Audit Report, Audit Certificate and Certified Accounts of West Bengal Housing Board for the year 2021-2022

सत्यमेव जयते

HOUSING DEPARTMENT
GOVERNMENT OF WEST BENGAL

WEST BENGAL HOUSING BOARD

ANNUAL ACCOUNTS
2021-2022

ABASAN

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SEPARATE AUDIT REPORT OF THE COMPTROLLER & AUDITOR GENERAL OF INDIA ON THE ACCOUNTS OF THE WEST BENGAL HOUSING BOARD FOR THE YEAR ENDED 31ST MARCH 2022.

1. We have audited the attached Balance Sheet of West Bengal Housing Board (WBHB) for the year ended 31st March 2022 and Revenue, Net Revenue and Appropriation Accounts for the year ended on that dale under Section 19 (3) of the Comptroller and Auditor General's (Duties, Powers & Conditions of Service) Act, 1971 read with Section 35(2) of West Bengal Housing Board Act. 1972. The audit was entrusted for the period up to 2021-22. Preparation of these financial statements is the responsibility of the management of WBHB. Our responsibility is to express an opinion on these financial statements based on our audit.

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

3. We have conducted our audit in accordance with Auditing Standards generally accepted in India. These 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 includes examining, on a test basis, evidences supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of financial statements. We believe that our audit provides a reasonable basis for our opinion.

4. Based on our audit, we report that:

i. We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit.

ii. The Balance Sheet and Revenue. Net Revenue & Appropriation Account dealt with by this report have been drawn up in the format approved by the WBHB as required under Section 35(1) of the WBHB Act. 1972.

iii. In our opinion, proper books of accounts and other relevant records have been maintained by the WBHB as required under Section 35(1) of the WBHB Act, 1972 in so far as it appears from our examination of such books.

iv. We further report that.

COMMENTS OF ACCOUNTS

A. GENERAL BALANCE SHEET

A1.1 Liabilities
Other Items
Provision for land eases and others: Rs. 11.92 crore.

Accounting Standard 29 stipulates that a provision should be recognized when: (a) an enterprise has a present obligation as a result of past events; (b) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligations; and (c) a reliable estimate can be made of the amount of the obligation. If these conditions are not met, no provision should be recognized.

WBHB had a total of 588.68 acre of land and utilized 491.03 acre of land under different projects, leaving a balance of 97.65 acre of land as on 31 March 2022. The Board had no present obligation towards land acquisition awards or purchase cost of land. However, a provision of Rs. 11.92 crore was recognized for 'land cases and others', and the same has been carried over since 2012-13 in the books of accounts. As there was no present obligation, provision should have been written back and credited to Reserves & Surpluses. This has resulted in overstatement of 'Provision for land case and others' by Rs. 11.92 crore with corresponding understatement of Reserves & Surpluses to the same extent.

A.2.1 Assets
Other Items
Cash in hand & Cash at Bank (Sch. VI): Rs. 6.89 crore.

Finance Department, Govt. of West Bengal approved (November 2013) the proposal for opening of Saving Bank account to be operated by WBHB for the exclusive purpose of financial transaction related to construction of the hospitals for Health & Family Welfare Department and allowed WBHB to retain the interest accrued in the saving bank account as "service charges". As on 31 March 2022, Cash in hand & cash at bank had a balance of Rs. 1.07 crore against SBI Sealdah Hospital Account. However. Scrutiny of passbook for the said bank revealed that the account had a balance of ₹ 5.87 crore.

B. GRANTS IN AID

WBHB did not avail loan or receive grant from Government of West Bengal in 2021-22

C. NET EFFECT OF COMMENTS ON ACCOUNTS :

The net effect of the comments on accounts that Liabilities and Assets both were understated by ₹480.00 lakh.

i. Subject to our observations in the preceding paragraphs, we report that the Balance Sheet and Revenue, Net Revenue & Appropriation Account dealt with by this report arc in agreement with the books of accounts.

ii. In our opinion and to the best of our information and according to the explanation given to us, the said financial statements read together with the Accounting Policies and Notes on Accounts, and subject to the signification matters slated above and other matters mentioned in **Annexure I** to this Audit Report give a true and fair view in conformity with accounting principles generally accepted in India.

a. In so far as it relates to the Balance Sheet, of the state of affairs of the West Bengal Housing Board as at 31 st March 2022; and

b. In so far as it relates to Revenue, Net Revenue & Appropriation Account, of the surplus tor the year ended 31st March 2022.

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

Place : Kolkata
Date : 19.06.2023

(ANADI MISRA)
Accountant General (Audit-II)
West Bengal

ANNEXURE I TO AUDIT REPORT

1. **Adequacy of Internal Audit System :** WBHB did not have an internal audit WBHB did not conduct internal audit by engaging an outside agency.

2. **Adequacy of Internal Control :** Internal Control system was not commensurate size and nature of the Board's transactions.

3. **Physical verification of Assets :** Physical verification of assets was not conducted by the WBHB.

4. **Physical verification of stores and stock :** Physical verification of the stores and stocks was not conducted by the WBHB.

5. **Regularity in payment of statutory dues :** The WBHB was regular in depositing undisputed statutory dues with the appropriate authorities.

WEST BENGAL HOUSING BOARD

"A B A S A N"
105, S.N.Banerjee Road, Kolkata – 700014

ANNUAL ACCOUNTS – 2021-2022

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WEST BENGAL HOUSING BOARD

BALANCE SHEET AS AT 31ST MARCH'2022

	SCHEDULE	As at 31st March, 2022		As at 31st March, 2021	
SOURCES OF FUND		Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.
OWN FUND					
Housing Board Fund	--		1194,79,564		1194,79,564
RESERVE & SURPLUS	I		16097,71,977		15151,12,993
LOAN FUND					
Secured Loan		0.00		0.00	
Unsecured Loan		0.00		0.00	
TOTAL:			**17292,51,541**		**16345,92,557**
APPLICATION OF FUND					
Fixed Assets at cost less Depriciation	II		23,33,505		26,62,789
Investment	III		17032,45,966		16365,05,295
Current Assets, Loans & Advances					
I. Current Assets					
a) Inventories	IV	11615,91,444		12086,35,605	
b) Sundry Debtors	V	206,76,415		212,74,214	
c) Receivable against sale of land		0		0.00	
d) Cash and Bank Balance	VI	689,12,018		833,37,395	
		12511,79,877		13132,47,215	
II. Loans & Advances	VII	2449,18,326		2630,80,877	
		14960,98,203		15763,28,092	
LESS : CURRENT LIABILITIES & PROVISIONS	VIII	14724,26,134		15809,03,619	
NET CURRENT ASSETS			236,72,070		-45,75,527
TOTAL:			**17292,51,541**		**16345,92,557**
NOTES TO ACCOUNTS	XIV				

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

REVENUE, NET REVENUE & APPROPRIATION ACCOUNT FOR THE YEAR ENDED 31ST MARCH'2022

		Schedule	As at 31st March, 2022		As at 31st March, 2021	
			Amt.in Rs.	Amt.in Rs.	Amt.in Rs.	Amt.in Rs.
SALES	A		1092,36,110.00		1493,17,899.00	
Less : Rebate				1092,36,110.00		1493,17,899.00
COST OF GOODS SOLD	B	IX		558,06,475.00		791,74,700.00
DETAILED IN						
SURPLUS (Gross)	(A) - (B)			**534,29,635.00**		**701,43,199.00**
Add : Plan checking Fees				113,90,210.00		98,20,037.00
Add : Other Income :-						
Interest on Investment			843,91,688.88		850,97,788.16	
Interest on delayed payment of Instalment			5,97,799.00		4,03,395.00	
Dividend			455,59,125.00		138,00,000.00	
Interest on Income Tax Return			86,11,889.00		13,43,967.00	
Miscellaneous		X	118,44,546.00	1510,05,047.88	92,30,132.00	1098,75,282.16
				2158,24,892.88		1898,38,518.16
Less: Other Expenses :-						
Payment to and Provision for Employees		XI	726,55,856.13		808,93,213.73	
Administrative/Selling/Distribution and other **Expenses.**		XII	85,93,039.92		178,90,172.45	
Financial Charges		XIII			104,38,573.00	
Prior period Expenses						
Penalty			10,000.00		2,250.00	
Interest on overdraft			0.00		0.00	
Depriciation		II	3,29,283.78		4,04,771.59	
Estate Maintenance			46,46,011.00	862,34,190.83	76,19,629.56	1172,48,610.33
SURPLUS BEFORE TAX & RESERVE				**1295,90,702.05**		**725,89,907.83**
Less: Provision for Taxation						
Income Tax				404,32,299.04		226,48,051.24
NET SURPLUS				**891,58,403.01**		**499,41,856.59**
						9468,95,771.30
Balance brought forward from last year				**9968,37,627.89**		**9968,37,627.89**
				10859,96,030.90		
Adjustment during the year (Net)				**55,00,580.88**		
BALANCE CARRIED TO BALANCE SHEET				**10914,96,611.78**		**9968,37,627.89**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

GENERAL BALANCE SHEET AS ON 31ST MARCH,2022

LIABILITIES

Previous Year 2020-21 (Amount in Rs.)	Particulars	Sch.	2021-22 (Amount in Rs.)
	Capital Account		
0.00	Amount received		0.00
	Sundry Creditors		
353,19,361.32	(As per Schedule-VIII	VIIA	293,16,984.32
141,97,378.99	**Depreciation Reserve**	II	145,26,662.77
	Other Items		
101,12,112.25	A. i) Liabilities for Exp.	VIIIC	75,73,716.00
196,67,717.00	ii) Adv.for deposit work	VIII	334,27,117.00
10495,84,206.55	iii) Adv.against sale of flats	VIII	9718,76,618.06
99,55,731.00	iv) Special Deposit Scheme	VIII	99,55,731.00
46,20,157.09	v) Others	VIII	43,34,738.09
50,96,134.22	vi) Misc. Deposit (Project)	VIII	50,96,134.22
1194,79,564.40	vii) Housing Board Fund	VIII	1194,79,564.40
5182,75,364.93	viii)Reserve & Surplus	I	5182,75,364.93
683,84,916.17	ix) Security Deposit	VIII	664,50,523.17
40,23,520.00	x) Fund from Hudco(EWS-Krishnagar)	VIII	40,23,520.00
1192,37,604.63	xi) Provision for Land cases & others	VIII	1192,37,604.63
195,46,664.00	xii) Prov. for L.D agnst.deposit work	VIII	57,87,264.00
225,32,907.00	xiii)Liabilities for Projects	VIII	225,32,907.00
273,70,141.88	xiv)Sundry Creditors (Others)	VIII	293,94,736.28
18,53,415.00	xv) Adv. from J.V.C against Land	VIII	18,53,415.00
15,86,720.00	B. i) Outstanding Audit fees	VIII	20,86,720.00
1044,65,488.86	ii) Liabilities for Income Tax including	VIII	904,85,907.90
27,53,903.40	Fringe Benefit Tax		-26,29,203.60
333,07,433.00	iii) Maintenace Charge (Shilpakanan-iii)	VIII	325,88,431.00
18,31,905.00	iv) Hospital Account	VIII	-5,22,512.03
149,00,835.77	v) Estimated Liability (Shilpakanan)	VIII	149,00,836.00
247,52,744.24	vi) Refund of Allotment money	VIII	247,52,744.24
	vii) Interest Suspence	VIII	10914,96,611.78
9968,37,627.89	**Net Revenue Account** Balance Sheet Credit thereof	I	
32296,93,554.59			**32162,04,337.16**

ASSETS

Previous Year 2020-21 (Amount in Rs.)	Particulars	Sch.	2021-22 (Amount in Rs.)
	Capital Account		
	Amount expended as A/c No.II		
5135,88,535.24	Stock-in-Trade	IVA	4578,30,759.80
6950,47,070.13	Work-in-Progress	IVB	7037,60,684 13
0.00	Deposit Work	IV	0.00
212,74,214.00	**Sundry Debtors**	V	206,76,415.00
	Other Items		
16,52,656.74	i) Advance to Staff & other Members	VIIB	15,73,364.74
168,60,168.04	ii) Fixed Assets	II	168,60,168.04
833,37,395.19	iii) Cash in hand & Cash at Bank	VI	689,12,017.77
0.00	iv) Advance for supply of materials	VIIC	0.00
17,06,547.00	v) Advance to Board's contribution (Damage) to RPF	VII	17,06,547.00
0.00	vi) Advance against Land	VIIA	0.00
727,22,500.00	vii) Investment in Shares	III(A)	727,22,500.00
15637,82,795.00	viii) Fixed Deposits with Banks	III(B)	16305,23,466.16
1995,94,209.56	ix) Advance Income Tax		1808,32,098.56
0.00	x) Receivable against sale of land		0.00
203,39,772.00	xi) Interest receivable	VII	235,01,863.00
86,48,825.41	xii) Deposit with Revenue authority	VII	134,00,509.59
310,51,241.28	xiii) TDS receivable	VII	236,29,693.37
87,625.00	x) Sitting Fees	VII	2,74,250.00
32296,93,554.59			**32162,04,337.16**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - I

RESERVES & SURPLUS AS ON 31ST MARCH'2022

(Forming part of Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Capital Reserve	341,21,121.00	341,21,121.00
General Reserve	526,64,000.00	526,64,000.00
Reserve for Contigencies	4314,90,243.93	4314,90,243.93
Net Revenue & Appropriation Account	10914,96,611.78	9968,37,627.89
	16097,71,976.71	**15151,12,992.82**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

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Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - I

FIXED ASSETS

(Forming Part of the Balance Sheet as on 31.03.2022)

Sl.No.	Block of Assets	Rate of Depreciation	Cost as on 01.04.2021 (Amt.in Rs.)	Addition during the year 2021-22 (Amt.in Rs.)	Total cost as on 31.03.2022 (Amt.in Rs.)	Depreciation as on 01.04.2021 (Amt.in Rs.)	Depreciation for the year 2021-2022 (Amt.in Rs.)	Total Depreciation as on 31.03.2022 Amt in Rs.)	Balance as on 31.03.2022 (Amt.in Rs.)	Balance as on 31.03.2021 (Amt.in Rs.)
1	Land	0	3,41,200.00	-	3,41,200.00	-	-	-	3,41,200.00	3,41,200.00
2	Building	10%	74,33,768.82	-	74,33,768.82	56,73,720.65	1,76,004.82	58,49,725.47	15,84,043.35	17,60,048.17
	(a) Godown (Manicktala)	10%	2,10,592.92	-	2,10,592.92	1,94,456.79	1,613.61	1,96,070.40	14,522.52	16,136.13
3	Plant & Machinery	15%	6,31,987.00	-	6,31,987.00	5,92,365.69	5,943.20	5,98,308.89	33,678.11	39,621.31
4	Furniture & Fixtures	15%	27,54,242.82	-	27,54,242.82	26,64,043.78	13,529.86	26,77,573.64	76,669.18	90,199.04
5	Office Appliances	15%	15,92,985.48	-	15,92,985.48	14,56,819.63	20,424.88	14,77,244.51	1,15,740.97	1,36,165.85
6	Computer & Accessories	40%	38,95,391.00		38,95,391.00	36,15,972.45	1,11,767.42	37,27,739.87	1,67,651.13	2,79,418.55
			168,60,168.04	**0.00**	**168,60,168.04**	**141,97,378.99**	**3,29,283.78**	**145,26,662.77**	**23,33,505.27**	**26,62,789.05**
			167,82,768.04	**77,400.00**	**168,60,168.04**	**137,92,607.40**	**4,04,771.59**	**141,97,378.99**	**26,62,789.05**	**29,90,160.64**

Note:* Stock Value include Consumable stock which amounting to Rs. 3217992.44

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE-III

INVESTMENTS

(Forming part of Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Investment in Shares (J.V.C & A.S.C)	727,22,500.00	727,22,500.00
Fixed Deposit with Banks	16305,23,456.16	15637,82,795.00
Total	**17032,45,966.16**	**16365,05,295.00**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman 4

WEST BENGAL HOUSING BOARD

SCHEDULE - III(A)

INVESTMENT AT COST AS ON 31ST MARCH'2022

(Forming Part of Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
(1) Bengal Peerless Housing Dev.Co.Ltd. (9,02,250 Equity Shares @ Rs.10/- each)	90,22,500.00	90,22,500.00
(2) Bengal Ambuja Housing Dev.Co.Ltd. (24.75 lakhs Equity Sahres @ Rs.10/- each)	247,50,000.00	247,50,000.00
(3) Bengal Srachi Housing Dev.Co.Ltd. (8 lakhs Equity Shares @ Rs.10/- each)	80,00,000.00	80,00,000.00
(4) Bengal D.C.L. Housing Dev.Co.Ltd. (3 lakhs Equity Shares @ Rs.10/- each)	30,00,000.00	30,00,000.00
(5) W.B Housing & Infrastructure Dev.Corpn.Ltd. (12,750 Equity Shares @ Rs.1000/- each)	127,50,000.00	127,50,000.00
(6) Bengal Greenfield Housing Dev.Co.Ltd. (3 lakhs Equity Shares @ Rs.10/- each)	30,00,000.00	30,00,000.00
(7) Bengal United Credit Belani Housing Dev.Co.Ltd. (3 lakhs Equity Shares @ Rs.10/- each)	30,00,000.00	30,00,000.00
(8) Bengal Park Chamber Housing Dev.Co.Ltd. (3 lakhs Equity Shares @ Rs.10/- each)	30,00,000.00	30,00,000.00
(9) Bengal Shelter Housing Dev.Co.Ltd. (3 lakhs Equity Shares @ Rs.10/- each)	30,00,000.00	30,00,000.00
(10) Bengal Kaushlya Housing Dev.Co.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(11) Bengal Marlin Housing Dev.Co.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(12) Bengal D.C.PAL Housing Dev.Co.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(13) Bengal Multiple Housing Dev.Co.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(14) Bengal Sunny Rock Housing Dev.Co.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(15) Bengal NPR Housing Dev.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(16) Bengal P.S Housing Dev.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(17) Bengal Kayal Housing Dev.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(18) Bengal Sanjevani Housing Dev.Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
(19) Bengal Emami Housing Dev.Ltd. (1,00,000 Equity Shares @ Rs.10/- each)	10,00,000.00	10,00,000.00
(20) Bengal Forum Development Ltd. (22,000 Equity Shares @ Rs.10/- each)	2,20,000.00	2,20,000.00
	727,22,500.00	**727,22,500.00**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - III (B)

FIXED DEPOSITS WITH BANKS

(Forming part of Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
FIXED DEPOSIT WITH BANKS		
B.O.M., WBHB Branch	11926,16,512.00	11420,18,391.00
B.O.M., Siliguri	0.00	0.00
B.O.M., Durgapur	–	–
C.B.I., Asansol	–	–
Indian Overseas Bank, Siliguri	–	–
Indian Overseas Bank, Durgapur	146,75,693.00	139,19,401.00
State Bank of India, Sealdah.	4196,22,978.00	4044,32,541.00
United Bank of India, Katwa.	36,08,283.16	34,12,462.00
Total	**16305,23,466.16**	**15637,82,795.00**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - IV

CAPITAL ACCOUNT NO.: I FOR THE YEAR ENDED 31ST MARCH'2022

Dr. Expenditure Capital Works	Total upto the year ended 31.03.2021	Expenditure during the year 2021-2022	Sales/write off if any during the year ended 31.03.2022	Total Expenditure upto date & end of the year 31.03.2022		Balance at the end of March'2022	Amount Received during the year ended 31.3.2022	Amount repaid during the year ended 31.3.2022	Total net receipts upto the end of the year 31.3.2022
Properties (As per Schedule)					**Capital Account (loan)**				
Stock	5135,88,535.24	168,41,200.00	725,98,975.44	4578,30,759.80					
Work In Progress	6950,47,070.13	271,304,802.74	184,17,188.74	7037,60,684.13					
Deposit work	0.00	0.00	-	0.00	Market Borrowing	0.00	0.00	0.00	0.00
Stock of Materials	0.00	0.00	0.00	0.00					
	12086,35,605.37	**439,72,002.74**	**910,16,164.18**	**11615,91,443.93**		**0.00**	**0.00**	**0.00**	**0.00**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

SCHEDULE-IV (A)

WEST BENGAL HOUSING BOARD

STOCK-IN-TRADE (at lower of Cost and Net Realisable Value)

Capital Account No.II of the year ended 31st March'2022

(Forming part of Balance Sheet as on 31.03.2022)

Name of the Project	Opening Stock as on 01.04.2021		Expenditure during the year 2022		Sales & write off if any during year 2021-22 — Cost of Sales		Total Sale Value		Write off	Closing Stock as on 31.03.2022	
	Unit	Amount in Rs.	Unit	Amt. in Rs.	Unit	Amount in Rs.	Unit	Amount in Rs.	Amt. in Rs.	Unit	Amount in Rs.
Anusua including garrage	5	70,01,389.24	0	0.00	0	0.00	0	0.00	20,00,000.00	5	50,01,389.24
Karunamoyee	5	1,50,625.82	0	20,00,000.00	0	0.00	0	0.00	0.00	5	21,50,625.82
Purbachal	1	51,252.72	0	0.00	0	0.00	0	0.00	0.00	1	51,252.72
Kalyani	1	4,43,794.65	0	0.00	0	0.00	0	0.00	0.00	1	4,43,794.65
Kalyani -II	63	647,70,398.53	0	0.00	0	0.00	0	0.00	0.00	63	647,70,398.53
G.G.U.C. including CPS	9	7,65,073.77	0	0.00	0	0.00	0	0.00	0.00	9	7,65,073.77
Serampore	2	3,15,987.67	0	0.00	0	0.00	0	0.00	0.00	2	3,15,987.67
Dankuni	1	2,98,758.89	0	0.00	0	0.00	0	0.00	0.00	1	2,98,758.89
Barasat	7	13,25,308.46	0	0.00	0	0.00	0	0.00	0.00	7	13,25,308.46
E.C.T.P.	3	7,91,724.26	0	0.00	0	0.00	0	0.00	0.00	3	7,91,724.26
Uttarpara	2	1,90,274.34	0	0.00	0	0.00	0	0.00	0.00	2	1,90,274.34
Birati1	2	2,65,268.72	0	0.00	0	0.00	0	0.00	0.00	2	2,65,268.72
Baishnabghata	1	2,02,170.70	0	0.00	0	0.00	0	0.00	0.00	1	2,02,170.70
Beliaghata CPS	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0	0.00
Siliguri & SSTP	30	21,54,224.97	0	0.00	0	0.00	0	0.00	0.00	30	21,54,224.97
Konnagar Ph-1	4	7,10,892.81	0	0.00	0	0.00	0	0.00	0.00	4	7,10,892.81
Konnagar Ph-II (Bidisha)	10	21,64,640.03	0	0.00	0	0.00	0	0.00	0.00	10	21,64,640.03
Sarsuna Ph-II	9	27,23,347.59	0	0.00	0	0.00	0	0.00	0.00	9	27,23,347.59
Sarsuna Market	34	6,77,679.95	0	0.00	0	0.00	0	0.00	0.00	34	6,77,679.95
Durgapur HP	1	2,08,820.00	0	0.00	0	0.00	0	0.00	0.00	1	2,08,820.00
Mathkal Nimta	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0	0.00
Ananya-Asansol-Shop	8	58,48,895.41	0	0.00	0	0.00	0	0.00	0.00	8	58,48,895.41
Lake View	3	9,44,537.60	0	0.00	0	0.00	0	0.00	0.00	3	9,44,537.60
LakeView (HIG) including CPS	32	26,84,014.37	0	0.00	0	0.00	0	0.00	0.00	32	26,84,014.37
Ruchra Residency (incl. CPS)	3	0.00	0	0.00	0	0.00	0	0.00	0.00	0	0.00
Calcutta Green	3	11,56,822.91	0	0.00	0	0.00	0	0.00	0.00	3	11,56,822.91
Mathkal - Phase-II	8	82,94,717.26	0	0.00	0	0.00	0	0.00	0.00	8	82,94,717.26

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

..continued

Name of the Project	Opening Stock as on 01.04.2021		Expenditure during the year 2022		Sales & write off if any during year 2021-22					Closing Stock as on 31.03.2022	
					Cost of Sales		Total Sale Value		Write off		
	Unit	Amount in Rs.	Unit	Amount in Rs.	Unit	Amount in Rs.	Unit	Amount in Rs.	Amount in Rs.	Unit	Amount in Rs.
Thakurpukur Ph-I	0	0.00	0	. 00.00	0	0.00	0	0.00	0.00	0	0.00
Thakurpukur Ph-II (HIG)	6	54,50,891.56	0	0.00	0	0.00	0	0.00	2,92,500.00	6	51,58,391.56
Thakurpukur Ph-V-B (MIG)	0	0.00	8	0.00	0	0.00	0	0.00	0.00	0	0.00
Purba	2	15,46,456.00	0	0.00	0	0.00	0	0.00	0.00	2	15,46,456.00
Amulyakanan HP	15	104,23,892.73	0	0.00	0	0.00	0	0.00	0.00	15	104,23,892.73
Jubilee (Brahmapur)	6	24,01,685.53	0	0.00	0	0.00	0	0.00	0.00	6	24,01,685.53
Sakuntala Park Plot -Ph-II	3	12,61,677.62	0	0.00	0	0.00	0	0.00	0.00	3	12,61,677.62
East Enclave including CPS	12	25,20,363.69	0	0.00	2	4,20,060.00	1	16,65,000.00	0.00	10	21,00,303.69
Millennium Towers inclu. CPS	2	9,99,083.60	0	0.00	1	4,99,542.00	1	9,40,800.00	0.00	1	4,99,541.60
Eastern Green Plot	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0	0.00
Calcutta Green Market Complex	34	102,87,295.09	0	0.00	0	0.00	0	0.00	0.00	34	102,87,295.09
Prantikapan - Market Complex	15	18,25,549.27	0	0.00	0	0.00	0	0.00	0.00	15	18,25,549.27
Westend Conclave	8	74,78,532.24	0	0.00	0	0.00	0	0.00	0.00	8	74,78,532.24
Himalaya kanya-Ph-III(Bunglow/ Flats/Triplex (including garrage)	30	1082,81,872.65	0	40,00,000.00	1	37,42,729.46	1	83,40,739.00	0.00	29	1085,39,143.19
Himalayakanya Ph-II	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0	0.00
Kanyapur Asansol Ph-II (G+5)	20	134,58,578.72	0	0.00	0	0.00	0	0.00	0.00	20	134,58,578.72
Lake View-HIG (96)	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0	0.00
Thakurpukukur Ph-IV (LIG)	1	2,50,647.82	0	0.00	0	0.00	0	0.00	0.00	1	2,50,647.82
Himalaya Residency	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0	0.00
Himalaya Residency - Shops	23	94,94,429.27	0	0.00	0	0.00	0	0.00	0.00	23	94,94,429.27
Starlit	6	66,44,855.24	0	0.00	1	8,81,618.70	2	24,98,400.00	40,00,000.00	5	17,63,236.54
Starlit (Garrage)	32	56,70,000.00	0	0.00	0	0.00	0	0.00	0.00	32	56,70,000.00
Moonbeam	4	172,26,030.21	0	0.00	4	67,26,030.00	4	107,70,000.00	105,50,000.00	0	0.00
Moonbeam (Garrage)	26	56,86,153.85	0	0.00	4	10,93,491.20	4	14,58,000.00	0.00	22	45,92,662.65
Eastern High	2	110,06,736.13	0	0.00	1	55,03,368.40	1	77,02,295.00	0.00	1	55,03,367.73
Eastern Grove	1	10,95,675.65	0	0.00	1	10,95,675.65	1	28,64,100.00	0.00	0	0.00
Eastern Nook	1	2,50,000.00	0	0.00	1	2,50,000.00	1	9,57,600.00	0.00	0	0.00
Shilpakanan	33	417,42,287.41	0	105,00,000.00	10	158,30,996.00	10	411,54,106.00	0.00	23	364,11,291.41
Purbahnaya HP (Maniktala)	7	276,68,149.12	0	3,41,200.00	5	197,62,963.60	5	308,85,070.00	0.00	2	82,46,385.52
Dr Subrata Moitra Smriti Abasan With 36OCPS(Krishnanagar)	80	1135,59,078.73	0	0.00	0	0.00	0	0.00	0.00	80	1135,59,078.73
	613	5103,70,542.80	0	168,41,200.00	31	558,06,475.01	31	1092,36,110.00	168,42,500.00	582	4546,12,767.58

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - V(B)

WORKS IN PROGRESS AS ON 31.03.2022

Capital Account No-II of the Year ended 31.03.2022

(Forming Part of Balance Sheet)

Sl.No	Name of the Project	Expenditure upto 31.03.2021 (Rs.)	Expenditure during 2021-22 (Rs.)	Adjustment (Rs.)	Sales and Write Off (Rs.)	Total Expenditure at the end of 31.03.2020 (Rs.)
1	BARRACKPORE LAND	10,54,282.00				10,54,282.00
2	BUDGE BUDGE./MAHESHTALA	118,01,486.00				118,01,486.00
3	DIYA H.P.	659,94,059.90	268,88,433.74	47,31,568.74		881,50,924.90
4	DUM DUM SEVEN TANKS	2,71,303.00				2,71,303.00
5	Eastern Green - AI-CE- Block	13,00,086.00				13,00,086.00
6	FARAKKA	25,30,935.00				25,30,935.00
7	GOLF GREEN (NEW PHASE)	73,563.00				73,563.00
8	HIMALAYA KANYA PH - III	2,000.00				2,000.00
9	HIMALAYA KUNJA - KAMRANGAGURI	17,00,570.00				17,00,570.00
10	HIMALAYKANYA (SILIGURI)	5,68,336.00				5,68,336.00
11	Kalyani Ph - II	-				-
12	Kanyapur (Land)	15,85,605.00				15,85,605.00
13	KARUNAMOYEE (NEW PHASE)	-				-
14	KRISHNANAGAR	-				-
15	MANICKTALA H.P. NEW PHASE	90,000.00				90,000.00
16	MATHKAL - NIMTA - PH-II (LIG & GARRAGE)	306,11,528.33	20,000.00			306,11,528.33
17	RAJARHAT NEW TOWN(HIDCO)	64,89,558.00				64,89,558.00
18	SHILPAKANAN (DURGAPUR)	-				-
19	SILIGURI REGIONAL OFFICE	-				-
20	Siliguri SSTP - New	46,76,752.000				46,76,752.000
21	SUNRAYS H.P.	2237,63,299.80				2237,63,299.80
22	THAKURPUKUR H.P.	89,63,299.80				89,63,299.80
23	THAKURPUKUR H.P. PH - VB	62,22,400.00				62,22,400.00
24	Thakurpukur Ph -1 (EXCISE)	189,76,329.00				189,76,329.00
25	Thakurpukur Land	256,52,613.00				256,52,613.00
26	Himalayakanya Phase -IV	64,330.00				64,330.00
27	Misc Land	2813,75,482.10		136,85,620.00		2676,89,862.10
28	Project for 9 Plots	12,79,527.00	2,22,369.00			15,01,896.00
		6950,47,070.13	271,30,802.74	184,17,188.74		7037,60,684.13

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - V

SUNDRY DEBTORS

(Forming part of the Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Debtors	206,76,415.00	212,74,214.00
Less Interest Suspense (-)	0.00	0.00
TOTAL	**206,76,415.00**	**212,74,214.00**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

CASH & BANK BALANCE AS ON 31.03.2022

Schedule-VI

(Forming part of Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
	Debit	Credit	Debit	Credit
A) **CASH IN HAND**				
Franking Postage in Hand	7,979.00		7,979.00	
	7,979.00		**7,979.00**	
B) **CASH AT BANK**				
1 B.O.M - WBHB Branch Current A/c Gen, No - 006(001)	461,75,139.30		493,12,908.00	
2 B.O.M - WBHB Branch Refund A/c Gen, No - 890 (164)	19,68,931.72		19,68,931.72	
3 B.O.M - WBHB Branch Deposit Scheme A/c. No - 914 (166)	-		-	
4 B.O.M - WBHB Branch CC A/c. No - 1775(3)				
5 CBI Asansol A/c -III Works A/c No - 3326	-		-	
6 Deposit with RBI	1,000.00		1,000.00	
7 IOB Asansol Installment A/c No - 172-CD	-		-	
8 B.O.M - WBHB Branch Current A/c Gen, No -20063800867	4,20,760.85		29,16,354.35	
9 I.O.B., Siliguri A/c No.: 1742	-		-	
10 I.O.B, Durgapur A/c No.: 20003	34,386.80		34,670.00	
11 I.O.B., Siliguri (Works) A/c No.: 12620	-		-	
12 I.O.B., Ballygunge C.C. A/c no. 2668	-		-	
13 O.B.C - Ballygunge Branch A/c No.: 1939	-		-	
14 Punjab National Bank, Lenin Sarani A/c No.: 773			-	
15 B.O.M, WBHB Branch, A/c No.-2377				
16 S.B.I., Sealdah A/c No. : 30027184846				
17 U.B.I Tollygunge Tram Depot. S/B (Hospital) A/c	-		-	
balance c/d	486,00,218.67		542,33,864.07	

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

Schedule-VI

CASH & BANK BALANCE AS ON 31.03.2022

(Forming part of Balance Sheet as on 31.03.2022)

continued...

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
	Debit	Credit	Debit	Credit
balance b/f	486,00,218.67	0.00	542,33,864.07	0.00
18 PNB., Katwa Instalment A/c No.	23,215.00		23,687.00	
20 Standard Chartered, Kolkata Metro Main Branch, A/c No.: 32205041977	0.00		0.00	
21 B.O.M, Siliguri Branch, Collection - A/c.No.:36	0.00		0.00	
22 B.O.M, Siliguri Branch, Current A/c no. 847	20,84,731.00		20,00,135.00	
23 B.O.M, Siliguri Branch, Current A/c no. 69	0.00		0.00	
24 B.O.M, WBHB Branch, Current A/c no. 60156906598	44,494.76		15,643.78	
25 Union Bank of India, Dharmatala Br.	0.00		0.00	
26 U.B.I Tollygunge Tram Depot. Current A/c.	0.00		0.00	
27 B.O.M, Durgapur Branch, Collection Account	8,37,237.76	0.00	12,31,688.76	0.00
28 SBI Sealdaha Hospital A/C 36468914267	107,03,696.76		126,15,148.76	
29 SBI Sealdaha A/C 38336100912	50,81,038.20		14,49,630.20	0.00
30 B.O.M, WBHB A/C 60305182895	15,29,606.62		117,59,618.62	
Sub Total	689,04,038.77	0.00	833,29,416,19	0.00
Grand Total	**689,12,017.77**	**0.00**	**833,37,395.19**	**0.00**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - VII

LOANS & ADVANCE AS ON 31ST MARCH'2022

(Forming part of Balance Sheet as at 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Advance to RPF (Damage)	17,06,547.00	17,06,547.00
Advance against Land	0.00	0.00
Advance to Staff and Others	15,73,364.74	16.52656.74
Advance for Supply of Materials	0.00	0.00
Advance Income Tax	1808,32,095.56	1995,94,209.56
Advance Fringe Benefit Tax	0.00	0.00
Interest Receivable	235,01,863.00	203,39,772.00
Deposit with Revenue Authority	134,00,509.59	86,48,825.41
Sitting Fees	2,74,250.00	87,625.00
TDS Receivable	236,29,693.37	310,51,241.28
	2449,18,326.26	**2630,80,876.99**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - VII(A)

Advance against Cost of Land as on 31.03.2022

(Forming part of Balance Sheet as at 31.03.2022)

Name of Land	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Joka	0.00	0.00
Kustia Land	0.00	0.00
Kalyani Land	0.00	0.00
Barrackpore CMDA Land	0.00	0.00
Durgapur New Phase	0.00	0.00
Krishnanagar Rani Kuthi	0.00	0.00
Amulyakanan	0.00	0.00
Jote Shibrampur	0.00	0.00
Rajapur (Calcutta Green)	0.00	0.00
Thakurpukur	0.00	0.00
Kawakhali (Siliguri)	0.00	0.00
Nungi (Budge Budge)	0.00	0.00
Farakka	0.00	0.00
HIDCO Land (New Town)	0.00	0.00
Asansol Land	0.00	0.00
Total	**0.00**	**0.00**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - VII(B)

ADVANCE TO STAFF AND OTHERS

(Forming part of Balance Sheet as at 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Advance against T.A.	0.00	0.00
Advance for Expenses	64,200.00	1,05,843.00
Special Advance	0.00	0.00
Housing Building Loan	40,326.00	93,878.00
House Building Advance	0.00	0.00
House Rent(deput.)	0.00	0.00
Medical Advance	1,39,098.74	1,49,960.74
Security Deposit with CESC	3,000.00	3,000.00
Computer Advance	0.00	0.00
Festival Advance	26,740.00	0.00
Advance toWBIDFC	13,00,000.00	13,00,000.00
Motor Cycle Advance	0.00	0.00
Total	**15,73,364.74**	**16,52,656.74**

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - VII(C)

Advance made for supply of Materials as on 31.03.2022

(Forming part of Balance Sheet)

Name of the Parties	Balance as on 31.03.2021	Payment during the year 2021-2022	Adjustment during the year 2021-2022	Balance as on 31.03.2022
Steel Authority of India	0.00	-	-	0.00
Tata Steel	0.00	-	-	0.00
Rastriya Ispat Nigam	0.00	-	-	0.00
	0.00	**-**	**0.00**	**0.00**

Note:* Transfer to Stock in Capital Account No.1

Md. Shah Nawaz
Financial Advisor Cum Chief Accounts Officer

Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - VIII

CURRENT LIABILITIES(INCLUDING BANK OD) AS ON 31ST MARCH'2022

(Forming part of Balance Sheet as at 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Sundry Creditors (Projects)	293,16,984.32	353,19,361.32
Other Liabilities	43,34,738.09	46,20,157.09
Outstanding Audit Fees	20,86,720.00	15,86,720.00
Liability for Expenses	75,73,716.25	101,12,112.25
Liability for Projects	225,32,907.00	225,32,907.00
Advance against Deposit Work (Rs 2766377843-Rs 2746710126)	334,27,117.00	196,67,717.00
Advance against Sale of Flats (Net of refund)	9718,76,618.06	10485,84,206.55
Advance from Joint Sector Companies (against Land)	18,53,415.00	18,53,415.00
Maintenance received Shilpakanan-III	-26,29,203.60	27,53,903.40
Security Deposit(including EMD)	664,50,523.17	683,84,916.17
Deposit Scheme	99,55,731.00	99,55,731.00
Miscellaneous Deposit Project	50,96,134.22	50,96,134.22
Provision for land cases and others	1192,37,604.63	1192,37,604.63
E.W.S. Fund from HUDCO for Krishnanagar	40,23,520.00	40,23,520.00
Provision for Income Tax & Fringe benefit tax	904,85,907.90	1044,65,488.86
Prov. for Liquidity damage agst. Deposit work	57,87,264.00	195,46,664.00
Sundry Creditors (Others)	293,94,736.28	273,70,141.88
Interest Suspence	246,54,945.24	247,52,744.24
Hospital Account	325,88,431.00	333,07,433.00
Refund of Allotment Money	149,00,836.00	149,00,836.00
Maintenance received Purahana	-5,22,511.77	18,31,905.00
Total	**14724,26,133.54**	**15809,22,341.05**

Md. Shah Nawaz
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Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - VIII(A)

SUNDRY CREDITORS AS ON 31ST MARCH'2022

(Forming part of the Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2021 (Amt.in Rs.)	Amount as at 31.03.2020 (Amt.in Rs.)
Rajarhat (East Enclave)	67,20,491.92	67,20,491.92
Millennium Towers	7,47,137.00	7,47,137.00
Calcutta Green Ph-I / II	0.00	0.00
Calcutta Green Commercial	0.00	0.00
Sarsuna Plot-11/17	8,75,137.10	8,75,137.10
Amulyakanan Ph-II	18,23,551.61	18,23,551.61
Dankuni Ph-III	9,95,698.00	9,95,698.00
Dankuni Market Complex	50,000.00	50,000.00
Konnagar Ph-II (Bidisha)	6,02,257.00	6,02,257.00
Ruchira Residency	114,26,084.00	114,26,084.00
Lake View Project	1,65,050.56	1,65,050.56
Asansol Ph-I / Market Complex	9,88,043.13	9,88,043.13
Himalaya Residency	40,46,981.00	40,46,981.00
Shilpakanan - Durgapur	8,76,553.00	68,78,930.00
TOTAL	293,16,984.32	353,19,361.32

Md. Shah Nawaz
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Rezaul Karim
Vice-Chairman

WEST BENGAL HOUSING BOARD

SCHEDULE - VIII(B)

OTHER LIABILITIES

(Forming part of the Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Employee's Contribution to C.P.F.	54,624.80	54,624.80
Professional Tax	180.00	350.00
Purchase Suspense	0.00	0.00
I.T. Deducted at Source from contractors	-71,664.00	1,94,722.00
C.P.F. Advance Recovery	5,567.00	1,567.00
Salary Savings Scheme	3,169.34	3,169.34
Sales Tax (VAT)	0.00	0.00
W.B.H.B. Staff Co-operative	31,894.00	31,894.00
Staff Welfare Fund	71.00	71.00
TDS on Salary	1,309.00	33,200.00
West Bengal Govt. Cess	92,952.00	2,01,475.00
Service Tax on Sales	0.00	0.00
MCAS Benefit	42,16,634.95	40,99,083.95
G.P.F	0.00	0.00
Group Insurance	0.00	0.00
	43,34,738.09	**46,20,157.09**

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WEST BENGAL HOUSING BOARD

SCHEDULE - VIII(C)

LIABILITIES FOR EXPENSES AS ON 31ST MARCH'2022

(Forming part of the Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Hiring Charges	1,06,675.00	1,00,965.25
Car Maintenance	1,67,059.00	1,77,021.00
Office Expenses	24,976.00	17,911.00
Advertisement & Publicity	0.00	28,000.00
Printing & Stationery	0..00	0..00
Inspection Charges	0.00	0.00
Re-imbursement of Medical Expenses	0.00	0.00
Travelling Allowance/Expenses	0.00	0.00
Pay & Allowances	48,92,987.00	54,96,728.00
Board's Contribution to E.C.P.F.	3,38,127.00	4,03,194.00
Audit Fees	0.00	0.00
Telephone Charges	21,153.00	5,400.00
Board's Contribution to Pension Fund	0.00	0.00
Deposit Link Insurance incl. Admn.Charges	0.00	0.00
Meeting Fees	280.00	1,898.00
Accounting Charges	40,936.00	16,902.00
Law Charges	4,28,860.00	1,67,052.00
Computer Maintenance	0.00	0.00
Exgratia	14,400.00	90,000.00
Repairing of old flats	5,00,000.00	5,00,000.00
Estate Maintenance	10,38,263.00	24,29,806.00
Website Maintenance	0.00	0.00
Arbitration Award	0.00	6,77,240.00
	75,73,716.00	**101,12,112.25**

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WEST BENGAL HOUSING BOARD

SCHEDULE -IX

COST OF SALES / COST OF CONSTRUCTION

(Forming part of Income & Expenditure Accounts for the year 2021-2022)

Particulars	As at 31st March, 2022		As at 31st March, 2021	
	Amt.in Rs.	Amt.in Rs.	Amt.in Rs.	Amt.in Rs.
Opening Stock				
Work-in-Progress	6950,47,070.13		6537,28,092.99	
Stock in Trade	5135,88,534.00	12086,35,604.13	5895,45,242.34	12432,73,335.33
Add :				
Cost of Construction				
Project Expenses	87,62,314.80		445,36,968.80	
Administrative Overhead				
Adjustment in Stock				
Land Cost		87,62,314.80		445,36,968.80
		12173,97,918.93		**12878,10,304.13**
Less:				
Closing Stock				
Work-in-Progress	4578,30,759.80		6950,47,070.13	
Stock in Trade	7037,60,684.13		5135,88,534.00	
		11615,91,443.93		12086,35,604.13
Cost of Sales including written off		**558,06,475.00**		**791,74,700.00**

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WEST BENGAL HOUSING BOARD

SCHEDULE - X

MISCELLANEOUS INCOME

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Forfeiture	19,14,000.00	17,80,440.00
Other Receipts:		
a) Guarding Charges	0.00	0.00
b) Interest on special advance	0.00	0.00
c) Interest on House Bldg. Loan	1,72,378.00	4,30,084.00
d) Leese hold rent	10,040.00	61,630.00
e) Miscellaneous Receipts	5,81,433.00	8,60,159.00
f) Penal Interest	13,65,742.00	9,31,804.00
g) Rent received	11,29,444.00	8,44,116.00
h) Sale of Tender	57,250.00	41,500.00
i) Transfer fees	51,46,377.00	30,42,339.00
j) Sale of Forms	0.00	0.00
k) License Fees	(4,620.00)	60.00
l) Sitting Fees	14,55,000.00	12,38,000.00
m) Int, on SD Refund	17,502.00	-
	118,44,546.00	**92,30,132.00**

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WEST BENGAL HOUSING BOARD

SCHEDULE - XI

PAYMENT TO AND PROVISIONS FOR EMPLOYEES

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Pay & Allowance	612,68,989.00	691,34,958.00
Gratuity	40,80,050.00	39,43,887.00
Board's contribution to provident fund	46,45,041.00	55,12,361.00
Board's contribution to pension fund	7,53,988.00	8,29,267.00
Terminal Leave salary	19,12,031.13	43,28,159.73
	726,60,099.13	**837,48,632.73**
Less : Recovery of Administrative Charges	**4,243.00**	**28,55,419.00**
	726,55,856.13	**808,93,213.73**

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WEST BENGAL HOUSING BOARD

SCHEDULE - XII

ADMINISTRATIVE/SELLING DISTRIBUTION & OTHER EXPENSES

(Forming Part of Balance Sheet as on 31.03.2022)

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Bank Charges	3,88,836.61	5,310.56
Hiring Charges	11,28,806.75	11,71,170.71
Meeting Expenses	9,428.00	24,409.00
Office Expenses	2,22,880.00	2,09,564.00
Postage & Telegram	10,627.00	22,919.00
Repair & Maintenance	0.00	32,338.80
Computer Maintenance	81,244.00	81,280.50
Re-imbursement of Medical Expenses	0.00	0.00
Telephone Charges	2,89,429.84	2,86,397.66
Tiffin Allowances	0.00	0.00
Arbrtration Award	0.00	96,77,240.00
Deposit Linked Insurance	65,844.00	77,573.00
Inspection Charges	80,380.00	87,035.00
Printing & Stationery	25,948.00	25,512.68
Advt. & Publicity	3,29,786.00	4,83,559.00
Car running Expense	16,51,367.00	17,56,944.54
Audit Fees & Accounting Charges	8,07,441.00	6,51,990.00
Law Charges	11,37,235.00	6,71,893.00
Meeting Fees	36,000.00	1,45,000.00
Travelling Expenses/Allowance	58,770.00	1,117.00
Books & Periodicals	0.00	1,749.00
Staff Welfare Expenses	30,000.00	30,000.00
Rate & Taxes	16,34,947.00	4,67,584.00
Exgratia	90,000.00	2,01,600.00
Reserch & Development	1,15,019.00	1,89,956.00
Stamp Duty	0.00	0.00
Lottery Expenses	69,160.62	2,25,341.00
Consultancy Fees	0.00	1,93,500.00
Compensation against sale of flat	0.00	0.00
Secretarial audit	5,310.00	0.00
Repairing of old Flats	9,500.00	8,66,820.00
Demant Charges	1,888.00	944.00
GST on Rent	2,03,300.10	1,49,910.00
Gst TDS Fees	1,142.00	5,264.00
Intetest on Delayed payment of Gratuity	0.00	0.00
Intetest on Terminal leave salary	0.00	0.00
Service Tax demand	0.00	0.00
Website Maintenance	1,08,750.00	1,46,250.00
	85,93,039.92	**178,90,172.45**

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WEST BENGAL HOUSING BOARD

SCHEDULE - XIII

FINANCIAL CHARGES

(Forming part of Balance Sheet as on 31.03.202)

Particulars	Amount as at 31.03.2022 (Amt.inRs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Interest on Deposit Scheme	-	0.00
Other Interest	-	104,38,573.00
	-	104,38,573.00

Md. Shah Nawaz
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WEST BENGAL HOUSING BOARD

REVENUE ACCOUNT FOR THE YEAR ENDED 31.03.2022

Previous Year 2020-21 (Amount in Rs.)	Particulars		2021-22 (Amount in Rs.)
	To		
	A) **Properties**		
791,74,700.00	Cost of Flats Sold		558,06,475.00
	i) Repair & Maintenance of properties		
	a) Current Repairs		
	b) Special Repairs		
	c) Ground Rent		
	ii) Municipal Rent, Rates & Taxes		
	iii) Miscellaneous		
76,19,629.56	**B) Repairs, Renewals & Maintenance to tools, plants & Machinery Estate Maintenance**		46,46,011.00
	C) **Establishment & Other Charges**		
706,07,698.73	i) Pay & Allowance	631,76,777.13	
1,117.00	ii) T.A. & Conveyance Allowance	58,770.00	
163,71,672.45	iii) Contingency Office Expenses and	65,89,593.92	
0.00	Miscellaneous	0.00	
6,51,990.00	iv) Audit Fees/Accounting charges etc.	8,07,441.00	
6,71,893.00	v) Law Charges	11,37,235.00	
0.00	vi) Fees & Honorarium	0.00	
1,93,500.00	vii)Consultancy Fees	0.00	
884,97,871.18		717,69,817.05	
	LESS :		
0.00	Percentage Charges for Establishment	0.00	717,69,817.05
884,97,871.18			
4,04,771059	D) **Depriciation**		3,29,283.78
	On Leasehold work		
	On Plant and Machinery		
	On Car, Office Appliance & Library		
	E) **Special Charges**		
102,85,515.00	i) P.F & Pension Contribution (both)	94,79,079.00	
104,38,573.00	ii) Other Interest	0.00	
0.00	iii) Guarantee Commission		94,79,079.00
207,24,088.00			
	F) **Interest**		
0.00	i) On Capital Invested		
0.00	ii) On Building etc. construction & sold	0.00	
0.00	iii) On Balance of Capital	0.00	0.00
	LESS:		
0.00	Recovered from Project	0.00	0.00
1964,21,060.33	**Balance Carried forward**		1420,30,665.83

Previous Year 2020-21 (Amount in Rs.)	Particulars		2021-22 (Amount in Rs.)
	By		
1493,17,899.00	A) **Sale of Flats / Plots etc.**	1092,36,110.00	
0.00	LESS : Rebate	0.00	1092,36,110.00
1493,17,899.00			
	B) Misc. Receipts (to be specified)		
17,80,440.00	i) Forfeiture etc.	19,14,000.00	
0.00	ii) Recovery of Incidental Charges	0.00	
74,49,692.00	iii) Other Receipts	99,30,546.00	
92,30,132.00			118,44,546.00
1585,48,031.00	**Balance Carried forward**		1210,80,659.00

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WEST BENGAL HOUSING BOARD

NET REVENUE & APPROPRIATION ACCOUNT FOR THE YEAR ENDED 31.03.2022

Previous Year 2020-21 (Amount in Rs.)	Particulars		2021-22 (Amount in Rs.)	Previous Year 2020-21 (Amount in Rs.)	Particulars		2021-22 (Amount in Rs.)
	TO				BY		
1964,21,060.33	**Brought forward from Revenue Account**		1420,30,665.83	1585,48,031.00	**Brought forward from Revenue Account**		1210,80,656.00
0.00	Penalty		10,000.00				
				850,97,788.16	**Interest on Fixed Deposit**		843,91,688.88
0.0	Prior period Expenses		0.00		**Other Items to be Specified**		
0.00	Income Tax		0.00	13,43,967.00	i) Interest on Income Tax Refund	86,11,889.00	
0.00	Provision for liquidity damage against Deposit Work		0.00	4,03,395.00	ii) Interest on Instalment	5,97,799.00	
226,48,051.24	Provision for Tax Income Tax	404,32,299.04	404,32,299.04	98,20,037.00	iii) Plan Checking Fees	113,90,210.00	
				138,00,000.00	iv) Dividend	455,59,125.00	
	Reserve for contigencies						
	General Reserve						
499,41,856.59	**Excess of income over expenditure**		891,58,403.01				
2690,13,218.16			**2716,31,367.88**	**2690,13,218.16**			**2716,31,367.88**
9968,37,628	TO Balance c/d (Balance carried to Balance Sheet)		10859,96,032	9468,95,772 499,41,857	BY Balance b/d Excess of income over expenditure To Adjustment during the year		9968,37,629 891,58,403
9968,37,628			**10859,96,032**	**9968,37,629**			**10859,96,032**

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WEST BENGAL HOUSING BOARD

ANNEXURE - I

PAY & ALLOWANCE

(Forming part of Balance Sheet as on 31.03.2022

Particulars	Amount as at 31.03.2022 (Amt.in Rs.)	Amount as at 31.03.2021 (Amt.in Rs.)
Pay & Allowance	631,81,020.13	734,63,117.73
	631,81,020.13	734,63,117.73
Less : Over drawn Pay	4,243.00	28,55,419.00
	631,76,777.13	**706,07,698.73**

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WEST BENGAL HOUSING BOARD

NOTES TO ACCOUNTS

1) **BACKGROUND AND OPERATION**

The Board was formed to promote housing activities mainly for lower & lower income group and economically weaker section of people of the State to provide shelter at reasonable and affordable rates. The Board on its own construct residential flats / houses etc. and offers the dwelling units to the intending buyers through advertisements at the initial stage of construction.

2) **SIGNIFICANT ACCOUNTING POLICIES**

A) **Accounting Convention :**
The Financial Statements are prepared by following going concern mechanism and historical cost convention in accordance with the applicable accounting principles.

B) **Fixed Assets :**
Fixed Assets are stated at cost less depreciation except in case of land which is shown at cost.

C) **Depreciation:**
Depreciation is provided on the written down value method and at the rates and in the manner specified in Income Tax Act & Rules.

D) **Investments:**
The investments are classified into current and long-term investments. Current investments are stated at the lower of cost and fair value.
Long-term investments are stated at cost.

E) **Inventories:**
Inventories are valued at the lower of cost and estimated net realisable value after providing for anticipated loss, wherever considered necessary. Stock-in-Trade and Work-in Progress include cost of land including overhead, if apportioned, cost of conversion and other costs incurred in bringing the inventories to their present position but do not include profit.

F) **Sundry Debtors:**
Sundry Debtors represent actual price of flat sold to customer on instalment (-) recovery of principle part of instalment.

continued

G) **Revenue Recognition:**

i) Sales -

Sales are recognized when the flats / houses / plots are executed and registered in favour of buyers.

ii) Interest on Fixed Deposit -

Deposits with Banks are booked on time preparation basis taking into account the amounts deposited and the rate of interest.

iii) Dividend Income on Investment -

Dividend income is accounted for purely on cash basis.

iv) Interest on instalment

The Board has a scheme of offering flats in few projects on instalment basis. This instalment amount comprises of recovery of price of flats and the interest on outstanding amount. If instalment payment is not made within due time, then penal interest is imposed which is recognized on cash basis under Miscellaneous Income.

H) **Events after Balance Sheet date:**

Material events occurring after the date of Balance Sheet are taken into cognizance.

I) **Retirement Benefits:**

Contribution to employees Provident Fund and Pension Fund are charged to Revenue Account as incurred. The leave encashment is also charged to Revenue Account as and when paid. Since the Master Policy with the LICI has been introduced, contributions to the Employees Gratuity Fund are also charged to the Revenue Account as incurred.

j) **General:**

a) Advertisement cost in relation to sale of flats / plots etc. has been directly booked to Revenue Account.

b) Accounting heads have been regrouped /rearranged wherever necessary.

k) **Contingent Liabilities:**

Claims against the Board not acknowledged as debt includes arbitration and other cases under appeal / litigation - **Rs.15.00 crores.**

Previous year's figures have been regrouped, wherever necessary, to make them comparable with those of the current year.

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