in view of the cash system of accounting, the provision/adjustment on account of accrual in Asset/Liability and Income & Expenditure and the related disclosures could not be made and the Accounting Standards could not be followed. Further that the figures/values as detailed and explained in the Policy no. 1 of Schedule X attached to the Balance Sheet has also not been ascertained and the same could not be commented by us.

2. Non maintenance of Fixed Asset Register and reconciliation with the value of Assets shown in the Balance Sheet (which has been reported in process), pending physical verification of the Assets as per Note no. 13 attached to the Balance Sheet.
3. Accounting of payment as development grant /contribution for development payment etc. and others as explained in Policy no. 1 of Schedule-X and Accounting of receipts of grants and non- ascertainment and reporting of the utilization/unspent grants in view of cash accounting of the same during the year as per note no. 11 of schedule 'X'.
4. Reconciliation differences and adjustments of various amounts and suspense/old balances disclosed as per the accounting policy 5 and Note No.18. RTGS Transfers and direct deposits accounted for as liability Rs. 1377.44 Lacs which may materially impact the figures in income and expenditure account as reported, the same have been reported in note no. 15 of schedule X.
5. Non reconciliation/confirmation of the balances of advances/deposits to and from contractors and others and non-ascertainment and reporting of the quantitative details etc. as per note no 12 & 17 of Schedule-X. The same have also reported in process.
6. Non ascertainment and reporting of the quantity and value in relation to land acquisitions for development works/schemes and allotment of developed land in lieu thereof, as reported as per Policy No. 3 of Schedule-X attached to the Balance Sheet. Further, non-provision of interest on the Loan from NCRPB and NHAI due to cash basis of accounting as per Note no. 25 and Note no. 26 respectively.
7. Non ascertainment and reporting of the amount recoverable, reconciliation of receipts, accounting of the payment to the Government of Rajasthan and Jaipur Nagar Nigam for conversion charges/sale of land treated as development payment being cash accounting as per note no.16 of schedule X.
8. Non follow up of the accrual system of accounting, presentation/classifications etc. as derived from the Accounting Policies and various notes on accounts as per schedule X attached to the balance sheet. Further internal control, checking and reporting system as also reported at Note No 24 at schedule 'X' needs to be strengthened in case of

- i) Revenue reconciliation of the receipts as per Revenue Collection Register with the respective credit given for such revenue against the credit taken for dues/recovery at the respective Zones /section of the Authority.

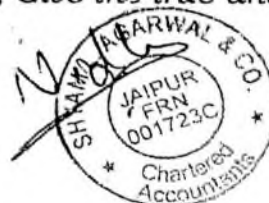


- ii) Compliances of the contract terms and conditions of the works contracts for development and maintenance works awarded by the authority.
  - iii) To put controls for Financial Management and accounting system at each center particularly at Zones to have reconciliation of income received, tax deduction and deposit/advance accounts etc.
9. Non reconciliation and delayed deposit of taxes, contribution etc, as referred in the note no. 19 & 21 of schedule X and prior year adjustments and routine observations reported to the authority in a separate report to the management dated 12-09-2022, the compliance of which is reported in process.
  10. The authority though maintained the separate fund for the GPF and the pension and has also taken a policy from LIC for gratuity liability and the contribution made is treated as expenses. The contribution made to pension fund as PD A/c is also treated as expenditure as per the policy followed. Accordingly, the AS-15 requirements has not been followed as also explained in Note.20.
  11. Non availability and disclosure of the details of the capital/reserve fund and seed capital as per note No 6, non ascertainment and disclosure of non current Assets/non current liabilities and non-availability of share certificate of the investments made as Share capital of Rs 400Lacs to JCTSL and Rs 24 Lacs to RUDSICO (earlier known as RAVIL) as per Note. No 22. Further, advance made to Sports Council as per Note no. 29 Rs. 12 Crore not adjusted as no details yet obtained.
  12. Non recovery of loan provided to RSRTC on directions of the GOR without terms and conditions as per Note no. 27. Non-disclosures of information as per the requirement of RERA as reported at Note 28. Further revenue from NHAI Rs. 35 Crores accounted on ad-hoc bases pending the interest adjustment as per Note No. 26.

The net impact of the above Qualifications on the assets /liabilities and income / expenditure could not be reported as the Authority has not ascertained the respective figures, cash basis of accounting followed and also the reporting has been made as per the Form 10B under IT Act and the audit has been conducted. Under 12A of the income tax Act 1961.

#### **QUALIFIED OPINION**

In our opinion and to the best of our information, and according to information given to us, the said Financial Statements, based on cash basis system of accounting, are subject to the qualifications and basis of opinion given above and also to be read with Significant Accounting Policies and Notes on Accounts at Schedule 'X' Attached to the Balance Sheet, Give the true and fair view



- (i) In the case of balance sheet of the state of affairs of the Jaipur Development Authority as at 31<sup>st</sup> March 2022, and
- (ii) In the case of the Income and expenditure account, of the SURPLUS of its accounting year ending on 31<sup>st</sup> March 2022.

EMPHASIS OF MATTERS- The attention of management is drawn on the followings:-

- (i) Accounting & reporting of the IPD Tower as detailed in Note no. 31, where the same has been accounted as noddle agency of GOR for public health.
- (ii) Accounting of income against the amount received from online auction of Rs. 146.10 Crores pending RCR, as per Note No. 15.
- (iii) Accounting of Income of Rs. 141.68 Lacs withdrawn from PMAY bank account of which RCR was pending as on 31.3.2022 as per Note No. 15.
- (iv) The income booked till 31.03.2022 (including income received in previous years of Rs. 21.61 Crores, which was shown as Liability as 'Fund held under Trust') from land transferred of JMRC Ltd where the execution of MOU between the Authority and JMRC Ltd. is in process as per note no. 30.
- (v) An amount of Rs. 60 Crores paid on behalf of GOR and accounted as land acquisition against transfer of land occupied/owned by GOR, as per Note no. 29 of Schedule X.

The prescribed particulars based on the above are annexed hereto which are also subject to the qualifications as above and the accounting policies & notes on accounts at Schedule X Attached to the Balance Sheet.

Place: Jaipur

Date: 12.09.2022

Yours Faithfully,

For Shyam L. Agarwal & Co.

Chartered Accountants

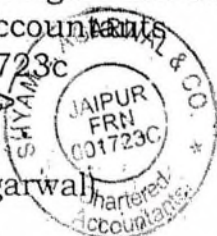
FRN No 001723C

(CA Nidhi Agarwal)

Partner

M. No.425095

UDIN: 22425095ARUWNY1439



**JAIPUR DEVELOPMENT AUTHORITY**  
**SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNTS**  
**(to& forming part of the Balance sheet as on 31.03.2022)**

**SCHEDULE 'X'**

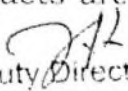
**SIGNIFICANT ACCOUNTING POLICIES**

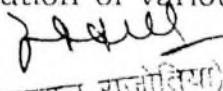
**1. ACCOUNTING SYSTEM**

The Authority was exempt from filing of its tax return till 31.3.2002. The Authority decided to follow the Cash system of accounting w.e.f. 1.4.2002 and accordingly the accounts for the year 2002-03 and onwards has been prepared on Cash basis system of Accounting and the reporting framework being followed by the Authority. The Authority is registered as 'Charitable entity' u/s 12AA of the IT Act 1961 & filing the return of Income tax accordingly.

In view of the Cash basis system of accounting being followed:-

- The unearned income out of one time Urban Assessment Fee and all other heads of income, accruals of all type of income/receipts and all provisions for expenditure/payments under all head of accounts related to the year are not made. The employee benefits are also accounted for on cash basis, Investments are stated on cost of acquisition, no provision of Current tax/ Deferred Tax and other direct /indirect taxes /duties/levies is made, and no valuation of any stock/ inventory is made. Further all development expenses as incurred & paid are charged to revenue (except fixed assets /CWIP charged to capital) and no work in process concept is followed, however, in case of fixed assets, as required, capital work in progress is shown separately. Accordingly, the financial statements are prepared under a framework being followed by the Authority.
- The liability to pay the share, out of total receipts (accounted as revenue of the Authority) of the sale of land, conversion charges, Urban Assessment Fees etc. to Government of Rajasthan, Jaipur Nagar Nigam & other agencies as per the orders of the State Government, are shown as expenditure only in the year of actual payment.
- For urban development & to provide public amenities, various contracts are entered in to for execution of various development,

  
Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

  
(औकरमल राजसिंघा)  
निदेशक (नगर)



maintenance & related works where, neither the accrued liability is ascertained and provided for nor the contingent liability, capital commitments, damages etc. are accounted, ascertained and disclosed in the Financial Statements of the Authority.

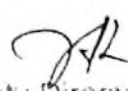
- The grants from State Governments, Central Government and Government departments for various works, public utility projects of sewerage, drainage, roads and other civic amenities in JDA Region are recognized in the year of receipt and similarly the expenditure incurred by the Authority against such Grants are recognized as expenditure in the year of payment and the amount of unutilized grant or grant receivable is neither ascertained nor disclosed. However, the Grant received for works beyond JDA Region is recognized as Liabilities and adjustments of expenditures are made from them.

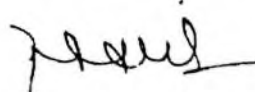
Further, the checking and reconciliation of various receipts and payments is an ongoing process till the final balances are confirmed in all respect. The adjustments if any, revealed in course of checking and reconciliation are recognized under respective heads and adjusted in the year in which the same is reported.

The Authority accounts for, the expenditure incurred on a Resource with ability to generate economic benefit and fully owned & controlled & kept for its use for service potential/ administrative purposes, having enduring nature, as Fixed Assets of the Authority.

The Development and Maintenance expenditure incurred on public roads, bridges, drainage, sewerage, parks and other civic/urban amenities for the use of general public where the control of the Authority is limited to orderly use and maintenance, are recognized as revenue expenditure. Similarly, the receipts from the sale of land, development charges, conversion charges and all other charges and levies including the fees & penalties for compliance under town planning, land and building regulations and similar activities being of the revenue nature are being accounted for as revenue in the Financial Statements.

In view of the aforesaid system of accounting and reporting framework being followed by the Authority, the relevant accounting Standards and guidance issued by ICAI could not be followed and the effect of the same on the income and expenditure and Balance sheet is neither ascertained nor quantified & disclosed.

  
Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

  
(श्यामल राजोसिया)  
महानगर जयपुर



2. Fire (Cess) Fund: As per the directions of the State Government a specified sum is levied & recovered from builders/owners for fire protection & safety for which a dedicated fund has been created and being shown as liabilities, since, the Authority is not incurring against such expenditure under its routine activities. It was decided by the competent authorities, that, a new dedicated account as Fire Cess be created and the application and utilization of funds may be made through a separate agency or otherwise as deem fit by the Government of Rajasthan and the utilization of the same will be made accordingly from the said fund. The interest earned is also credited to this account only if any FDR/deposit is made from this account.

The Authority also have earned/collected, as per direction of the State Government, BSUP shelter/additional shelter fund income with sale of land, which is recognized as income in the year of receipt and the expenditure in the year of amount actually spent.

3. Since, the Government lands belong to the State Government and has been vested in the Authority, the revenue from sale of plots, regularization and conversion charges, urban assessment fees and the expenditure on acquisition payments, payment of share of revenue to Jaipur Nagar Nigam, Government of Rajasthan and to the projects as per order of the Government of Rajasthan are detailed in Schedule D of the income and expenditure account. All other revenue and expenditure are shown in the Income & expenditure account itself. Further land given against land to land owners as per policy of JDA is not depicted in accounts since no cash has been paid. The land acquired for development purposes and compensation/consideration paid is shown as land acquisition expenditure on actual payment basis.

4. The Fixed assets including Buildings, Plant & machinery/equipment, Vehicles, Furniture and Fixtures and Other Equipment are recognized at historical cost and are shown in the Balance sheet, after charging the depreciation at the rates applicable as per Income tax Act on WDV basis, as net fixed assets. The office building and staff quarters are shown separately to have the depreciation @10% and 5% respectively. The useful life also nearly the same & as such no impairment is noted for any material amount. The Authority to provide Sewerage and Drainage system for general public utility, had been incurring expenditure on Sewerage Treatment plant also. Since, the treatment plant was meant for general public and out of Government Grants, hence, it is recognized as revenue expenditure. However, the Authority has capitalized the STPs under the Dravayvati River project which has been developed for multiple purposes and are to be controlled fully by the Authority. The same were as ascertained by the concerned XEN of the project is reported as Capital Work in progress since previous year when ascertained.

Dr. J. K. Singh  
Director

Dr. J. K. Singh  
Director

Dr. J. K. Singh  
Director

On completion and when the assets are put to use, the capitalization is made as fixed assets & depreciation is charged as per the rates applicable.

5. The Authority is having separate Cash books for Civil, Works, land payments and also separate account for collection and refund of revenue, etc.

For revenue collection accounts, Consolidated Bank collection Accounts maintained in which payments drawn by the Authority are accounted for. The entries of bank transfers in such collection accounts are accounted for in the books of accounts on monthly basis for revenue accounting.

The Authority open separate bank account on requirement basis and the transactions for a particular year, where no separate cash book is kept, are accounted for with all the cash book transactions, on tally software so as to prepare the annual accounts of the Authority.

The bank reconciliation is a continuous process and the adjustments revealed in the reconciliation are adjusted in the financial statements from time to time.

6. The balances of Seed capital, Capital fund, Capital Reserve along with the opening balances of the deposits/advances, fixed assets, Capital works etc., have been taken as per the figures shown in the last audited balance sheet prior to the financial year 2002-03 since the accounting is changed as per policy no 1 mentioned herein above, where the complete details were not available and are subject to reconciliation of the closing figures of the financial year 2001-02. The reconciliation / confirmation / adjustment and disclosure related to these figures would correspondingly affect the figures and disclosure for the years thereafter. Further the ledger accounts are prepared of the transactions for the year. The final accounts are prepared after incorporating the opening balances as per last audited balance sheet under separate tally software.

7. The Authority is carrying out its activities as per the JDA Act for urban planning, land and building regulations, development and maintenance of civic amenities and public utility services and in the process recover certain charges as Fees, Penalties, Floor charges, Map release charges, Sale of tender forms, Resumption charges, Sub-division Fees, Compound fees, Road cut charges, Layout Plan & Permission charges, Processing charges etc., which are recognized as income of the Authority on receipt basis in the Financial Statements.

  
Deputy Commissioner (आ.क.म.ल. रा.न.स.वि.या.)  
Jaipur Development Authority (ऑकलमल रा.न.स.वि.या.)  
Jaipur



8. The interest earned by the Authority on late payment of any dues and on deposits etc., (net of refunds, if any) is taken as income. The administrative and other overheads are recognized as expenditure of the Authority. The Income & Expenditure statement is prepared and the resultant surplus/ deficit are transferred to Balance sheet under the head reserve and surplus. In case of interest on FDR, the amount of interest is recognized on receipt basis and the tax deducted on it is shown as TDS recoverable and credited as income on the basis of TDS certificate received from the banks/26AS statement available at Income tax site.

The Authority from previous year is following a practice to disclose the amount set apart u/s 11(2) of the Income Tax Act during the year under the separate head 'Reserve for Development in JDA Region', which will be adjusted and transferred on utilization. The corresponding investment required under Section 11(5) of the I.T. Act is made as included in the FDRs and bank deposits.

The investments are shown at cost values. Mostly, these are nominal and made in government entities (unquoted shares) and no impairment is considered. The loss, if any, is accounted for only in the year of transfer/sale. Further, being Government Authority the executives and officers are all paid as per the Government and Authority rules and as such no specific related party transactions takes place, except as are covered in Authority's functions, hence no such disclosure is made.

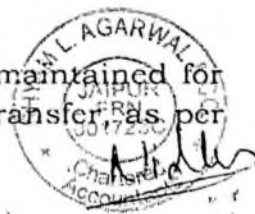
9. The Authority is also working as nodal agency for monitoring the works under affordable housing scheme and other infrastructure schemes as per the directions of the State Government; the details of the transactions, since not related to the Authority, are neither compiled nor incorporated in the books of the Authority. Any amount received/incurred under the same are recognized as Liabilities/recoverable.

10. The fund for Employees GPF and Pension is maintained by Authority at Secretariat Treasury Jaipur as approved by the State Government in which the contribution of the employees and the employer, as the case may be, deposited and the related payments are made from such accounts. The interest is credited by the treasury at the end of each year in both these accounts. The net of transactions in these accounts are reported at the liabilities side and assets side to depict the balances and investment of both these accounts.

The pension contribution made/transferred in the PD account maintained for the purpose is treated as expenditure in the year of payment/transfer as per

5  
Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

(ऑफिसमल राजस्वतिया)  
विभागाध्यक्ष (जि.स.)



25 / 2021-22

policy of the Authority. A separate bank account is maintained for the purpose of pension, which is not part of these accounts. Further, the Authority is also maintaining a separate bank account for RPMF contributions, of which, the fund balance is not shown in the balance sheet. Also, a separate bank account is maintained for the purpose of NPS contributions as made by the employees.

## NOTES ON ACCOUNTS

11. Since the Authority account for the Grants/subsidy from GOI /through GOR and from CCR / its departments/entities on cash basis as explained at policy at Para 1 above, the un-utilized/overspent amount has not been ascertained and disclosed for this year also. On the project wise details /verification if reveals any adjustment/refund, the same will be made in the year of refund/adjustment.

12. The Authority obtains/retains deposit from the Contractors like, misc. deposit, earnest money, retention money, security deposit, withheld amount under the contract agreement being executed from time to time and also retains certain amount from the Bills of the contractors. The balance amount of such deposits is shown as Current liabilities, since it is to be adjusted/refunded as per the contract terms normally in a period of one year or as per the Contract agreement. The preparation of the details of Deposits were pending since long, however, from year 2018-19, the party wise list of deposits received and refunded (except RCR) is being prepared. Further, on reconciliation/confirmation, if any adjustment arises, the same will be made in that year.

The amounts received from MLA/MP LAD fund and other departments for participatory/deposit works for public utility services are treated as development expenses/receipts on cash basis. In case of construction of Road Under Bridge in JDA region undertaken for Defense Department, the same is treated as a Fund account, where expenditure incurred is netted out of the deposit amount and the unspent balance is shown at the Liability side of the Balance Sheet. The net liability as on 31.03.2022 is Rs.4,07,45,093/-. No Fees is charged by the Authority being the public utility work.

The balance of the Fire-Cess fund as at 31.3.2022 is Rs. 7,11,41,990/- (previous year Rs.7,05,08,756/-), this also includes the interest on SB bank account earned in this year of Rs.21,926/- made out of these funds, which is recognized as liabilities as per the accounting policy. As on 31.03.2022 there is only nominal balance in the corresponding fire-cess fund account.

  
Deputy Commissioner, (अकाउंट्स राजस्व विभाग,  
जिला प्रशासन, जयपुर)

26 / 2021-22

13. The maintenance of the item-wise fixed asset register with necessary details and its physical verification thereof was pending since long. Due to which no adjustment for shortage/excess, if any, and other related value adjustments could be made. The Authority has however started the maintenance of the fixed assets register from the year 2018-19 taking the consolidated amount under each head reported in earlier years fixed assets schedule, as opening Balances. The physical verification process is yet to be completed. The resulting adjustment, if any, will be made only after completion of the process and its final reconciliation thereof.

The construction of Rajasthan International Centre is in progress. Certain expenses incurred on ESI Building at Jhalana Doongri from 1.04.2017 were shown separately as per the directions of Government (against the land made available for RIC). Since, the work has been completed and this expenditure was incurred on account of Rajasthan International Centre, the balance lying in this account has been transferred in the previous year to the RIC CWIP Account as per schedule A to the Balance sheet. The same will be capitalized on completion of the work which is expected during 2022-23.

14. The Authority was recognizing income from its share of Land and Building tax as per the statement of accounts received from LBT department or on the basis of the estimated collection. The accounting policy of cash basis accounting has been adopted by the Authority from the year 2002-03 and therefore, no such provision was required to be made. A sum of Rs. 20.92 Crores has been shown as amount recoverable from Land and Building tax as on 31.3.2002. As per the letter of Directorate of Small Savings, Government of Rajasthan, there was a collection of 898.72 Lacks of which 50% share of JDA comes to Rs. 449.36 Lacks, which was not accounted for in books of 2002-03 due to cash system of accounting. If the same is added, the amount comes to Rs. 25.41 Crores. Any amount received/ receivable over and above this figure would be accounted for upon the final decision in this matter, till then, the opening balance are carried on in the books of accounts.

15. The Authority has put RCR system in place for proper classification of the revenue and to ensure that the same is deposited in bank, through challan, so that the income can be easily identified. The Authority recognizes the income (which is only on receipt basis as explained at policy no 1 above), normally on accounting for in the revenue collection register (known as RCR) as per the heads specified therein. The head wise RCR reconciliation is a continuous process, any adjustment, if further revealed will be made in the respective year. During the year certain amounts were received against auction of land and deposited in the specified bank account. Since the individual RCR has been made/being made in the current financial year, the total revenue withdrawn of

7  
Deputy Director (E&B)  
Jaipur Development Authority (जोधपुर विकास प्राधिकरण)  
Jaipur

27 / 2021-22

Rs 146.10 Cr from such account has been taken as Income from sale/allotment of land, as the Authority is following cash basis system of accounting. Likewise, the amount received in the PMAY bank accounts were not taken in the accounts of the Authority till previous year as the Authority was holding the money in trust, since, from this year the development work has been started, the amount withdrawn from such accounts for this purpose of Rs. 1,41,68,396/-, has been taken as income. The respective expenditure has been booked in Development expenses.

Certain amounts are deposited directly through PTCS/NEFT by the individual/entities, which are not identified, the RCR for the same could not be made, the balance of such amounts as at 31.03.2021 was Rs.7,44,63,134/-, which has been increased to Rs.137743586/- as at 31.03.2022. Under this head, the pending entries from 01.04.2013 have only been carried in the books as Liabilities, hence, the same is not reconciled with the pending amount of RCR carried since inception. Further, such amount is shown as liability under Schedule C-1, till it is not identified. The difference of Rs. 18,31,980/- between Head wise RCR and Banks as at 31.03.2022 is still under reconciliation in the accounting head of RCR contra under the Schedule B-II to the Balance Sheet.

16. The final reconciliation and confirmation of revenue share of Jaipur Nagar Nigam and Government of Rajasthan is in process, and if any difference is revealed, the same will be paid/adjusted in the year of reconciliation. This year, no amount (previous year Rs.15,57,267/-) out of the share of revenue from sale of land, conversion/regularization charges etc. has been transferred as shown in Sch. D under the head 'Share of Revenue'.

17. The Authority has made various contracts for development, maintenance, constructions and other works with various contractors. Certain contracts have not yet been completed and certain contract where the work has been completed but the final bills has not been made/approved. Also in certain contracts the contractors has left the work and the contract is pending in the Books of accounts for adjustments. The liability to be recovered from the contractor and the amount payable to the contractor for all such contracts have not yet been arrived at, including the amount of damages/penalty and other recoveries/ adjustments and therefore, the resultant adjustments could not be made in the books and such figures could not be disclosed. Huge amounts are lying in deposit of contractors as EMD, SD, Misc deposit & others and are building up year to year. In certain cases, the damages/compensation etc. recovered as per the terms and conditions of the respective contract, since, is related to the cost of the respective work, has been adjusted against the total expenditure on development work incurred during the year. Further due to non-ascertainment of the said figures the accrued/contingent liability, if any, has not been ascertained and reported. However, from the year 2018-19 the details of the deposits are maintained by the Authority.

Secretary (Accounts)  
Jaipur Nagar Nigam

(ऑफिसमल राजनियम)  
जापुर नगर निगम

18. The expenditures/payments are recognized on the basis of cheques issued and income on the basis of amount received in Revenue Collection Register. The primary cash book at civil and works payments are maintained and recorded with receipt and payment on day to day basis. For Head -wise accounting as required to prepare the Financial Statements, all transactions are recorded on separate tally software for day to day transaction. The income/receipt as per RCR is accounted in this software on monthly basis. The Financial Statements are therefore based on the said accounting. In case any difference is revealed, the resulting adjustment will be made in the year in which it is revealed. The FDR are made from time to time by transfer entries/issue of cheques, the interest of which is also received in the RCR.

The Bank balances have been mostly reconciled and adjusted, however, the reconciliation and adjustment being an ongoing process may reveal certain adjustments, which would be made in that year in which it is revealed.

The Bank balances at schedule B of the Balance Sheet, includes certain amounts of reconciliation differences, RCR refund and other amounting to Rs.55,645/- (credit) (Rs.17,43,871/- credit as at 31.03.2021) and account no 5600015 for NEFT transfer for Rs. 23,62,926/, the same will be adjusted as soon as details are available from the banks and reconciled.

The balance in the "Registration Deposit Schemes" under Schedule 'C' to the Balance Sheet, amounting to Rs.47,57,509/- (Rs. 51,07,509/- as at 31.03.2021) has been shown as liabilities and the corresponding amount as Bank balances, since, it is on account of amount refundable to unsuccessful applicants and amount transferable to income for successful applicants. There are certain differences with the balance as per bank account no. 610, which is under reconciliation and are reported as liabilities. The amount of interest received is debited to this account and credited to the interest income in the respective year. Any short/excess refund/unadjusted amount will be recognized on final transfer of the said amount.

The Authority is also maintaining online bank account for deposit of EMD/Najra etc. against the auctions made from time to time. The same is adjusted through RCR/amount transferred from this account identified as income, however, till then, the balances are lying in the liabilities as 'Online auction deposit A/c (pending RCR)', a sum of Rs. 42908774/- as at 31.03.2022 (Rs.27,37,04,116/- as at 31.03.2021) is lying in the said account.

19. The Income tax deduction, GST TDS and other deductions of taxes from the payments under various heads are made and deposited with the respective

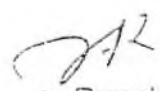
authorities from time to time. Though no material variation would arise, still the reconciliation being the continuous process, any discrepancies are noticed, will be paid as per the provisions of the applicable laws from time to time.

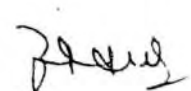
Further, the matters related to rectification of the E-TDS returns due to wrong PAN no. and other reasons is a regular process, processed on receipt of the details and the correct PAN no., necessary corrections are made as permissible under the laws. The old dues as per the details available on TDS portal as on date is Rs. 200.08 Lacs against Rs. 237.34 lacs in previous year, which are being examined with the details and any liability if arise will be adjusted and paid in the ensuing years. On the other hand, an amount of Rs. 493.04 Lacs is shown as recoverable from Income Tax Department, as refund due of Rs. 413 Lacs deposited under protest and an amount adjusted of Rs. 80.04 Lacs paid towards the TDS deposited on the basis of award of land but the claim not accepted by the land owners, against demand raised by the Income Tax Department in a case related to the TDS on compensation paid on agricultural land. The case was decided in favor of the Authority, but the refund of the same is still pending due to the demand existing on TDS portal.

The department filed an appeal before the Honorable High Court against the order of Honorable Jaipur bench of ITAT for the AY 2009-10, where the total demand was Rs. 91.33 Crores. The Honorable High Court allowed exemptions under section 10(20), which was disputed by the Income Tax Department before the Honorable Supreme Court, the decision of which is pending. However, the Authority has claimed the benefit under section 11 and 12 of the Income Tax Act, 1961. The Assessment for the AY 2010-11 and onwards are however completed by the Department on this basis. Still, if any liability arises, it will be recognized in the financial statements in the year it is reported and paid.

20. The Authority has taken a master policy for gratuity scheme from Life Insurance Corporation of India in March, 2003. The amount of gratuity paid by the Authority is shown as recoverable from LIC and the amount received from LIC is credited to this account. Further, Rs. 1,53,49,171/- is shown as recoverable from LIC against the payment made against Gratuity as at 31.3.2022 (Rs. 1,43,18,155/- as on 31.3.2021), which is under reconciliation and confirmation with LIC and will be adjusted accordingly. This year, a sum of Rs. 2,13,01,577/- (previous year Rs. 35,58,834/-) has been incurred/paid as contribution as per the demand of the LIC and the expenditure on gratuity for deputation employees.

10

  
Deputy Director (E&B)  
Jaipur Development Authority (औद्योगिक विकास प्राधिकरण)  
Jaipur

  
Deputy Director (E&B)  
Jaipur Development Authority (औद्योगिक विकास प्राधिकरण)  
Jaipur



Being cash system of accounting, the pension contribution made in the respective public deposit account under pension rules of the state government is treated as expenditure in the year of payment. A sum of Rs.883.39 Lacs(Previous year Rs.1351.44 Lacs)incurred and paid during this year, out of which Rs.500 Lacs (previous year 1000 Lacs) has been made as a special contributionthis year.

21. TheGST has been made applicable since 01/07/2017 and taxes like Service Tax, Works Contract Tax, VAT etc.has been subsumed under the GST Act, wherein certain services provided by the Authority, like, Renting of Immovable Property, charges received againstother services (other than Developmental activities), etc., have been made taxable.Aseparate cell has been created for tax compliance, deposition of taxes in time, raising GST invoices and checkingwhere there is delay in payment of statutory dues.The efforts are being made for proper compliance of the service tax/GST and TDS as applicable from time to time. The observations of auditors for delay in deposition of taxes are being taken care for reconciliation to ensure full compliances and to deposit the pending amount as per the applicable provisions.

The GST reconciliation for the Financial year 2020-21 and 2021-22 are under progress at the professional firm and the difference, if any reported will be adjusted and paid at the time of filing the Form 9A and 9C. In this regard the observations of the auditors by way of a separate report for nonpayment of taxes /delay payment and other observations of routine audit are also being looked into and if any adjustments are required in the accounts of the Authority and/ or any payment of taxes/interest is required to be made, the same will be done in next financial year.

Further the Director General of GST Intelligencehas taken up the enquiry of the service tax & GST from October 2014 to September 2019. All details required have been submitted alongwith the challan of GST, & Service tax payment. The Show cause notice related to service tax has been issued, according to whichnet amountpayable on account of service tax is Rs. 9,34,330/-only plus interest and penalty as may be applicable; including Rs. 816783/-on revenue from Smriti Van and Rs. 90,000/- on installation charge of GBM towers.It has been contested that the Authority was not liable for the same as it was covered under the exemption for Governmental Authorities. However, the order against the same was passed by the CGST Department, confirming the demand. The Authority has decided to contest the matter against the same and file an appeal before the Honorable CESTAT, New Delhi.

11  
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Jaipur Development Authority  
Jaipur

(आकाशमल राजसिंघा,  
जा.दे.व.अ.प.स.)



31 / 2021-22

Further, with regard to GST, a show cause notice is issued by the DGGI on 04.04.2022, where a net amount of GST of Rs. 1,94,70,396/- plus interest and penalty as may be applicable, on Guarantee commission paid to the GoR where the JDA has claimed exemption available under notification for exemptions to Governmental authorities and the GST on miscellaneous income like Entry tickets, tree guards, sale of Master plan etc., has been issued. However, the matter is pending at the Adjudication level and the Authority will take up the same as per the applicable provisions before the CGST department.

22. The investments at par as per the directions of the State Government were made in Equity share capital in JCTCSL Rs. 400.00Lacs and in RAVIL (Now changed as RUDSICO) Rs 24.00Lacs, (GOR undertakings) for which the Share Certificate are yet to be received.

23. The audit of the accounts is being done under the provisions of section 12A(1)(b) of the Income Tax act, 1961 and return of income is filed as registered charitable trust/institution.

24. The observation of the audit, even dated, for the compliances, system improvements, taxation/other issues and audit by Local Fund Dept. and other audits are under compliance by the Authority. The Authority has taken up the system of the revenue audit, computerization of RCR, separation of the land accounting, challan deposit system etc. and is taking steps for revenue reconciliation of various charges deposited/recovered as income with the respective credit given by the Zonal authorities, the compliance of the contracts terms and conditions of the work contracts, etc. Further steps are also in process for effective internal control system in relation to the sale/allotment of land and recovery of charges, development works, financial management, tax compliances and accounting system.

25. The Authority has taken term loan from National Capital Region Planning Board at the rate of interest at 7.00%, with a rebate of 0.25%, if the interest is paid on time. The authority does not have a system for classification of current assets/liabilities and noncurrent assets/liabilities strictly as required, as the type of accounting framework being followed due to cash basis system of accounting. However, the amount due/payable in the financial year 2022-23 is Rs. 138.27 Crores.

26. The Authority had entered in an MOU with NHAI for the construction of Ring Road (Southern Corridor), where NHAI was under obligation to pay a sum of Rs. 350 Crores (NPV, discounted at the interest rate of 8%) against the cost of land transferred to the NHAI by the Authority, to be disbursed in equal

12

(अधिकारमल राजनीति)

(अधिकारमल राजनीति)

(अधिकारमल राजनीति)

installments over a period of 10 years, commencing after one year of completion of the project. The actual date of completion of the project was 11.12.2020, hence, the disbursement had to start from 11.12.2021, and hence, Rs. 35 Crores were receivable this year from NHAI. However, the Authority has also taken loan/advance from NHAI of Rs. 196 Crores in previous year at the same interest rate of 8%. Hence, the amount was to be received/adjusted net of interest, the Authority thus have adjusted Rs. 35 Crores receivable this year against the loan due from the NHAI on ad hoc basis. As the final calculation of the interest payable/receivable has not been received from the NHAI, the same is not accounted for.

27. A sum of Rs 10 Crores has been provided as loan (as advance) on 16/06/2017 at the interest rate of 9% per annum to Rajasthan State Road Transport Corporation on the direction of the Government of Rajasthan. Since, no interest has yet been received, the Authority is pursuing for recovery of the loan and interest thereon. Interest will be accounted only on receipt of the same as per the accounting policies. The interest accrued till 31.03.2022 is Rs. 431 Lacs.

28. The RERA was implemented on 1<sup>st</sup> June, 2017 in the State of Rajasthan. As per the provisions of the act, various eligible schemes had to be registered under the RERA and the disclosures have to be made in the Financial Statements. The Authority has also got registered with the RERA. The Authority has appointed separate auditors (Chartered Accountancy Firm) during the year and for each project registered in RERA, the Auditors will issue separate annual report against each project allotted to them. However, as the finalization of the same is under process, the necessary disclosures will be made in the next financial year as required under RERA. During the year, receipts from the schemes covered under RERA are lying in the bank Accounts shown at schedule 'B' under the head RERA Bank Account.

29. The Authority has provided a sum of Rs. 12 Crores in the year 2018-19, towards maintenance of the Shooting Range to the Sports Council. The maintenance was to be carried out from the interest of the said advance. However, as per the decision of the committee set up for the purpose, it was decided that the original amount can be utilized for the purpose of maintenance of Shooting Range but no utilization certificate has since been received and therefore, the same is still lying as recoverable advance from Sports Council.

The Authority has paid a sum of Rs. 60 Crores in this year (50 Crores in the previous year), towards the construction of MLA Flats to Rajasthan Housing Board for and on behalf of the Government of Rajasthan, against the amount of

13  
Deputy Director (E&B)  
Jaipur Development Authority  
Jaipur

(आचार्य राजेश्वरी)  
निदेशक (वित्त)

JAIPUR  
RERA  
Noida

lands transferred to the Authority has been accounted for under the head of Land Acquisition cost, being cash basis system of accounting being followed.

Further, the Authority has incurred certain expenditure against COVID-19 Relief work on the direction of the Government, where the net expenditure is debited to income and expenditure account and if any recovery is made from the Government, the same would be recognized in the year of receipt.

30. The Authority has entered in an MOU with JMRC Ltd (a State Govt entity providing public utility services in JDA region), according to which JMRC Ltd had to transfer certain lands to the Authority. According to the terms agreed, the JMRC Ltd. will be paid the consideration for such land and the Authority will have all rights, interest and revenue of the Land. In view of the same, the amount received till 31.03.2022 from sale of such land has been accounted for as income being the cash basis system of accounting being followed. The amount to be paid to JMRC Ltd. will be shown as expenditure in the year of actual payment.

31. As per the directions of the Government of Rajasthan, certain Government agencies had to provide grants/contributions for the construction of IPD Tower to meet the requirement of public health in Jaipur region and to prepare the city for encountering any pandemic situations. The Authority has been nominated to execute the project out of the funds, so defined to be contributed by various Government entities/boards/Authorities. No administrative or other charge can be levied on such project. The authority is also required to provide Grants/Contribution for the same. The Authority has maintained a separate IPD Fund Account having the bank balances as Contra, wherein all the amount received and expenditures are to be accounted for. The net balance of this fund is shown as Liability and the corresponding bank balances are shown under Cash and Bank Balances. The amount of contribution made by the Authority would be shown as contribution in the year of actual payment. The net balance under this fund as at 31.03.2022 is Rs. 38.04 Crores lying in the bank account. A sum of Rs. 26.13 Lacks paid by the Authority from other accounts will be adjusted in the current financial year.

32. There are certain amounts of income on which TDS is deducted by the parties in the year 2021-22 but the amount is recoverable in the following year. The Authority has recognized the TDS as income in the current year, as per the amount available in 26 AS of the Authority and the balance revenue would be recognized in the year of receipt.

7.12  
Deputy Director (E&B)  
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Jaipur

(ओकरमल राजोतिया)  
निदेशक (वित्त)



33. The previous year figures and the expenditure under the group head have been regrouped/rearranged as per the current year figures. Further, the compliances of observations of AG Audit, Local fund audit and other audit is a continuous process and any impact of same on the Financial Statements, will be provided for in that Financial Year.

In terms of our report of even date

For Shyam L. Agrawal & Co.

Chartered Accountants

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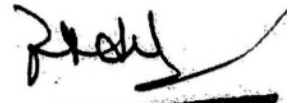


(Nidhi Agrawal)

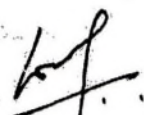
M. No 425095  
Partner

  
Deputy Director (E&B)  
(Sudhir Yadav)  
Jaipur Development Authority  
Jaipur

Dy. Dir (E&B)

  
Onkar Mal Rajotiya  
(Onkar Mal Rajotiya)  
निष्ठांक (वित्त)  
Director (Fin.)

Director (Fin.)

  
(Ravi Jain)  
(रवि जैन)  
जयपुर विकास आयुक्त

Date : 12/09/2022

Place : Jaipur

UDIN: 22425095ARUWN1439

**FORM-A**

[see rule 3(2)]

**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **“FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224”** situated at Village- Langdiyawas, Tehsil- Jamwa Ramgarh, District- Jaipur, State-Rajasthan.

The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority:  
**Competent Authority**

(ii) (In case of competent authority etc.)

- (a) Name: **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**  
(b) Address: **Ram Kishore Vyas Bhawan, Indra Circle Jawaharlal Nehru Marg, Jaipur, Rajasthan 302004.**  
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **N.A.**  
(d) Main objects: **Real Estate**  
(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **Attached**

(iii) PAN Number of the promoter: **AAATJ4598C**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

**Bank Name - ICICI BANK LTD**  
**IFSC code- ICIC0006754**  
**Bank A/c Number- 675401701312**  
**Bank Address- JDA CAMPUS, JAIPUR**

(v) Details of project land: Khasra No. 174 PART, 202, 203 PART 222 & 224, Village- Langdiyawas, Tehsil- Jamwa Ramgarh, District-Jaipur, State-Rajasthan

Total Area- **916886.77** Sq Mt.

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- (vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc. **N.A.**
- (vii) Agency to take up external development works \_\_\_\_\_ Local Authority / **Self Development: Local Authority**
- (viii) Registration fee for an amount of Rs. \_\_\_\_\_/- paid through online payment, **PRN No.** \_\_\_\_\_, **Transaction No. RERA-TRANS-** \_\_\_\_\_ **of Rs** \_\_\_\_\_ **on** \_\_\_\_\_
- (ix) Any other information the applicant may like to furnish: **N.A.**

2. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **Attached**
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**
- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **N.A. (Declaration Attached)**
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **N.A.**
- (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Attached.**
- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Attached.**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **N.A. (Declaration Attached)**
- (ix) The location details of the project, with clear demarcation of land dedicated for

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उपायुक्त

(संसाधन विकास एवं समन्वय)

the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached.**

- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached.**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Attached.**
- (xii) The number and areas of garage for sale in the project: **N.A.**
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Attached.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **N.A.**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **N.A. (Declaration Attached)**
- (xvi) A declaration in Form-B. **Attached.**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

- (i)
- (ii)
- (iii)

.....

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief

Yours faithfully,

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Signature and seal of the applicant(s)

Date: 27.05.2023

# **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**

INDRA CIRCLE JAWAHARLAL NEHRU MARG, JAIPUR, RAJASTHAN 302004

Name of Project: **“FARM HOUSE/ECO FRIENDLY HOUSING SCHEME KH. NO. 174 PART, 202, 203 PART 222 & 224”**

Name of Promoter: **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**

Address: Khasra No. 174 PART, 202, 203 PART 222 & 224, Village- Langdiyawas, Tehsil- Jamwa Ramgarh, District-Jaipur, State-Rajasthan

|    |                             |                                                                                                            |                                                                                     |
|----|-----------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1. | NAME                        | <b>JAGDISH NARAYAN YADAV</b>                                                                               |  |
|    | ADDRESS                     | 101/101, Kumbha Marg 10 Sector, Pratap Nagar, Sanganer, Pratap Nagar Sector 11, Jaipur, Rajasthan – 302033 |                                                                                     |
|    | CONTACT DETAILS AND MAIL ID | ao.scheme@jaipurjda.org<br>9414293665                                                                      |                                                                                     |

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**JAGDISH NARAYAN YADAV**

**Deputy Commissioner**

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,

Secretary JDA, vide letter no. जविप्रा/ उपा/ जोन

12/2021/डी-3612 dated 09.11.2021