



## ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण



वार्षिक लेखा वर्ष 2022-2023  
एवं  
तुलन-पत्र दिनांक 31.03.2023

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

प्लॉट -01, नॉलेज पार्क-IV, ग्रेटर नौएडा सिटी, जिला -गौतमबुद्ध नगर (उ०प्र०)।

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**  
**BALANCE SHEET AS AT 31st MARCH, 2023**

(Amount in ₹)

S.No.	Particulars	Sch.No.	Amount	Current Year	Previous Year
<b>I</b>	<b>Sources of Funds</b>				
1	<b>Reserves, Reserves Fund and Surplus</b>				
	a) Maintenance Reserve	1	30076,21,423.81		32038,67,494.37
	b) Reserve for Future Exp.	2	41524,11,433.05		41524,11,433.05
	c) Reserve for Special Projects	3	52476,72,519.06		45768,48,196.31
	d) Reserve Fund for Urban Services	4	176712,43,039.36		162493,37,673.39
	e) Reserve Fund for Greens	5	4800,84,682.14		4788,30,000.14
	f) General Reserve	6	162547,30,949.12		181591,85,479.25
	g) Reserve for urban Renewal & upgradation		421752,80,475.92	889890,44,522.46	416829,13,799.34
					885033,94,075.83
2	<b>Loan Fund</b>				
	a) Secured Loans				
	i) Other Secured loans	8	390574,52,085.01		437489,63,654.86
	b) Un-Secured Loans				
	i) Fund From State Govt. PM Gati Sakti		26171,00,000.00	416745,52,085.01	437489,63,654.86
3	<b>Advances from Customers</b>				
	Collection Account of Allottees	10	1077417,54,224.78	1077417,54,224.78	1015565,48,829.69
	<b>Total</b>			2384053,50,832.00	2338089,06,560.00
<b>II</b>	<b>Application of Funds</b>				
1	<b>Fixed Assets</b>	11			
	a) Gross Block		74687,52,310.00		79637,42,308.00
	b) Less Depreciation		6908,72,891.00		8062,26,020.00
	c) Net Block (a-b)		67778,79,419.00	67778,79,419.00	71575,16,288.00
2	<b>Investments</b>				
	a) General Investments	12	211149,41,630.49	211149,41,630.49	204815,14,853.00
3	<b>Properties</b>				
	a) WIP- Development Cost	14	495722,22,328.29		482179,93,459.11
	b) WIP- Land	15	-		-
	c) Completed Properties				
	i) Developed land	16	400001,19,297.05		405631,58,295.18
	ii) Construted Property	17	312396,37,064.23		315930,10,243.28
	d) Land Bank	18	706817,94,833.88		696130,73,598.16
				1914937,73,523.45	1899872,35,595.73
4	<b>Current Assets, Loans &amp; Advances</b>				
	a) Sundry Debtors	19	278265,96,037.67		308584,76,488.74
	b) Cash and Bank Balances	20	74210,43,052.37		22932,46,186.65
	c) Other Current Assets	21	147344,50,253.39		122112,68,172.92
	d) Loans and Advances	22	46111,66,630.62		44416,98,621.38
	<b>Total (1)</b>		545932,55,974.05		498046,89,469.69
	<b>Less :- Current Liabilities and Provisions</b>				
	A) Current Liabilities				
	a) Other Liabilities	23	29449,87,351.92		28421,77,697.29
	b) Interest Due but not paid	23 A	142566,20,044.00		117993,08,591.00
	B) Provisions	24	183728,92,318.74		189805,63,357.74
	<b>Total (2)</b>		355744,99,714.66		336220,49,646.03
	<b>Balance (1-2)</b>			190187,56,259.39	161826,39,823.66
	<b>Total</b>			2384053,50,832.00	2338089,06,560.00

Significant Accounting Policies and Notes On Accounts 35

As per our Compilation Report

RAV BHARDWAJ & CO.

Chartered Accountants

FRN-003966C

SHIV KUMAR KHARVA

Partner

M. No.-429878

UDIN:-23429878BHACEL3564

VINOD KUMAR

G.M. (F)

General Manager (Finance)  
Greater Noida Indl. Dev. Authority

MEDHA ROOPAM  
A. C. E. आई. ए. एस.

अपर मुख्य कार्यपालक अधिकारी  
ग्रेटर नोएडा औ० वि० प्राधिकरण

N.G. RAVI KUMAR

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मुख्य कार्यपालक अधिकारी  
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**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**  
**INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2023**

(Amount in ₹)

S.No.	Particulars	Sch.No.	Amount	Current Year	Previous Year
	<b>PROPERTY DEVELOPMENT</b>				
	Sale of Developed Land (Lease)	19	17963,17,624.28		156633,16,640.88
	Sale of Constructed Property (Lease)	19	9045,11,233.48		10502,58,704.82
	<b>TOTAL</b>		<b>27008,28,857.76</b>	<b>27008,28,857.76</b>	<b>167135,75,345.70</b>
	Less :-				
	i) Cost of Developed land sold (Lease)	16	6474,98,518.19		66305,00,334.22
	ii) Cost of Constructed Property sold	17	5606,40,207.18		8928,15,222.47
	iii) Transfer to Reserve for Special Projects	3	6708,24,322.75		22157,70,239.35
	iv) Transfer to Reserve for Greens	5	12,54,682.00		21,69,777.00
	v) Transfer to urban Renewal & upgradation fund		4923,66,676.59		41833,91,863.60
	<b>TOTAL</b>		<b>23725,84,406.70</b>		<b>139246,47,436.64</b>
<b>A.</b>	<b>OPERATING SURPLUS/(DEFICIT) FROM PROPERTIES</b>			<b>3282,44,451.06</b>	<b>27889,27,909.06</b>
	<b>URBAN SERVICES</b>				
	<b>INCOMES</b>				
	i) Lease Rent (annual) & FAR	25	18306,91,557.87		12718,86,719.86
	ii) Fee, Duties & Taxes	26	20453,16,204.68		21734,26,361.66
	<b>TOTAL</b>		<b>38760,07,762.55</b>		<b>34453,13,081.52</b>
	Less :				
	<b>EXPENDITURES</b>				
	i) Township Electricity		5908,56,321.00		6207,52,639.00
	ii) Township Security (Labour)		373,96,906.00		569,87,304.00
	iii) Water supply		7496,94,596.00		6252,13,570.00
	iv) Garbage collection		8773,99,487.50		5450,68,727.00
	v) Maintenance of Horticulture works		2937,44,333.00		2277,05,007.00
	vi) Grants (NMRC, UdhogBandhu, Siksha Samiti, St. govt etc)		10532,28,852.00		10327,00,000.00
	vii) Road Maint & Re-surfacing		16636,22,817.34		10532,82,230.00
	viii) Other expenses		1762,53,182.00		8064,88,811.20
	<b>TOTAL</b>		<b>54421,96,494.84</b>		<b>49681,98,288.20</b>
<b>B</b>	<b>Surplus / (Deficit) from Urban Services</b>			<b>(15661,88,732.29)</b>	<b>(15228,85,206.68)</b>
<b>C</b>	<b>GROSS SURPLUS/(DEFICIT) FROM OPERATIONS (A+/-B)</b>			<b>(12379,44,281.23)</b>	<b>12660,42,702.39</b>
	<b>ADMINISTRATIVE</b>				
	<b>INCOMES</b>				
	i) Interest Earned	27	4153,74,880.22		4578,07,579.68
	ii) Forfeiture of Property	28	2272,69,615.00		4467,53,188.00
	iii) Misc. Income	29	14388,64,550.02		12722,63,001.13
	<b>TOTAL</b>		<b>20815,09,045.24</b>		<b>21768,23,768.81</b>
	<b>EXPENDITURES</b>				
	i) Establishment Exp.	30	4079,66,405.00		3879,03,386.00
	ii) Administrative Exp.	31	3998,10,022.00		2663,85,964.00
	iii) Financial Exp.	32	580,37,802.13		936,66,005.06
	iv) Marketing Exp.	33	684,89,425.00		633,35,008.00
	v) Other Exp.	34	1473,94,252.00		1131,36,735.00
	vi) Depreciation	11	6908,72,891.00		8062,26,020.00
	<b>TOTAL</b>		<b>17725,70,797.13</b>		<b>17306,53,118.06</b>
<b>D</b>	<b>Surplus / (Deficit) from Administration</b>			<b>3089,38,248.11</b>	<b>4461,70,650.75</b>
<b>E</b>	<b>Village Development Expenses</b>			<b>(10906,67,448.00)</b>	<b>(6783,36,331.00)</b>
	<b>NET SURPLUS TRFD. TO GENERAL RESERVE</b>			<b>(20196,73,481.12)</b>	<b>10338,77,022.14</b>
	(C + D - E)				

Significant Accounting Policies and Notes On Accounts

35

As per our Compilation Report

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MAINTENANCE RESERVE

Schedule-1

Amount in INR

S.No.	Sector/Project	Balance B/f (1)	Additions during the year (2)	Total (3)	Amount Utilised (4)	Balance C/f (5)
1	Maintenance Reserve on Development Work	32038,67,494.37	695,16,101.60	32733,83,595.97	2657,62,172.16	30076,21,423.81

RESERVE FOR FUTURE DEVELOPMENT

Schedule-2

Amount in INR

S.No.	Sector/Project	Total	Balance B/f (1)	Add during the year (2)	Total (3)	Amounts utilised (4)	Balance off (5)
1	Reserve for Future Development	-	41524,11,433.05	-	8663,23,025.74	-	41524,11,433.05

RESERVE FOR SPECIAL PROJECTS

Schedule-3

Amount in INR

S.No.	Sector/Project	Balance b/f (1)	Sale Value (2)	Rate (% of Sale Value) (3)	Additions during the year (4)	Balance off (5)
1	Residential	199264,84,163.23	10010,98,305.98	15%	1501,64,745.90	200766,48,909.13
2	Institutional	74469,06,160.44	664,28,250.00	28%	185,99,910.00	74655,06,070.44
3	Commercial	19483,34,213.50	2679,52,250.31	10%	267,95,225.03	19751,29,438.53
4	Industrial	89027,94,462.04	13578,98,405.21	35%	4752,64,441.82	93780,58,903.86
5	Dedicated Freight Corridor etc.	7927,11,905.42	-	35%	-	7927,11,905.42
	<b>Total</b>	<b>390172,30,904.62</b>	<b>26933,77,211.50</b>		<b>6708,24,322.75</b>	<b>396880,55,227.37</b>
	less: Amount b/f from Completed Special Projects during FY2009-10 (refer Notes to Accounts)	30416,79,464.24	-	-	-	30416,79,464.24
	less: Amount b/f from Completed Special Projects during FY2011-12 (refer Notes to Accounts)	108167,98,959.31	-	-	-	108167,98,959.31
	less: Amount b/f from Completed Special Projects during FY2012-13 (refer Notes to Accounts)	17241,96,719.32				17241,96,719.32
	less: Amount b/f from Completed Special Projects during FY2013-14 (refer Notes to Accounts)	7852,16,162.82				7852,16,162.82
	less: Amount b/f from Completed Special Projects during FY2014-15 (refer Notes to Accounts)	18390,97,586.89				18390,97,586.89
	less: Amount b/f from Completed Special Projects during FY2015-16 (refer Notes to Accounts)	36981,16,746.95				36981,16,746.95
	less: Amount b/f from Completed Special Projects during FY2016-17 (refer Notes to Accounts)	16413,20,438.99				16413,20,438.99



less: Amount t/f from Completed Special Projects during FY2017-18 (refer Notes to Accounts)	98546,90,217.09				98546,90,217.09
less: Amount t/f from Completed Special Projects during FY 2018-19 (refer Notes to Accounts)	3548,15,846.42				3548,15,846.42
less: Amount t/f from Completed Special Projects during FY 2019-20 (refer Notes to Accounts)	5218,59,485.28				5218,59,485.28
less: Amount t/f from Completed Special Projects during FY 2020-21 (refer Notes to Accounts)	1625,91,081.00				1625,91,081.00
Balance Reserve for Special Projects	45768,48,196.31				52476,72,519.06

**Note Reg : Schedule - 1**

1. Maintenance reserve has been provided @ 10 % on the actual expenditure incurred on developmental works done during the year. The calculation for this reserve is made in the schedule on Work in Progress-cost of Development (Schedule-14)

2. The expenditure done on the maintenance during the year is reduced from this provision vide column no-4 and balance at the end of the year is shown in the column -5 as above.

**Note Reg : Schedule - 2**

1. Reserve for future development is provided to meet the estimated future development expenditure in various sectors.

2. The quantum of reserve to be provided (given in column-2 above) is estimated on the basis of information received from Engineering Department of GNIDA.

3. The actual expenditure made during the year against future development reserve as shown under column-4, above, are determined in Schedule-14 and adjusted here.

**Note Reg : Schedule - 3**

1. The reserve for special projects are created every year out of the sale entries passed during the year. The rates for each area are indicated at col-3 above.

2. The costs incurred on the special projects till date are included in the schedule of Work in Progress (Schedule-14) and the same shall be adjusted against the reserves for special projects.



## RESERVE FUND FOR URBAN SERVICES

## Schedule-4

Amount in INR

S.No.	Secror/Project	Balance B/f (1)	Additions during the year (2)	Total (3)	Amounts Invested (4)	Balance c/f (5)
1	Lease Rent Received on Properties :-	162493,37,673.39	14219,05,365.97	176712,43,039.36		176712,43,039.36
	<b>Total</b>	<b>162493,37,673.39</b>	<b>14219,05,365.97</b>	<b>176712,43,039.36</b>	<b>-</b>	<b>176712,43,039.36</b>

## RESERVE FUND FOR GREENS

## Schedule-5

Amount in INR

S.No.	Secror/Project	Balance B/f	Additions during the year	Total	Amounts Invested	Balance c/f
1	Different Sectors	4788,30,000.14	12,54,682.00	4800,84,682.14		4800,84,682.14
	<b>Total</b>	<b>4788,30,000.14</b>	<b>12,54,682.00</b>	<b>4800,84,682.14</b>	<b>-</b>	<b>4800,84,682.14</b>

## GENERAL RESERVE

## Schedule - 6

Amount in INR

S. No.	Particulars	Current Yr.	Prev. Yr.
1	Opening Balance (Prior Periods Excess of Income Over Exp.)	181591,85,479.25	175356,35,762.37
2	Prior period adjustments	1152,18,951.00	(4103,27,305.26)
3	Current Yr. Excess of Income over Expenditure	(20196,73,481.12)	10338,77,022.14
	<b>Total</b>	<b>162547,30,949.12</b>	<b>181591,85,479.25</b>

**Note reg : Schedule-4**

One time lease rent received during the year from various allottees has been transferred in Reserve fund for urban services and same is shown in col-2 of sch-4.

**Note reg : Schedule-5**

The reserve fund for green has been created out of the amount received towards location charges i.e park facing plot, corner plot etc.

**Note reg : Sch-6**

Sch-6 shows the total general reserves of authority as on 31.03.23. GNIDA has transferred SAP in Fixed assets in earlier years wrongly. Depreciation charged in earlier years had been written back and considered as prior period item.



**SECURED LOANS TOWARDS SCHEMES**

Schedule-7

S.No	Particulars of Loan	Loan		Repayment Period	Sanctioned Date	Date of 1st Instalment Draw	Rate of Intt.	Sector/Project	Amount in INR				
		Sanctioned	Balance bff						Additions during the year	Refund during the year	Balance cff		
		-	-	-	-	-	-	0	-	-	-	-	-
	<b>Total</b>								-	-	-	-	-

**SECURED LOANS**

Schedule-8

S.No	Particulars of Loan	Loan Sanctioned	Repayment Period	Sanctioned Date	Date of 1st Instalment Paid/to be paid	Rate of Intt. At Sanction	Purpose	Balance bff	Additions during the year	Repaid during the year	Balance cff
2	Union Bank of India-00011	1000 Crore	6 Yrs.	04.09.2017	31/12/2019	8.50%	Land&Infra. Dev	13606,65,250.00	-	12497,00,689.10	1109,64,560.90
3	Noida Authority**	2500 Crores	5 Yrs.	06.06.2014	Nov-15	10.20%	Land&Infra. Dev	276781,07,758.00	-	-	276781,07,758.00
4	HD/FC Bank	200 Crores	4 Yrs.	01.03.2021	Jun-22	6.75%	Land&Infra. Dev	20000,00,000.00	-	6666,66,668.00	13333,33,332.00
5	HD/FC Bank	500 Crores	5 Yrs.	03.12.2020	Mar-22	6.75%	Land&Infra. Dev	45656,25,000.00	-	12175,00,000.00	33481,25,000.00
6	NCPRB Loan A/c	261.52 Crores	15 Yrs	30.04.2014	May-17	7.50%	Water Supply& Sewerage	12501,21,816.00	-	1785,90,546.00	10715,31,270.00
7	Bank of Maharashtra	1000 Crores	6 Yrs.	05.12.2020	Mar-21	6.90%	Land&Infra. Dev	59990,53,028.00	-	6292,24,794.00	53698,28,234.00
	<b>Total</b>							<b>437489,63,654.86</b>	<b>-</b>	<b>46915,11,569.85</b>	<b>390574,52,085.01</b>

\*\* Loan Paid amount has been considered for excess interest charged during earlier years and during the year calculated on govt security rate.

**DETAILS OF UNSECURED LOANS**

Schedule-9

S.No.	Particulars of Loan	Loan		Repayment Period	Sanctioned Date	Date of 1st Instalment Draw	Rate of Intt.	Sector/Project	Amount in INR			
		Sanctioned	Balance bff						Additions during the year	Refund during the year	Balance cff	
		-	-	-	-	-	-	-	-	-	-	-
	<b>Total</b>								-	-	-	-



COLLECTION ACCOUNT OF ALLOTTEES

Schedule-10

Amount in INR

S.No	Sector	Op. Bal (1)	During The Year (2)	Total (3)	Trf. To Sch. 19/Proj Comp. (4)	Net Balance (5)
1	Receipts from Res. Allotees	632931,00,994.27	64124,14,339.91	697055,15,334.18	22325,42,813.69	674729,72,520.49
2	Receipts from Com. Allotees	99044,49,162.35	33873,88,780.57	132918,37,942.92	12861,04,519.43	120057,33,423.49
3	Receipts from Inst. Allotees	93820,49,383.87	2805,72,902.68	96626,22,286.55	7330,05,302.17	89296,16,984.38
4	Receipts from Indl. Allotees	168144,26,899.39	12061,79,984.22	180206,06,883.61	15840,39,446.69	164365,67,436.92
5	Receipt -Dev. Charges (From Farmers for Vill. Abadi)	21625,22,389.81	7476,49,966.95	29101,72,356.76	133,08,497.26	28968,63,859.50
	<b>Total</b>	<b>1015565,48,829.69</b>	<b>120342,05,974.33</b>	<b>1135907,54,804.02</b>	<b>58490,00,579.24</b>	<b>1077417,54,224.78</b>

Note reg : Schedule-10

Col - 1 shows the total collection received from allottees who have not executed the lease deed of their Plots of land/Constructed Property.

Amount of interest accrued from builder allottee has been reduced from actual receipts.

Col-2 shows the total collection received from various allottees during the financial year.

Col-4 provides the information of collection received from the allottees who have leased their Plots of land/Constructed Property during the year.





## SCHEDULE OF FIXED ASSETS AND DEPRECIATION

S.No.	Particulars of Assets	Balance as on 1.4.2022	Addition during the year		Sold/ Deletion during the year	Total	Rate of	Depreciation for the Current Year	WDV as on 31.3.2023	WDV as on 31.3.2022
			upto 02-10-22	After 02-10-22						
<b>A</b>	<b>Fixed Assets (Tangible)</b>									
1	Vehicle	94,01,847.00				94,01,847.00	15%	14,10,277.00	79,91,570.00	94,01,847.00
2	Furniture & Fixtures	504,68,781.00	65,42,247.00	88,87,683.00		658,98,711.00	10%	61,45,487.00	597,53,224.00	504,68,781.00
3	Electric Equipments	62,70,753.00		4,94,665.00		67,65,418.00	15%	9,77,713.00	57,87,705.00	62,70,753.00
4	Computers	249,18,172.00	10,64,650.00	36,46,025.00		296,28,847.00	40%	111,22,334.00	185,06,513.00	249,18,172.00
5	Office Building Greater Noida	236,35,860.00				236,35,860.00	10%	23,63,586.00	212,72,274.00	236,35,860.00
6	T & P	715,32,309.00	2,84,746.00	273,58,867.00		991,75,922.00	15%	128,24,473.00	863,51,449.00	715,32,309.00
7	Officers & Staff Quarter at Sec. Beta, Gamma & Eta	1577,57,666.00				1577,57,666.00	5%	78,87,883.00	1498,69,783.00	1577,57,666.00
8	C E O Residence	25,76,318.00				25,76,318.00	5%	1,28,816.00	24,47,502.00	25,76,318.00
9	Community Centre in Diff. Sector	256,03,171.00	47,76,570.00	229,55,314.00		533,35,055.00	10%	41,85,740.00	491,49,315.00	256,03,171.00
10	Sub Station in GNIDA office	5,18,598.00				5,18,598.00	15%	77,790.00	4,40,808.00	5,18,598.00
11	Community Centre in Sector Delta	14,21,521.00				14,21,521.00	10%	1,42,152.00	12,79,369.00	14,21,521.00
12	1 MWP Solar power Plant	25,19,759.00		22,62,980.00		47,82,739.00	40%	14,60,500.00	33,22,239.00	25,19,759.00
13	Greater Noida Stadium Building	23287,31,035.00				23287,31,035.00	10%	2328,73,104.00	20958,57,931.00	23287,31,035.00
14	Greater Noida Stadium Land	2377,56,346.00				2377,56,346.00	N/A	-	2377,56,346.00	2377,56,346.00
15	New Office Building	30037,35,022.00				30037,35,022.00	10%	3003,73,502.00	27033,61,520.00	30037,35,022.00
16	15 & 20 MLD STP	10828,04,341.00		123,82,000.00		10951,86,341.00	10%	1088,99,534.00	9862,86,807.00	10828,04,341.00
17	15 & 20 MLD STP (Land)	310,25,200.00				310,25,200.00	0%	-	310,25,200.00	310,25,200.00
<b>B</b>	<b>CAPITAL WIP</b>									
1	SAP Software	968,39,589.00	1542,64,309.00			2511,03,898.00		-	2511,03,898.00	968,39,589.00
2	STP & MLD		312,43,301.76			312,43,302.00			312,43,302.00	-
3	New Office Building at G. Noida West.		240,09,605.00			240,09,605.00			240,09,605.00	-
4	Vendor Market in various sectors		110,63,059.00			110,63,059.00			110,63,059.00	-
	<b>Total</b>	<b>71575,16,288.00</b>	<b>2332,48,487.76</b>	<b>779,87,534.00</b>	<b>-</b>	<b>74687,52,310.00</b>		<b>6908,72,891.00</b>	<b>67778,79,419.00</b>	<b>71575,16,288.00</b>

Note:

- 1 Depreciation charged on WDV method as per Income Tax Act-1961 and rate of depreciation on fixed assets put to use on or after 03.10.2022 is half of the rates given here-above.
- 2 Greater Noida sports stadium building includes equipment also. Single rate of depreciation has been applied on whole of assets group.
- 3 Addition during the year against SAP software includes amount of earlier years depreciation written back amount as SAP is not yet functional.



## Schedule-12

SCHEDULE OF INVESTMENTS

Amount in INR

S.No.	Particulars of investment	Current Year	Prev. Year
A	General Investments (Long Term)	176509,65,183.00	176478,85,504.00
B	General Investments (Short Term)	34639,76,447.49	28336,29,349.00
	<b>Total</b>	<b>211149,41,630.49</b>	<b>204815,14,853.00</b>

Note reg : Schedule-12

The long term investment represents the amount invested in shares, debentures and bonds.

Amount of Rs 141.27 crore paid by GNIDA to NMRC against which NMRC has issued equity of Rs 141.27 cr in the name of state government. GNIDA has considered it as investment in the view of board decision by agenda no-119/17, as UP Govt didn't have any objection on issuance of share capital in the name of GNIDA.

The short term investment represents the amount invested in fixed deposit / flexi deposits with various banks.

## Schedule-13

INTEREST CONTROL ACCOUNT

Amount in INR

Sl. No.	Particulars	Current Yr.	Prev. Yr.
1	Interest on Scheme Loan	35952,84,274.20	32880,46,377.70
2	Project Consultancy	172,86,381.00	298,23,625.00
	<b>Total 'A'</b>	<b>36125,70,655.20</b>	<b>33178,70,002.70</b>
3	Normal & Penal Intt. Earned from Allotees	27455,09,313.67	33178,70,002.70
	<b>Total 'B'</b>	<b>27455,09,313.67</b>	<b>33178,70,002.70</b>
4	Balance Absorbed In WIP, Comp. Prop sch-14 [A-B]	8670,61,341.53	-



WORK IN PROGRESS - Cost of Development

Schedule - 14

S. No.	Sector/Project	Internal Development		External Development		Maintenance Fund (@ 10% on Cr. Yr Cost)	Grand Total	Trf. To Res. For Future Exp. (Sch-2)	Balance
		Op. Balance	Addition during the yr.	Interest & Consultancy	Total				
A	SPECIAL PROJECTS								
1	SFL PROJ. GANGA WATER Water Supply	-	-	167700.80,364.70	141,118,764.00	141,31,876.40	170992,75,937.71	-	170992,75,937.71
2	Gautam Buddha University Electrification Roads Water supply Electrification Others Running & Operational Expense Sewerage S.W. drain civil & sanitary installation Const. of boundary wall round building/housing 6% of pavilion for cricket/football/hockey field Admin exp land scaping 6% of boys hostel supply of kitchen equipment & others Horticulture Consultancy Less: Noida Contribution Sub Total	-	-	1654,44,932.61	141,118,764.00	141,31,876.40	170768,44,061.31	-	170768,44,061.31
3	Night Safari Project	171259,08,856.09	-	-	-	-	171259,08,856.09	-	171259,08,856.09
4	Police Staff Quarter Badliapur	1092,31,034.87	-	-	-	-	1092,31,034.87	-	1092,31,034.87
5	Construction of Multipurpose Hosp.	363,08,633.79	-	-	-	-	363,08,633.79	-	363,08,633.79
6	Medical University	101452,50,187.19	62,44,166.00	73,10,188.15	82,44,166.00	-	101452,50,187.19	-	101452,50,187.19
7	S T P 80 MLD	4808,68,832.26	-	-	-	-	4808,68,832.26	-	4808,68,832.26
8	400 kv Sub Station	312,43,301.76	-	-	-	-	312,43,301.76	-	312,43,301.76
9	Const of Police Statione - KP-III	2133,26,776.30	2000,00,000.00	231,44,334.40	2000,00,000.00	200,00,000.00	6674,71,100.70	-	6674,71,100.70
10	220 KVA Sub Station	64,78,345.50	-	-	-	-	64,78,345.50	-	64,78,345.50
11	220 KVA Sub-Station RC Green	423,25,840.00	122,01,587.00	14,24,665.72	122,01,587.00	12,20,154.70	4502,32,247.42	-	4502,32,247.42
12	Hospital/Health Centre-West	67,49,822.00	2400,00,000.00	2809,73,189.28	2400,00,000.00	240,00,000.00	5449,73,189.28	-	5449,73,189.28
	TOTAL	453276,67,826.32	6085,14,339.00	7100,59,450.72	6085,14,339.00	600,27,01,730	466442,41,616.04	312,43,301.76	466790,23,331.58
B	OTHER PROJECTS								
1	LAMBDA earth work Roads S.W. Drain Park & Plantation Roadside Plantation Water Supply Sewerage Electrification Internal Development Other Sub Total	2,14,683.85	-	-	-	-	2,14,683.85	-	2,14,683.85
2	Ch. Pri. Extn.	-	-	748,95,694.85	-	-	748,95,694.85	-	751,10,378.70



S. No.	Sector / Project	Internal Development			External Development			Maintenance Fund (@ 10% on C.Yr Cost)	Grand Total	Trf to Completed proj/ Sp/Proj res/Proj/Fixed	Trf. To Res. for Future Exp. (Sch-2)	Balance
		Op. Balance	Addition during the Yr.	Interest & Consultancy	Total	Op. Balance	Add. During Yr.					
	Park & Plantation Earth Work Consult. & Design Roads S.W. Drains Electrification Other Horticulture Water supply Road Side Plants & Horticulture Sewerage Int- Dev.		36,12,799.00									
	Sub Total	16,02,79,006.31	36,12,799.00	42,29,581.91	1,689,17,726.41			3,61,279.00	16,92,79,006.31	-		16,92,79,006.31
3	Sector L others	14,857.06	-	-	14,857.06				16,246.96			16,246.96
4	Sector Q Road	29,89,436.96	-	-	29,89,436.96				66,49,471.09			66,49,471.09
5	Commercial-d	25,652.03	-	-	25,652.03				26,68,928.23			26,68,928.23
6	Sector F earth work & levelling Road electrification others Storm Water Water Supply	37,31,598.11	-	-	37,31,598.11				315,88,886.86			315,88,886.86
7	Sector E Road	13,02,719.04	-	-	13,02,719.04				14,86,262.37			14,86,262.37
8	C/O Roads/E/W Sectors	4548,85,204.99	-	-	4548,85,204.99				701,70,651.06			701,70,651.06
9	C/O Ewa Houses - Omicron-1	-	-	-	-				4548,85,204.99			4548,85,204.99
10	C/O Houses in Omicron 1A	-	912,78,044.00	1,068,61,797.73	1,981,39,223.73			91,27,804.40	2,072,67,028.13	2,072,67,028.13		4,548,85,204.99
11	C/O houses in sectors Omicron 1	-	-	-	-				-			-
12	C/O Building Material market	5,599.81	-	-	5,599.81				5,599.81			5,599.81
13	C/O Bus Shelter	39,694.39	-	-	39,694.39				39,694.39			39,694.39
14	C/O Shopping Centre Eotech --Addition During the Yr.	2,04,200.16	-	-	2,04,200.16				2,04,200.16			2,04,200.16
15	Eotech-IF C/O Police Station	39,26,854.71	-	-	39,26,854.71				39,26,854.71			39,26,854.71
16	C/O houses Sector 2	133,37,413.60	-	-	133,37,413.60				133,37,413.60			133,37,413.60
17	Sector A Roads Sewerage Int Dev Roadside Plantation Other Electrification	485,57,303.80	-	-	485,57,303.80				485,57,303.80			485,57,303.80



S. No.	Sector/Project	Internal Development			External Development			Maintenance Fund (@ 10% on Cr. Yr Cost)	Grand Total	Trf to Completed prop/Spd Proj rev/prov/fixed	Trf. To Res. For Future Exp. (Sch-2)	Balance
		Op. Balance	Addition during the yr.	Interest & Consultancy	Total	Op. Balance	Add. During Yr.					
18	Sec. 26 Roads S.W. Drains Parks & Plantation Other Sub Total	- - - - 82,45,717.14	- - - - -	- - - - -	82,45,717.14	46,531.17	-	46,531.17	82,49,248.31	-	-	82,49,248.31
19	Sec. 51 Ecotech-11A Int Dev Sewer Earth Work Roads, Culverts & Bridge Water Supply S.W. Drains Electrification Park, Landscape, Plantation Others Horticulture Sub Total	73,390.82 -	- -	- -	73,390.82	-	-	-	73,390.82	-	-	73,390.82
21	Sec. 11A Boundary wall Sewer Earth Work Roads, Culverts & Bridge Water Supply S.W. Drains Electrification Park, Landscape, Plantation Others Horticulture Sub Total	2131,44,918.26	-	-	2131,44,918.26	2164,60,762.42	-	2164,60,762.42	4296,05,680.68	-	-	4296,05,680.68
22	Ecotech-2 Int Dev Sewer Internal Development Roads, Culverts & Bridge Water Supply S.W. Drains Electrification Park, Landscape, Plantation Others Horticulture Sub Total	-	3,07,595.00	-	-	522,58,857.52	-	522,58,857.52	522,58,857.52	-	-	522,58,857.52
23	XLII Roads, Culverts & Bridge Water Supply S.W. Drains Electrification Park, Landscape, Plantation Sewer Others Sub Total	1314,78,448.22	3,07,595.00	3,60,108.12	1321,46,151.34	2612,28,762.98	-	2612,28,762.98	3933,74,914.32	-	-	3933,74,914.32
24	C/O Loading Unloading Platform Ecote Road water supply storm water	51,66,604.87	-	-	51,66,604.87	148,42,405.78	-	148,42,405.78	200,09,010.65	-	-	200,09,010.65
25	PHASE-03 Road water supply storm water	464,67,431.94	-	-	464,67,431.94	-	-	-	464,67,431.94	-	-	464,67,431.94



S. No.	Sector/Project	Internal Development			External Development			Maintenance Fund (@ 10% on Cr. Yr Cost)	Grand Total	Trf. to Completed proj/Spl Proj res/Prov/fixtd	Trf. To Res. For Future Exp. (Sch-2)	Balance
		Op. Balance	Addition during the Yr.	Interest & Consultancy	Total	Op. Balance	Add. During Yr.					
	sewerage electrification others Parks & Plantation Roadside plantation											
	Sub Total											
26	W17-18 Electrification Road storm water others water supply											
	Sub Total	88,06,341.20			88,06,341.20			569,63,827.66	657,70,168.86			657,70,168.86
27	Sector 19 Electrification Road storm water others water supply											
	Sub Total	15,27,328.14			15,27,328.14				15,27,328.14			15,27,328.14
28	ECOECH-23 Electrification Road storm water others water supply											
	Sub Total							3,16,057.00	3,16,057.00			3,16,057.00
121	ECOECH-08											
121.1	Electrification											
121.2	Road											
121.3	Inf. Dev.		389,08,499.00									
121.4	others											
121.5	water supply		389,08,499.00			455,51,021.06						
	Sub Total		389,08,499.00		844,59,520.06				844,59,520.06			
Gr. Total		11082,20,764.60	1341,06,937.00	1570,01,899.81	13963,29,592.40	4711,72,694.51	6065,14,309.00	7100,59,430.72	516107,90,944.83	695,16,101.60	498951,92,178.24	445722,22,328.29



WORK IN PROGRESS - Land

(Area in Hects, Amt. in Rs.)

Sl. No.	Sector/ Project	Opening Balance		Land Trfd. From Sch-18		Total		Land Trfd. To Comp. Prop./Reserve/F.A.		Balance	
		Area (Hect)	Amount	Area (Hect)	Amount	Area (Hect)	Amount	Area (Hect)	Amount	Area (Hect)	Amount
		-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-
	<b>Total</b>	-	-	-	-	-	-	-	-	-	-

Note: Amount of village Abadi pertaining to earlier year has been considered as prior period item and adjusted with General Reserve.



**SCHEDULE OF DEVELOPED LAND**

Schedule-16

Amount in INR

S.No.	Sector/Project	Balance B/f	Trf. To Sch. 17	TRF. FROM SCH 15	TRF. FROM SCH 14/POV. FOR DEV. EXP.	TOTAL	Transfer to cost of Dev. Land Sold	Balance
		(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Alpha	3330,96,921.98	-	-	-	3330,96,921.98	-	3330,96,921.98
2	Beta	2825,68,950.72	-	-	-	2825,68,950.72	-	2825,68,950.72
3	Gamma	3848,50,386.98	-	-	-	3848,50,386.98	-	3848,50,386.98
4	Delta	4971,85,366.08	-	-	-	4971,85,366.08	-	4971,85,366.08
5	Tau (Swarn Nagari)	1582,05,495.86	-	-	-	1582,05,495.86	-	1582,05,495.86
6	Know. Park (I & II)	8258,76,978.85	-	-	-	8258,76,978.85	-	8258,76,978.85
7	Golf Course	7,49,254.56	-	-	-	7,49,254.56	-	7,49,254.56
8	Rho (Sec.36-37)	2630,86,967.52	-	-	-	2630,86,967.52	-	2630,86,967.52
9	Ecotech-I(Sec.31,40-41)	4726,61,890.15	-	-	-	4726,61,890.15	-	4726,61,890.15
10	Ecotech-II (U. Vihar)	824,51,714.72	-	-	-	824,51,714.72	-	824,51,714.72
11	Ecotech-III(U. Kendra)	7985,09,497.69	-	-	-	7985,09,497.69	8,38,265.34	7976,71,232.35
12	Toy City	1913,62,789.57	-	-	-	1913,62,789.57	-	1913,62,789.57
13	Mahila Udyami Park	249,72,988.88	-	-	-	249,72,988.88	-	249,72,988.88
14	Phi-Chi & Omega (1&2) Builders Area	274,25,835.70	-	-	-	274,25,835.70	-	274,25,835.70
15	Know. Park III	5918,00,809.29	-	-	-	5918,00,809.29	-	5918,00,809.29
16	Sigma	6727,24,739.35	-	-	-	6727,24,739.35	-	6727,24,739.35
17	Sector-20, (R-1 to R-8)	986,81,228.72	-	-	-	986,81,228.72	-	986,81,228.72
18	Sector - Pi	9043,21,890.83	-	-	-	9043,21,890.83	22,70,116.87	9020,51,773.96
19	Zeta -1&2	32227,87,677.25	-	-	-	32227,87,677.25	-	32227,87,677.25
20	BZP Area	15533,17,916.98	-	-	-	15533,17,916.98	-	15533,17,916.98
21	Phi-3&4, Chi-3&4	15505,63,088.65	-	-	-	15505,63,088.65	46,91,504.35	15458,71,584.30
22	Know. Park IV & V	47790,97,147.83	-	-	-	47790,97,147.83	9,74,202.42	47781,22,945.41
23	Green/Recreational Greens	7,60,535.25	-	-	-	7,60,535.25	-	7,60,535.25
24	Eta	2482,62,265.80	-	-	-	2482,62,265.80	38,70,019.61	2443,92,246.19
25	Omicron 1	12006,70,796.41	-	-	-	12006,70,796.41	-	12006,70,796.41
26	Omicron 1A	6696,38,586.42	-	-	-	6696,38,586.42	-	6696,38,586.42
27	Omicron 3	7866,46,969.57	-	-	-	7866,46,969.57	3,07,910.30	7863,39,059.27
28	Omicron-II	8010,79,127.28	-	-	-	8010,79,127.28	-	8010,79,127.28
29	Ecotech-VI,XII, 15	10663,53,694.51	-	-	-	10663,53,694.51	2074,41,149.47	8589,12,545.04
30	Mu & Mu II	6156,01,248.46	-	-	-	6156,01,248.46	-	6156,01,248.46
31	Mu-I	8299,77,193.27	-	-	-	8299,77,193.27	-	8299,77,193.27
32	Sector-02	13505,19,341.13	-	-	-	13505,19,341.13	605,69,520.86	12899,49,820.26
33	Sector-01	7651,13,315.73	-	-	-	7651,13,315.73	-	7651,13,315.73
34	Sector-16, 16B & 16C*	936,12,650.06	-	-	-	936,12,650.06	-	936,12,650.06
35	Sector-4	11774,56,530.32	-	-	-	11774,56,530.32	-	11774,56,530.32
36	Ecotech-XI	10502,66,628.83	-	-	-	10502,66,628.83	3386,52,408.29	7116,14,220.54
37	Sector-XU-01,02,03	15571,49,552.73	-	-	-	15571,49,552.73	19,22,839.17	15552,26,713.55





38	Sector-3	7166,41,131.56	-	-	-	7166,41,131.56	138,00,469.07	7028,40,662.49
39	Sector 21	795,94,422.66	-	-	-	795,94,422.66	-	795,94,422.66
40	Sector 10 & 12	30004,69,547.70	-	-	-	30004,69,547.70	-	30004,69,547.70
41	Agricultural Green/other green	400,63,763.59	-	-	-	400,63,763.59	121,60,112.44	279,03,651.15
42	Ecotech-16	6,447.00	-	-	-	6,447.00	-	6,447.00
43	Tech Zone- VII, IV, II, VI	12657,33,786.96	-	-	-	12657,33,786.96	-	12657,33,786.96
44	Ecotech-08	16422,50,528.00	-	-	-	17267,10,048.05	-	17267,10,048.05
45	REP-01, sector-27 Near Sector Pi 1& 2	1,04,743.30	-	-	-	1,04,743.30	-	1,04,743.30
46	Sector Ecotech X	38888,85,950.50	-	-	-	38888,85,950.50	-	38888,85,950.50
	<b>Total</b>	<b>405631,58,295.18</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>406476,17,815.24</b>	<b>6474,98,518.19</b>	<b>400001,19,297.05</b>

Schedule-17

SCHEDULE OF CONSTRUCTED PROPERTY

S.No.	Sector/Project	Balance Byf	Tyf. From Sch. 16	Transfer from SCH (14)	Amount in INR	
					Transfer to cost of Const. Property Sold	Balance
1	Alpha-BHS 01,02,03,04,12	22,29,320.76	-	-	-	22,29,320.76
2	Alpha-Shops H BLOCK	72,11,820.82	-	-	-	72,11,820.82
3	Gamma (BHS02 & MHS-01)	10,81,803.71	-	-	-	10,81,803.71
4	Shopping Centre in Instl. Ar	411,58,527.93	-	-	-	411,58,527.93
5	Shopping Complex in Gamma	99,75,911.58	-	-	-	99,75,911.58
6	BHS 03	141,07,496.65	-	-	-	141,07,496.65
7	BHS 04	139,71,428.03	-	-	-	139,71,428.03
8	C/o Shopping Centre at	28,50,346.99	-	-	-	28,50,346.99
9	Sector Gamma II	151,35,382.38	-	-	-	151,35,382.38
10	Shopping Centre in Delta-2	768,55,348.09	-	-	-	768,55,348.09
11	(Plot CS-1 & 2)	598,68,769.04	-	-	-	598,68,769.04
12	C/o of Kiosks	170,26,898.65	-	-	-	170,26,898.65
13	ECOTECH-02 building met	105,51,073.89	-	-	-	105,51,073.89
14	BETA-01 Ryan	275,72,180.04	-	-	-	275,72,180.04
15	ALPHA-02 F BLOCK	63,38,763.43	-	-	-	63,38,763.43
16	GAMMA I SHOPPING COM	64,52,305.80	-	-	-	64,52,305.80
17	BHS 05 Pi 1&2	285,63,269.74	-	-	-	285,63,269.74
18	BHS 06 Sigma-4	7657,43,735.31	-	-	-	7657,43,735.31
19	Shops in Swarnnagri	328,52,841.69	-	-	-	328,52,841.69
20	Mu - BHS 06, 10 & 13	4253,37,897.77	-	-	6,80,787.29	4246,57,110.47
21	Omicron BHS 06	8407,81,841.33	-	-	-	8407,81,841.33
22	Commercial Shops at P1 & P 2	566,89,049.64	-	-	-	566,89,049.64
23	Omicron-1A BHS-08	5015,94,199.55	-	-	-	5015,94,199.55
24	BHS-11,15 SWARNNAGRI	272,64,343.73	-	-	-	272,64,343.73





25	BHS-11,12, Beta-01	137,66,290.97	-	-	-	137,66,290.97
26	BHS-09,11 & 13, Sector-03,Zeta	2859,12,548.92	-	-	13,82,223.02	2845,30,325.90
27	Xi-I, II & III-BHS-08,09, 13, 11,15,12,14	14119,39,751.97	-	-	3062,08,629.63	11057,31,122.34
28	BHS-07, Omicron -01	6590,15,554.25	-	-	2,04,047.76	6588,11,506.49
29	CHI PHI BHS-11, 15	2262,52,832.04	-	-	-	2262,52,832.04
30	Mu-01&2 BHS-06,11,12,16 & 17	49253,91,979.35	-	-	982,83,876.70	48271,08,102.65
31	Omicron -BHS 10 & BHS-13	196,13,713.14	-	-	25,50,529.67	170,63,183.48
32	BETA-01 BHS-15	19,50,742.80	-	-	-	19,50,742.80
33	MU-01,02 BHS 15	991,84,342.41	-	-	-	991,84,342.41
34	OMICRON-01,02,03 BHS15,12	33491,78,872.73	-	-	192,52,460.09	33299,26,412.64
35	OMICRON 1A, BHS 15	766,43,685.85	-	-	-	766,43,685.85
36	Sector-10 & 12 BHS-16 & 17	30389,76,589.98	-	-	195,15,508.55	30194,61,081.43
37	Omicron -1 BHS-17	26492,35,690.57	-	-	402,97,752.94	26089,37,937.62
38	Omicron -1A BHS-17, BHS-11	93370,92,255.66	-	2072,67,028.13	616,95,641.53	94826,63,642.25
39	ETA-2 -BHS-12, 13&17 & Lop 01	25075,12,498.01	-	-	105,68,750.00	24969,43,748.01
40	RC Green Sub-Station	1,28,338.09	-	-	-	1,28,338.09
	<b>Total</b>	<b>315930,10,243.28</b>	<b>-</b>	<b>2072,67,028.13</b>	<b>5606,40,207.18</b>	<b>312396,37,064.23</b>

LAND BANK

SCHEDULE-18  
Amount in INR

LAND ACQUIRED		TRANSFER TO LAND WIP Sch-15					
S.NO.	Village/ Khalsa No.	Area(Hect.)	Cost(Rs.)	Total Cost (Rs.)	Sector	Area (Hect.)	cost
A	Opening Balance	4,296.6334	696130,73,598.16	696130,73,598.16		-	-
	Direct Purchase of Land						
	Astoli	1.1595	435,25,000.00			-	-
	Atai Muradpur	0.9934	370,84,000.00			-	-
	Bhanota	1.9829	743,58,750.00			-	-
	Dhoom Manikpur	0.9757	365,88,750.00			-	-
	Gurjarpur	1.5436	578,85,000.00			-	-
	Inatigaka	0.3790	142,12,500.00			-	-
	Kirachpur (Kailashpur)	3.7241	1396,53,750.00			-	-
	Ladpura	0.7557	285,05,250.00			-	-
	Vedpura	1.3341	500,28,750.00			-	-
	Dexla	0.1677	62,88,750.00			-	-
	Anarpur	1.3907	521,51,250.00			-	-
	Bhole Raud	0.3244	129,70,000.00			-	-
	Kicri	2.7324	1041,00,000.00			-	-
	Sunpura	0.8267	310,01,250.00			-	-
	Azampur Garhi	0.9854	369,52,500.00			-	-
	Johsanama	5.2046	1967,22,500.00			-	-
	Khoobna Kala	2.5880	934,84,500.00			-	-
B	Land Acquired Through ADM(LA)			10155,12,500.00			
C	Differential Land Cost Paid/provided due to difference in rates/Structure Value/ Earlier year Village Abadi( Paid To Farmer)			95,92,908.00			
D	Add: Land Acquired from Through D.M. G.B. Nagar, LMC, Gram Sniqj etc	3.6070		1352,89,553.00			
E	Differential Land Cost due to difference in rates, interest/rehabilitation (Paid To ADM(LA))			7487,84,499.00			
F	Additional compensation Paid to Farmers/ADM (L.A.) (In excess of provision made)						
G	Provision of Additional Compensation Payable to Farmers						
H	Land Acquisition, Administrative Expenses			620,13,653.00			
I	Less: Additional Compensation recovered from Allottees			(9024,71,877.28)			
J	Less: Acquisition Canceled During the Year						
K	Less: Reversal of Provision/Amount Returned by ADM(LA) against earlier proposals						
	<b>TOTAL</b>	<b>4,327.3083</b>		<b>706817,94,833.88</b>			
						<b>Sub Total</b>	
						CLOSING BALANCE	706817,94,833.88
						TOTAL	706817,94,833.88

Rate Per Hectare 163,33,894.00

Rate Per Sqm 1,633.39

Note Reg. Sch-18 :-

1. Above Schedule provides the information regarding the land which has been acquired but development work not started.



## Sales Control Account

Schedule -19

Amount in INR

S.No	Sector	Op. Balance	Sales	Collection	Debtors
		(Debtors) (1)	(2)	(3)	(4)
<b>A</b>	<b>For Developed Land</b>				
1	<b>Alpha</b>				
	Residential	-	-	-	-
	Institutional	85,283.00	-	-	85,283.00
	Commercial	0.00			0.00
	Builder GHS	-			-
2	<b>Beta</b>				
	Residential	145,96,904.27	-	16,21,015.00	129,75,889.27
	Institutional	25,26,017.55	-	-	25,26,017.55
	Commercial	-			-
3	<b>Gamma</b>				
	Residential	-	-	-	-
	Institutional	57,53,263.00	-	-	57,53,263.00
4	<b>Delta 01,2 &amp; 03</b>				
	Residential	-	-	-	-
	Institutional	0.00	-	-	0.00
	Commercial	1202,53,821.00	-	701,53,307.79	501,00,513.21
5	<b>Phi, Chi &amp; Omega. 1&amp;2 (B. Ar.)</b>				
	Residential & Builders	-	95,33,880.00	95,33,880.00	-
	Institutional	-	-	-	-
	Commercial	3421,11,203.78	-	-	3421,11,203.78
6	<b>Phi - Chi 3&amp; 4, 5</b>				
	Builder GHS	0.00			0.00
	Residential	7,28,815.00	-	7,28,815.00	-
		-			-
7	<b>Knowledge Park 1 &amp; 2</b>				
	Institutional	375,86,706.12	-	177,07,646.00	198,79,060.12
	Residential	115,45,147.00	-	-	115,45,147.00
	Commercial	4691,61,622.59	-	1652,29,980.00	3039,31,642.59
8	<b>Knowledge Park - 3 &amp; 4</b>				
	Institutional	2477,09,803.37	-	81,52,547.26	2395,57,256.11
	Industrial	724,76,843.80	-	-	724,76,843.80
9	<b>Rho (Sec. 36-37)</b>				
	Institutional	327,76,769.00	-	-	327,76,769.00
	Residential	656,57,823.68	-	2,719.00	656,55,104.68
	Commercial	983,06,790.60	-	21,14,346.72	961,92,443.88
10	<b>Greens</b>				
	Golf Course	210,31,471.00			210,31,471.00
	Integrated Sports Complex	1032,90,513.00			1032,90,513.00
	R - 4, City Park	4,41,478.00			4,41,478.00



S.No	Sector	Op. Balance	Sales	Collection	Debtors
		(Debtors) (1)	(2)	(3)	(4)
	Recreational Green	8001,91,572.50	-	700,11,856.00	7301,79,716.50
	Recreational Green (sport city)	-	-	-	-
	Institutional	-	-	-	-
11	<b>Sigma</b>				
	Residential	29,29,196.93	-	20,49,023.00	8,80,173.93
	<b>Institutional</b>	-	-	-	-
	Commercial	-	-	-	-
12	<b>Ecotech I - (Sec.31,40-41)</b>				
	Industrial	8657,04,736.84	-	668,37,569.57	7988,67,167.27
	Institutional	25,08,700.00	-	-	25,08,700.00
	Commercial	126,78,300.00	-	-	126,78,300.00
13	<b>Ecotech-II, (Udyog Vihar)</b>				
	Industrial	-	-	-	-
	Commercial	(0.00)	-	-	(0.00)
	Institutional	76,840.00	-	-	76,840.00
14	<b>Ecotech -III, (Udyog Kendra)</b>				
	Industrial	-	142,86,365.00	142,86,365.00	-
	Institutional	-	-	-	-
	Commercial	1,48,540.00	-	-	1,48,540.00
15	<b>Toy City</b>				
	Industrial	189,69,809.32	-	-	189,69,809.32
	Commercial	-	-	-	-
16	<b>Mahila Udyami Park</b>				
	Industrial	47,105.00	-	-	47,105.00
17	<b>TAU (Swarn Nagri)</b>				
	Residential	265,69,793.49	-	33,078.00	265,36,715.49
	Institutional	8656,67,289.00	-	-	8656,67,289.00
	Commercial	-	-	-	-
18	<b>Sector - Pi</b>				
	Residential	113,33,413.91	-	-	113,33,413.91
	Builder GHS	5569,42,159.82	-	-	5569,42,159.82
	Institutional	661,24,514.00	-	-	661,24,514.00
	Commercial	136,61,300.00	2679,52,250.31	2458,94,500.00	357,19,050.31
19	<b>ETA</b>				
	Residential	7807,19,536.91	154,15,312.50	843,35,979.21	7117,98,870.20
	Institutional	-	-	-	-
	Commercial	80,19,800.00	-	13,69,056.07	66,50,743.93
20	<b>OMICRON-1A</b>				
	Residential	-	-	-	-
	Institutional	94,85,931.10	-	-	94,85,931.10



S.No	Sector	Op. Balance	Sales	Collection	Debtors
		(Debtors) (1)	(2)	(3)	(4)
21	<b>OMICRON-3</b>				
	Residential	-	90,880.00	90,880.00	-
	Institutional	-	-	-	-
22	<b>Knowledge Park - 5</b>				
	Institutional	30769,49,977.41	-	236,23,920.00	30533,26,057.41
	IT	7019,27,357.32	75,02,500.00	2381,07,457.19	4713,22,400.13
	Commercial	2509,83,300.00	-	-	2509,83,300.00
		-			-
23	<b>Tech Zone IV</b>				
	Institutional	5030,39,210.97	-	4869,97,754.33	160,41,456.64
	Residential & Builders	61517,37,614.04	-	3351,38,447.85	58165,99,166.19
	Industrial & IT	-	-	-	-
	IT	-	-	-	-
24	<b>Ecotech XII</b>				
	Industrial	5500,90,144.02	-	54,31,074.35	5446,59,069.67
	Commercial	4997,05,250.00	-	1270,16,197.00	3726,89,053.00
25	<b>Zeta-II</b>				
	Residential	2,67,680.34	-	-	2,67,680.34
	Commercial	131,71,300.00	-	-	131,71,300.00
26	<b>Sector-02</b>				
	Residential & Builders	-	211,47,000.00	211,47,000.00	-
	Institutional	129,26,609.00	508,08,000.00	508,08,000.00	129,26,609.00
27	<b>Sector-01</b>				
	Residential & Builders	14613,63,300.97	-	2267,54,339.00	12346,08,961.97
	Institutional	401,22,100.00	-	7,31,504.83	393,90,595.17
28	<b>Sector-16B</b>				
	Residential & Builders	29679,59,612.15	-	11,06,130.00	29668,53,482.15
	Commercial	641,38,044.00	-	641,38,044.00	-
29	<b>Sector-4</b>				
	Residential & Builders	1516,79,809.46	-	1516,79,809.46	-
	Institutional	-	-	-	-
	Commercial	-	-	-	-
30	<b>Ecotech-XI</b>				
	Industrial	5011,39,042.11	3001,26,805.21	3159,14,505.75	4853,51,341.57
31	<b>Rec/Inst Green INS-04</b>				
	Agricultural Green	-	156,20,250.00	156,11,665.00	8,585.00
	INSFH-01 & 03	0.00	-	-	0.00
	Agricultural Green Commercial	277,90,916.00	-	-	277,90,916.00
32	<b>Sector-16</b>				
	Residential	-	-	-	-
	Institutional	778,07,765.00	-	-	778,07,765.00
	industrial	-	-	-	-



S.No	Sector	Op. Balance	Sales	Collection	Debtors
		(Debtors) (1)	(2)	(3)	(4)
33	<b>Tech Zone II</b> Industrial & IT Institutional	3344,73,854.22 1323,52,683.30	- -	- -	3344,73,854.22 1323,52,683.30
34	<b>ECOTECH-VI</b> Industrial	862,61,067.22	10359,82,735.00	9434,62,474.83	1787,81,327.39
35	<b>Sector-3</b> Residential Institutional	- -	466,20,000.00 -	466,20,000.00 -	- -
36	<b>Sector-10 &amp; 12</b> Residential & Builders Institutional Commercial	8617,84,217.79 213,57,816.00 134,51,300.00	- - -	4037,84,082.00 213,57,816.00 -	4580,00,135.79 - 134,51,300.00
37	<b>XU 02</b> Residential	-	37,80,000.00	37,80,000.00	-
38	<b>TECH ZONE VII</b> Institutional IT Commercial	8876,18,871.20 - 145,13,500.00	- - -	380,02,592.75 - -	8496,16,278.45 - 145,13,500.00
39	REP-01, sector-27 near PI 1 & 2	27104,83,565.25	-	5969,38,235.89	21135,45,329.36
40	XU-III (Institutional)	3,48,085.83	-	-	3,48,085.83
41	Ecotech-15 (Institutional)	15,24,855.00	-	-	15,24,855.00
42	<b>Sector 20</b> Commercial	124,78,300.00	-	-	124,78,300.00
43	Ecotech-08	-	-	-	-
44	Village Abadi at various Sector	8739,26,178.01	74,51,646.26	133,08,497.26	8680,69,327.01
45	Ecotech X Industry	1500,33,104.70	-	-	1500,33,104.70
	<b>Total Sale of Developed Land (A)</b>	<b>288412,25,245.88</b>	<b>17963,17,624.28</b>	<b>48916,12,111.11</b>	<b>257459,30,759.05</b>
<b>B</b>	<b>For Constructed Properties</b>				
1	BHS 01,02,03,04, 12-Alpha	70,38,960.97	-	-	70,38,960.97
2	BHS 02-Gamma	2,37,877.00	-	-	2,37,877.00
3	BHS 03	3002,31,196.11	-	15,365.00	3002,15,831.11
4	Alpha-Shops & 10 Kiosks	45,504.00	-	-	45,504.00
5	Shopping Centre in Instl. Ar.	22,59,606.68	-	-	22,59,606.68
6	Kiosk in Diff. Sectors	148,53,543.55	-	50,98,835.72	97,54,707.83
7	Ecotech 11 bldg mat market	37,82,834.03	-	-	37,82,834.03



S.No	Sector	Op. Balance	Sales	Collection	Debtors
		(Debtors) (1)	(2)	(3)	(4)
8	BHS 05 Pi 1&2	575,90,493.36	-	-	575,90,493.36
9	BHS 06 Sigma-3 & 4	5280,43,218.00	-	-	5280,43,218.00
10	BHS 06 Omicron 01 & 02	822,62,090.93	-	3,71,123.00	818,90,967.93
11	Omega-1, CS-001, CS-002	464,09,621.88	-	80,00,000.00	384,09,621.88
12	PHI-1, CS-001	111,02,351.94	-	1,52,000.00	109,50,351.94
13	TAU , CS-001	209,64,204.30	-	16.24	209,64,188.06
14	Mue 1 BHS 06	911,77,214.76	-	1,43,257.00	910,33,957.76
15	Omicron-1A BHS-08	2608,06,895.14	-	-	2608,06,895.14
16	XU-01, BHS-08 & 11	610,10,331.94	-	105,32,460.89	504,77,871.05
17	Beta 01 , BHS 11,12	3,82,513.13	-	3,82,513.13	-
18	SECTOR-03, BHS 09	408,14,271.32	-	-	408,14,271.32
19	XU-II & III, BHS 09	-	88,20,000.00	88,20,000.00	-
20	OMICRON-1, BHS 07	781,45,405.05	2,67,072.00	79,97,493.19	704,14,983.86
21	Chi-Phi BHS-11	55,010.00	-	55,010.00	-
22	MU-2 BHS-10	-	4,20,000.00	4,20,000.00	-
23	Omicron-1A, BHS-10	-	21,22,218.00	21,22,218.00	-
24	Omicron-03& 1A, BHS-13	16,55,437.00	37,67,609.30	54,23,046.30	-
25	XU-1,2,&3- BHS-13	-	5411,55,391.60	4380,46,908.53	1031,08,483.07
26	SECTOR-03, BHS11 & BHS-13	-	7,00,020.00	7,00,020.00	-
27	ZETA 01, BHS11	46,500.00	-	46,500.00	0.00
28	MU 01 , BHS15 & BHS-11	5,18,884.00	10,50,030.00	10,50,030.00	5,18,884.00
29	MU 02 , BHS15, BHS-16	-	1235,55,546.85	1235,55,546.85	-
30	OMICRON-01 , BHS15	237,31,210.19	-	-	237,31,210.19
31	OMICRON-03 , BHS15	23,18,939.84	-	11,785.00	23,07,154.84
32	OMICRON-1A , BHS15	90,78,339.60	-	-	90,78,339.60
33	XU-02&03,BHS 15	37,98,090.00	-	-	37,98,090.00
34	SECTOR-10 BHS 16	-	118,27,718.12	118,27,718.12	-
35	OMICRON 1 BHS 17	3126,24,463.92	529,40,462.11	560,31,653.55	3095,33,272.48
36	OMICRON 1A BHS 17	175,43,785.14	633,65,994.35	633,65,994.35	175,43,785.14
37	SECTOR-12 1 BHS 17	35,785.50	105,59,388.32	105,95,173.82	-
38	ETA-2 BHS 12&13	70,94,610.42	164,63,401.44	188,36,147.64	47,21,864.22
39	OMICRON-01&2 , BHS12	-	281,17,315.91	281,17,315.91	-
40	OMICRON-1A , BHS12	-	31,14,333.00	31,14,333.00	-
41	XU-1,2,&3- BHS-12	-	162,89,074.42	162,89,074.42	-
42	XU-3- BHS-14	-	199,75,658.06	199,75,658.06	-
43	33 KVA Sub-Station- Sector-02,03	51,30,284.71	-	-	51,30,284.71
44	33 KVA Sub-Station- Ecotech-15, Techz	243,65,812.00	-	-	243,65,812.00
45	Sops at Bus Depo Kasna	20,95,956.45	-	-	20,95,956.45
	Total (B)	20172,51,242.86	9045,11,233.48	8410,97,197.72	20806,65,278.62
	<b>Grand Total (A+B)</b>	<b>308584,76,488.74</b>	<b>27008,28,857.76</b>	<b>57327,09,308.83</b>	<b>278265,96,037.67</b>

**Note reg : Schedule - 19**

Column -2 provides total premium value of area leased during the year.

Column -3 shows the amount collected from allottees who have executed their lease deed so far.





SCHEDULE OF CASH AND BANK BALANCES

Schedule -20

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	CASH IN HAND	1,68,981.00	1,17,016.00
2	VIJAYA BANK	127,50,554.33	123,54,900.33
3	PUNJAB NATIONAL BANK	337,54,476.47	526,92,399.46
4	CORPORATION BANK	87,63,555.00	87,63,555.00
5	VYSYA BANK - A/C	131,19,193.77	131,19,193.77
6	STATE BANK OF INDIA	5928,02,891.22	2908,15,221.32
7	DENA BANK	39,21,733.00	39,21,733.00
8	HDFC BANK	7015,76,128.93	(11431,65,612.55)
9	ICICI BANK	8608,20,477.71	12199,35,826.23
10	IDFC Bank	27643,71,827.96	19242,80,699.06
11	INDUSLND BANK	906,92,424.14	1310,76,223.14
12	BANK OF BARODA	18271,85,375.30	(5974,88,206.56)
13	OTHER BANKS ( IOB,CBI, ETC )	5111,15,433.54	3768,23,238.45
	<b>TOTAL</b>	<b>74210,43,052.37</b>	<b>22932,46,186.65</b>

Note; Cash in hand had difference of Rs 2000



SCHEDULE OF OTHER CURRENT ASSETS

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	Loan to U.P.E.D.A	100,00,000.00	100,00,000.00
2	Advance To NOIDA	11,69,948.00	11,69,948.00
3	Advance To YEIDA	1,02,350.00	1,02,350.00
4	Advance to NIAL (Noida Airport)	83540,11,462.00	60862,81,873.00
5	Income-tax Deducted (Recoverable)	3851,64,876.31	2805,39,939.13
6	Income tax deposited (Under Protest)	46589,22,573.77	46589,22,573.77
7	Service Tax Deposit (Advance)	669,68,444.00	669,68,444.00
8	PF &ESI Deposited Under protest	1664,76,665.00	1651,80,808.00
9	Subordinate Debt to NMRC	8490,00,000.00	7245,00,000.00
10	Amount Recoverable From Rail Nigam Aligarh-GHB	132,40,500.00	132,40,500.00
11	GST Receivable From Allottee	2293,93,434.31	2043,61,737.02
	<b>Total</b>	<b>147344,50,253.39</b>	<b>122112,68,172.92</b>

SCHEDULE OF LOAN AND ADVANCES

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	Adv. To U.P. Jal Nigam	1083,24,157.46	1083,24,157.46
2	Adv. To UP Project Tubewell Corporaion (CD-I)	20,00,000.00	20,00,000.00
3	Adv. To E.P.I.	43,96,630.91	43,96,630.91
4	Adv. To U.P. Irrigation Deptt.	18,95,000.00	18,95,000.00
5	Adv. To U.P. P.W.D.	374,34,000.00	374,34,000.00
6	Adv. To C.P.W.D	56,53,500.00	56,53,500.00
7	Adv. To Govt. CRRI	2,20,000.00	2,20,000.00
8	Adv. To U.P.S.B.C.L.	87,09,253.00	87,09,253.00
9	Adv. To U.P.R.N.N. Ltd	91,57,225.00	91,57,225.00
10	Adv. To N.P.C.L.	38,48,555.49	38,48,555.49
11	Adv. To RITES	435,68,160.00	435,68,160.00
12	Adv. To E.R&D.C.	1,18,435.00	1,18,435.00
13	Adv. To I.I. Of Remote Sensing	2,66,000.00	2,66,000.00
14	Adv. To Indian Institute of Natural Resources Mgmt.	1,96,397.00	1,96,397.00
15	Adv. To I.T.I	2,47,000.00	2,47,000.00
16	Adv. To P.C.D.F.Ltd.	9,08,681.35	9,08,681.35
17	Adv. To D.F.O. G.B.Nagar	7,75,121.77	7,75,121.77
18	Adv. To Awas & Vikas Parishad	264,01,015.10	264,01,015.10
19	Adv. To Suppliers/ Contractors/Govt. Agencies	32400,53,364.39	30712,80,517.39
20	Recoverable Advance & Advance to staff	754,01,632.59	747,06,470.35
21	Adv. To S.L.A.O./ADM(LA) (Annex-22.1)	10049,50,660.56	10049,50,660.56
22	Adv. To Irrigation Deptt. Meerut	26,00,000.00	26,00,000.00
23	Adv. To Jal Nigam NalKup Wing	264,51,042.00	264,51,042.00
24	Adv. To Other Agencies	75,90,799.00	75,90,799.00
	<b>Total</b>	<b>46111,66,630.62</b>	<b>44416,98,621.38</b>



Advance to SLAO/ADM(LA):

Schedule-22.1

		<u>Amount in INR</u>	
<u>S.NO.</u>	<u>Particulars</u>	<u>Current Year</u>	<u>Previous. Year</u>
1	Akbarpur 20.7968 Amount receivable from ADM(L.A.)	51,25,082.56	51,25,082.56
2	Against Canceled Proposals	9998,25,578.00	9998,25,578.00
	<b>TOTAL</b>	<b>10049,50,660.56</b>	<b>10049,50,660.56</b>



## Schedule-23

OTHER LIABILITIES

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	Deposit from Supplier/Cont.	21899,99,500.21	21238,17,666.21
2	Telephone Booking Payable	9,67,758.00	9,67,758.00
3	Other Liabilities	4335,03,798.94	3792,80,429.81
4	Advance From Noida Authority	3205,16,294.77	3381,11,843.27
	<b>Total</b>	<b>29449,87,351.92</b>	<b>28421,77,697.29</b>

## Schedule-23A

INTEREST ACCRUED/ DUE BUT NOT PAID

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	Noida Authority	142256,42,370.00	117993,08,591.00
2	NCRPB	309,77,674.00	-
	<b>Total</b>	<b>142566,20,044.00</b>	<b>117993,08,591.00</b>



**Schedule 24:**

**Amount in INR**

**PROVISIONS:**

S.NO.	Particulars	Balance b/f	Additions during the year	Total	Amount Adjusted	Balance
	<b>Provision for Land Bank</b>					
1	Surajpur 17.1312	637,63,861.73	-	637,63,861.73	-	637,63,861.73
2	Tugalpur 212 hect	327,01,208.60	-	327,01,208.60	-	327,01,208.60
3	Aicher 8.3320	221,83,059.25	-	221,83,059.25	-	221,83,059.25
4	Ajaypur 37.308	229,79,570.00	-	229,79,570.00	-	229,79,570.00
5	Birondi Chakersanpur 162.5507	620,54,830.84	-	620,54,830.84	-	620,54,830.84
6	Chuharpur khadar 135.6675	138,33,085.80	-	138,33,085.80	-	138,33,085.80
7	Gulistanpur 142 hect	94,40,522.07	-	94,40,522.07	-	94,40,522.07
8	Habibpur 136.0163	871,45,249.32	-	871,45,249.32	-	871,45,249.32
9	Habibpur 73.3194	484,46,315.20	-	484,46,315.20	-	484,46,315.20
10	Jaitpur Vaishpur 304 hect	1208,85,073.57	-	1208,85,073.57	-	1208,85,073.57
11	Kasana 234.153H & 156.6940	2536,38,511.52	-	2536,38,511.52	-	2536,38,511.52
12	Kasana 23.5607	6,02,274.32	-	6,02,274.32	-	6,02,274.32
13	Kasana 65 hect	64,54,109.00	-	64,54,109.00	-	64,54,109.00
14	Khara Choganpur (Lar)	57,43,606.87	-	57,43,606.87	-	57,43,606.87
16	Kulesra 3.2805	111,49,976.00	-	111,49,976.00	-	111,49,976.00
17	Lakhuwadi 278.9052	116,29,637.22	-	116,29,637.22	-	116,29,637.22
18	Malakpur 154.7791	170,24,694.78	-	170,24,694.78	-	170,24,694.78
19	Mursadpur 308.822	446,19,777.56	-	446,19,777.56	-	446,19,777.56
20	Namoli 24.509	564,60,693.20	-	564,60,693.20	-	564,60,693.20
21	Patwari 19.5989	33,76,064.22	-	33,76,064.22	-	33,76,064.22
22	Rasulpur LAR)	76,19,919.50	-	76,19,919.50	-	76,19,919.50
23	Rasulpur Rai 119.2116	173,96,731.34	-	173,96,731.34	-	173,96,731.34
24	Rasulpur Rai 5.7964	13,93,539.13	-	13,93,539.13	-	13,93,539.13
25	Rohillapur 50.034	144,91,918.00	-	144,91,918.00	-	144,91,918.00
26	Saffpur 34.8210	124,67,633.00	-	124,67,633.00	-	124,67,633.00
27	Sakipur 110.8416	618,18,416.12	-	618,18,416.12	-	618,18,416.12
28	Sirsa 7.9718	36,73,818.97	-	36,73,818.97	-	36,73,818.97
29	Surajpur 10.9040	344,30,236.92	-	344,30,236.92	-	344,30,236.92
30	Surajpur 140.5749	100,87,653.58	-	100,87,653.58	-	100,87,653.58
31	Surajpur 28.9567	14,43,835.00	-	14,43,835.00	-	14,43,835.00



32	Tugapur 75.7146	330,42,194.18	-	330,42,194.18	-	330,42,194.18
33	Gulistanpur 170.097 H	4228,79,298.00	-	4228,79,298.00	-	4228,79,298.00
34	Kherpur Gijar 334.3522 H	3908,52,856.00	-	3908,52,856.00	-	3908,52,856.00
35	Birondi Chakarsapur 9.7768 H	363,26,670.00	-	363,26,670.00	-	363,26,670.00
36	Bisrakht Jalalpur 608.259H	7781,28,376.86	-	7781,28,376.86	-	7781,28,376.86
37	Chuharpur khadar 18.324H	36,76,376.00	-	36,76,376.00	-	36,76,376.00
38	Kirchpur Urf 3.8840H	46,67,069.00	-	46,67,069.00	-	46,67,069.00
39	Malakpur 5.0144H	468,76,640.00	-	468,76,640.00	-	468,76,640.00
40	Namoli 97.317H	7674,52,177.00	-	7674,52,177.00	-	7674,52,177.00
41	Patwari 590.289H	3038,54,258.39	-	3038,54,258.39	-	3038,54,258.39
42	Sadopur 144.003H	255,66,734.62	-	255,66,734.62	-	255,66,734.62
43	Sirsa 156.3344H	1033,46,520.10	-	1033,46,520.10	-	1033,46,520.10
44	Surajpur 83.0495H	6102,10,189.00	-	6102,10,189.00	-	6102,10,189.00
45	Surajpur Gr Noida	72,02,373.00	-	72,02,373.00	-	72,02,373.00
46	Suthiyana 0.6687H	73,62,659.00	-	73,62,659.00	-	73,62,659.00
47	Tilpata 5.4650H	42,80,189.00	-	42,80,189.00	-	42,80,189.00
48	Dadri 1.5427 H	3,93,432.00	-	3,93,432.00	-	3,93,432.00
49	Kulesra 98.894 H	5405,99,000.00	-	5405,99,000.00	-	5405,99,000.00
50	Nangala Kiraoani 0.2328 H	19,88,800.00	-	19,88,800.00	-	19,88,800.00
51	Ranoli Latijpur 1.6092 H	52,45,919.00	-	52,45,919.00	-	52,45,919.00
52	Acheza 8.5626	79,62,660.00	-	79,62,660.00	-	79,62,660.00
53	Additional Compensation payable	58791,60,074.00	-	58791,60,074.00	5308,10,316.00	53483,49,758.00
	<b>Provision for WIP</b>					
1	Prov for development of Sector-16B	15847,95,191.73	-	15847,95,191.73	-	15847,95,191.73
2	Prov for development of Sector-16C	15005,90,179.47	-	15005,90,179.47	-	15005,90,179.47
3	Prov for development of Sector-4	18090,94,401.05	-	18090,94,401.05	206,80,267.00	17884,14,134.05
4	Prov for development of Sector-Tech					
4	Zone-IV	7734,19,529.39	-	7734,19,529.39		7579,20,218.39
5	Ecotech X	22726,33,768.32	-	22726,33,768.32		22319,52,623.32
	<b>Total</b>	<b>189805,63,357.74</b>	<b>-</b>	<b>189805,63,357.74</b>	<b>6076,71,039.00</b>	<b>183728,92,318.74</b>

NOTES 1. Additional provisions have been created in some of existing land acquisition proposals due to change in cost in final award.



## Schedule-25

SCHEDULE OF LEASE RENT AND FAR

S.No.	Sector/Particulars	Amount in INR	
		Current Year	Previous. Year
1	Different properties (Annual)	17144,00,287.46	11593,05,178.11
2	FAR	1162,91,270.41	1125,81,541.75
	<b>Total</b>	<b>18306,91,557.87</b>	<b>12718,86,719.86</b>

Note: FAR income has been booked on un-expired period of lease.

## Schedule-26

FEES, DUTIES & TAXES

S.No.	Sector/Particulars	Amount in INR	
		Current Year	Previous. Year
1	Processing & Bldg. Plan Fees	1121,59,897.13	1268,67,613.78
2	Water Connection Charges	5141,50,825.56	2971,91,565.39
3	Sewer Connection Charges	103,73,212.00	128,26,662.00
4	Transfer charges/CIC	13011,00,266.66	14713,72,497.51
5	Completion fee	532,42,423.45	1762,85,550.59
6	Other Incomes	542,89,579.88	888,82,472.39
	<b>Total</b>	<b>20453,16,204.68</b>	<b>21734,26,361.66</b>



## Schedule-27

DETAILS OF INTEREST & DIVIDEND RECEIVED

S.No.	Sector	Amount in INR	
		Current Year	Previous. Year
1	Intt. Recd.On Dep. of Authority	3160,92,568.22	3755,61,218.18
2	Intt. Recd.On Adv. To Employee	11,08,776.00	4,35,029.00
3	Dividend Received	981,73,536.00	818,11,332.50
	<b>Total</b>	<b>4153,74,880.22</b>	<b>4578,07,579.68</b>

## Schedule-28

FORFEITURE OF PROPERTY

S.No.	Sector	Amount in INR	
		Current Year	Previous. Year
1	Residential/Builders	266,93,450.00	5,82,120.00
2	Commercial		2205,90,000.00
3	Institutional		1326,52,426.00
4	I.T.	1080,08,508.00	875,89,424.00
5	Industrial	925,67,657.00	53,39,218.00
	<b>Total</b>	<b>2272,69,615.00</b>	<b>4467,53,188.00</b>

## Schedule-29

DETAILS OF MISC. INCOMES

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	Sale of Forms	117,92,897.90	104,51,627.36
2	Registration Penalty/Late Penl. Fees/map	12539,20,753.70	10585,28,625.83
3	Ramp/Service Connection Charges	125,43,799.00	118,10,239.00
4	Receipt from city park-Ticket	8,68,210.00	13,82,778.56
5	Rent Receipt -Shop, Staff Qtrs Etc	197,81,067.85	60,80,940.92
6	Others e.g. malwa chs etc	1399,57,821.57	1840,08,789.46
	<b>Total</b>	<b>14388,64,550.02</b>	<b>12722,63,001.13</b>





## Schedule-30

DETAILS OF ESTABLISHMENT EXP.

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	Salary & Wages	3520,83,012.00	3408,13,353.00
2	Honourarium	7,64,725.00	10,56,087.00
3	Medical Expenses	309,05,345.00	418,01,889.00
4	Office Security	242,13,323.00	42,32,057.00
	<b>Total</b>	<b>4079,66,405.00</b>	<b>3879,03,386.00</b>

## Schedule-31

ADMINISTRATIVE EXPENSES

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	Travelling & Conveyance Expenses	33,06,741.00	25,38,054.00
2	Books & Periodicals	65,986.00	5,950.00
3	Printing & Stationery/Scanning	380,32,635.00	474,22,969.00
4	Postage & Telegram	10,76,986.00	20,00,223.00
5	Telephone Exp.	61,24,976.00	45,47,265.00
6	Electricity Exp.	513,68,221.00	163,54,828.00
7	Repair & Maintenance-building & off.	1745,64,543.00	837,99,406.00
8	Repair & Maintenance-Computer	483,42,420.00	392,56,613.00
9	Vehicles Repair & Maintenance	683,52,308.00	614,12,510.00
10	Repair & Maintenance-Machines	85,75,206.00	90,48,146.00
	<b>Total</b>	<b>3998,10,022.00</b>	<b>2663,85,964.00</b>

## Schedule-32

FINANCIAL EXPENSES

S.No.	Particulars	Amount in INR	
		Current Year	Previous. Year
1	Bank charges & Bank Gaurantee Comm	580,37,802.13	936,66,005.06
	<b>Total</b>	<b>580,37,802.13</b>	<b>936,66,005.06</b>



**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**

**SCHEDULE -35**

**Significant Accounting Policy & Notes on Accounts**

**A. Significant Accounting Policy:**

**1. Organization Information**

Greater Noida Industrial Development Authority is established under U.P. Industrial area Development Act-1976. The Authority's principal activity includes securing the planned development of the Greater Noida Industrial Development Area (GNIDA).

**2. Basis of Accounting & Preparation of Financial Statements:**

**a. Statement of Compliance:**

The financial statements have been prepared in accordance with the Accounting Policies adopted by the Board of GNIDA.

**b. Basis of Preparation and Presentation:**

The financial statements have been prepared on cash basis under the historical convention except for certain financial transactions that are measured on accrual basis

**c. Reserves & Surplus:**

**i. Maintenance Reserve:**

Maintenance Reserve has been provided to meet the cost of maintenance in the developed sectors in accordance with the accounting policy of the Authority. The actual maintenance cost incurred during the year has been adjusted against the reserve.

**ii. Reserve for Future Development Expense:**

Reserve for Future Development Expenses is created to meet the estimated future development expenditure in various sectors. The quantum of expenses is determined on the basis of information provided by the Engineering Department. This estimated development expenditure is charged to the Income & Expenditure account by creating the reserve in ratio of leased area to total saleable area.

**iii. Reserve for Special Projects:**

Reserve for Special Projects is created in accordance with accounting policy of the Authority to meet the cost of special projects in various sectors. Cost of completed Special Projects till 31-03-2023 have been set-off against the Reserve for Special Projects as per the Accounting Policy of the

Authority on the basis of the information received from the Engineering Department. During the year no new special project is completed.

- iv. Reserve Fund for Urban Services:  
Reserve Fund for Urban Renewal & Up-gradation has been created at 60% of operating surplus of current financial year.
- v. Reserve Fund for Greens:  
Additional charges towards corner plots, parks and forests facing etc. are recovered from allottees. Reserve for Greens has been created out of such additional charges recovered.

d. Sundry Debtors:  
Sundry debtors are the amount recoverable from allottees of such properties, which have been leased till 31<sup>st</sup> March 2023.

e. Properties:

i. Land Bank:

The Authority keeps its raw land in Land Bank Account and as soon as the development work starts in any particular designated sector, a weighted average cost is transferred to WIP Land account.

ii. Work in Progress:

Work in Progress has been divided into two parts, namely - WIP- Development Cost and WIP - Land Cost.

a) WIP - Development Cost

Total Development Cost has been bifurcated into Internal Development Cost and External Development Cost. Excess of interest paid on loans over interest received from allottees has been apportioned to Internal and External Development Cost incurred during the year.

Development cost, incurred on the sectors which have already been taken as a completed sector in prior year, have been adjusted with the existing Maintenance Reserve/ Reserve for Future Development.

In case of sectors treated as completed during the current year, total Development Costs have been transferred to Completed Property schedule.

Interest paid on loan availed by the Authority for the purpose of acquisition of land etc., has been loaded to WIP Development cost after adjusting the interest received from the allottees.

Thus, balance of WIP - Development Cost schedule shows cost incurred on sectors and special projects yet to be completed.

b) WIP - Land Cost

Land on which development work has been started, has been transferred to this schedule from the Land Bank schedule on weighted average cost. Land remains in this schedule until development work completed or lease agreements in the sector commenced. Cost of Land having development work completed or on commencement of lease deeds has been transferred to completed property schedule. Therefore, this schedule reflects the area and the cost of land of individual sector on which development work is going on.

iii. Completed Properties:

a) Developed Land.

Cost of Land held by the Authority has been determined on the basis of average cost of land acquired and average cost of development thereon by the Authority.

b) Cost of Constructed Properties

Cost of constructed property has been calculated on the basis of actual cost of construction taken from WIP expenses in Schedule-14 and the cost of land used in constructed property. Cost has been taken by using the same method as elaborated in (a) above.

f. Incomes:

Incomes of the Authority have been broadly divided into three categories namely, income from sale of properties, income from urban services and income from administrative services.

i. Income from sale of properties:

These constitute the sale of developed land and sale of constructed property reducing there from the costs incurred or to be incurred. Revenue from sale of properties is recognized in the year in which lease deed is entered with the allottee.

ii. Income from urban services:

Incomes from urban services include lease rent (annual) and fee, duties and taxes from the allottees. The incomes have been recognized on receipt basis. However, income from FAR has been recognized over the balance period of lease.

iii. Income from administrative services:

All other incomes not covered under sub-para (i) and (ii) are booked under income from administrative services. The incomes have been recognized on receipt basis.

**B. Notes on Accounts:**

1. In the opinion of Authority, current assets, loan & advances have a value on realization in ordinary course of business at least equal to the amount at which they are stated. Management is considering physical verification of inventories including land bank for assessing the deviations, if any.
2. Interest income on deposits and flexi-deposits with banks are booked on time basis during the current financial year as per the prevailing policy of the Authority.
3. The Authority has deposited Rs. 465,89,22,573.77. with income tax department against demand of tax raised for various assessment years under protest. Authority's appeals against Tax Department's orders for various assessment years are pending with the ITAT and before the Hon'ble Allahabad High Court. The Authority considers this amount recoverable. Therefore, the deposited amount has been kept under current assets.
4. The Authority has deposited a sum of Rs. 5,26,46,976/- against demand from P F Commissioner and Rs 11,38,29,689.00 against E.S.I. The deposit has been treated as recoverable and is shown as current assets till the final decision is made by the concern Department.
5. Depreciation on the fixed assets of the Authority is being charged at the rates prescribed under the Income-tax Act, 1961 and on WDV method.
6. The construction works on Gautam Buddha University, Multi-specialty Hospital and Medical University have been completed but the expenditures on these projects have not yet been transferred to Fixed Assets or Special Project Reserve for want of responses from the State Government on the requests made by the Authority regarding reimbursement of expenditure made on these projects.
7. Accounts of allottees' collection accounts and sundry debtors are under reconciliation and subject to party's confirmations. Interest from allottees may be affected after reconciliation of allottees' collection accounts.
8. Some of the advance accounts and liabilities are subject to reconciliation and party confirmations.
9. GNIDA has paid a sum of Rs. 835,40,11,462/- (net of shares subscribed in M/S NIAL) to NIAL for acquisition of land and other expenses for the

proposed airport. This amount has been shown as advance under current assets.

10. Amount of Rs 141.27 crore paid by GNIDA to NMRC against which NMRC has issued equity of Rs 141.27 cr in the name of state government. GNIDA has considered it as investment in the view of board decision by agenda no-119/17, as UP Govt didn't have any objection on issuance of share capital in the name of GNIDA.
11. During the year GNIDA had received fund from P.M. Gati Shakti. The amount had been considered as long term loan. Amount incurred from this fund had been debited to concern ledger.
12. The figures have been regrouped/rearranged wherever necessary.
13. Schedule '1' to '35' form an integral part of Balance Sheet.

