

44

Request 98

From,

**Ram Prasad,**  
Deputy Registrar (M)  
High Court of Judicature at  
Allahabad

To,

**The Director,**  
Judicial Training & Research Institute, U.P.,  
Vineet Khand, Gomti Nagar,  
Lucknow,

129

No. 10930 / IV- 3074/ Admin (A-4) / Dated 19-08-19

Subject:- Information regarding purchase of plot measuring 242 sq. m., Sushant Golf City, Lucknow by Sri Kushal Pal, the then ADJ, Faizabad presently posted as Addl. Director, JTRI, Lucknow.

Sir,

With reference to endt. no. 7165/1/16-18 dated 02.11.2018 of the District Judge, Faizabad on the above subject, I have to say that Sri Kushal Pal, Additional Director, JTRI, Lucknow may kindly be asked to furnish following informations/papers for taking further necessary action in the matter:

1. Details of all of his earlier purchases (both movable/immovable) as per point 3 of Court's C.L. no. 25/ Admin (A) dated 13.07.1998.
2. Complete & attested copy of passbook of his S.B. A/c (including its index page) by indicating the particular entry/entries of payments made against purchase of plot and by disclosing the source of money deposited/credited in case any such credit exceeds the amount of one month's salary.
3. To clarify as to why he has not obtained prior permission of this Court for obtaining money i.e. Rs. 5,00,000/- from his parents.
3. To intimate whether the amount taken from his parents was 'a loan or gift', and to furnish also 'Consent letter' for the same from their side alongwith supporting papers of money transaction.

Yours faithfully

Rpd  
25/7/2019  
Deputy Registrar(M)

D.R.(M)  
May issue?  
H  
24/07/19  
R.O.  
Ok. [Signature]  
24.7.19  
AR.

130

No. 10931 / IV- 3074/ Admin (A-4) / Dated 19-08-19

Copy forwarded for information & necessary action to Sri Kushal Pal, Additional Director, JTRI, Lucknow.

Rpd  
25/7/2019  
Deputy Registrar(M)

request-98

प्रेषक,  
कुशलपाल,  
अष्टम अपर जिला एवं सत्र न्यायाधीश,  
फैजाबाद।

सेवा में,  
माननीय महानिबन्धक,  
माननीय उच्च न्यायालय,  
इलाहाबाद।  
द्वारा—  
जनपद न्यायाधीश महोदय,  
फैजाबाद।

Reg. No ..... 17953  
File No IV 3074  
Serial No ..... 123  
Bindo 27-11-18 28-11-18  
10-5-19  
24-11-18

विषय:—प्लॉट कय किये जाने के सम्बन्ध में वांछित सूचना।

महोदय,

उपरोक्त सन्दर्भ में मुझे निवेदन करना है कि अंसल इन्फ्रास्ट्रक्चर एण्ड प्रापर्टीज लिमिटेड द्वारा विकसित संस्था, सुशांत गोल्फ सिटी, लखनऊ में मैंने 242 वर्गमीटर का एक प्लॉट कय किया था। उक्त भूखण्ड के आवंटन की सूचना मेरे द्वारा पूर्व में माननीय उच्च न्यायालय को दी जा चुकी है।

माननीय उच्च न्यायालय के परिपत्र संख्या-25/प्रशा0(ए)दिनांकित 13 जुलाई, 1998 के अनुसार विस्तृत सूचना निम्न प्रकार है:—

- 1- कार्यभार ग्रहण करने की तिथि-17.01.2004
- 2- वर्तमान में मेरा कुल वेतन-मु.1,54,853 है और मुझे कटौती के बाद मु. 1,19,453 की धनराशि प्राप्त होती है।
- 3- कोई नहीं।
- 4- इससे पूर्व माननीय उच्च न्यायालय से कोई ऋण नहीं लिया है।
- 5- इससे पूर्व बैंक से कोई ऋण नहीं लिया है।
- 6- कोई नहीं।
- 7- उपरोक्त प्लॉट 242 वर्गमीटर का है और अंसल प्रापर्टीज एण्ड इन्फ्रास्ट्रक्चर सुशांत, गोल्फ सिटी, लखनऊ के सेक्टर जे-2 में स्थित है।
- 8- भूखण्ड का विक्रय अंसल प्रापर्टीज एण्ड इन्फ्रास्ट्रक्चर लिमिटेड द्वारा किया गया जो नियमित एवं ख्याति प्राप्त संस्था है।
- 9- अंसल प्रापर्टीज एण्ड इन्फ्रास्ट्रक्चर लिमिटेड नियमित एवं ख्याति प्राप्त संस्था है।
- 10- उपरोक्त संस्था का मुझसे किसी प्रकार कोई सम्बन्ध नहीं है, इसका कोई वाद न तो मेरे द्वारा तय किया गया है और न कोई वाद मेरे न्यायालय में विचाराधीन है।
- 11- (ए) भूखण्ड कय करने में व्यय की गयी सम्पूर्ण धनराशि—

1-भूखण्ड की कीमत—

मु.23,41,750.00

(आवंटन की धनराशि मु.4,93,000 रुपये सहित)

923  
15-11-10

Subject  
22/11/18  
Total Page 49

087

D.R.(R.R.)Admin  
S.O.Admin, A4

20/11/2018

17 NOV 2018

40

DRCM/  
we

Mrs. Kumari  
13-5-19

(2)

2-स्टाम्प-

मु.2,37,200

**कुल योग-**

मु.25,78,950.0

भूखण्ड क्रय करने में व्यय की गयी धनराशि का स्रोत।

- 1-मेरे वेतन एवं बचत से। मु.14,20,951.00
- 2-मेरे पिता जी श्री कृष्ण मोहन श्रीवास्तव, जिला एवं सत्र न्यायाधीश (अ0प्रा0) एवं मेरी माता जी द्वारा मुझे नैसर्गिक प्रेम व स्नेहवश अपने बचत, ग्रेच्युटी एवं पेंशन से मेरे बचत खाते में बैंक के माध्यम से दी गयी धनराशि - मु.5,00,000.00
- 3-पद्मनाभन समिति के द्वारा दी गयी आख्या के आधार र की गयी वेतन वृद्धि के परिणाम स्वरूप जी.पी.एफ. एवं आयकर कटौती के पश्चात् प्राप्त वेतन के एरियर की धनराशि- मु.3,98,909.00
- 4-अर्जित अवकाश नगदीकरण के रूप में प्राप्त कुल धनराशि- मु.2,59,090.00

**कुल योग-**

मु.25,78,950.00

उपरोक्त सम्पूर्ण धनराशि मैंने भारतीय स्टेट बैंक मुख्य शाखा, सीतापुर के अपने बचत खाता संख्या-20011106608 से भुगतान किया था।

(बी) सम्बन्धित संस्था को अनुबन्ध की शर्तों के अनुसार भूखण्ड के आवंटन की धनराशि मु.4,93,000 भुगतान करने के पश्चात् शेष धनराशि मु.18,48,750 रुपये कुल मु.23,41,750 का भुगतान संस्था द्वारा समय-समय पर भूखण्ड के विकासात्मक कार्य किये जाने पर मेरे द्वारा किया जाना था। उक्त धनराशि का भुगतान मेरे द्वारा भूखण्ड के आवंटन के पश्चात् विगत लगभग सात वर्ष के अन्तराल में समय-समय पर संस्था द्वारा मांगे जाने पर संस्था को उपरोक्त वर्णित मेरे बचत खाते के माध्यम से किया गया है।

वॉछित सूचना माननीय उच्च न्यायालय, इलाहाबाद को अवलोकनार्थ प्रेषित है।

Administrative Office Distt. Judge

सादर।

Faizabad  
7/6/18  
ForWARDED/ 02-11-18  
District Judge Faizabad  
2-11-18

भवदीय,  
01.11.18

(कुशलपाल)

अष्टम अपर जिला एवं सत्र न्यायाधीश,  
फैजाबाद।

दिनांक 01.11.2018

संलग्नक:-

- 1-आवंटन की फोटो प्रति।
- 2-बचत खाते की फोटो प्रति।
- 3-संस्था द्वारा दिये गये स्टेटमेंट आफ एकाउन्ट की फोटो प्रति।
- 4-विक्रयपत्र की फोटो प्रति।
- 5-वेतन रजिस्टर की फोटो प्रति।

**ANSAL API**

Building lifestyles since 1967



Plot Buyer (s)

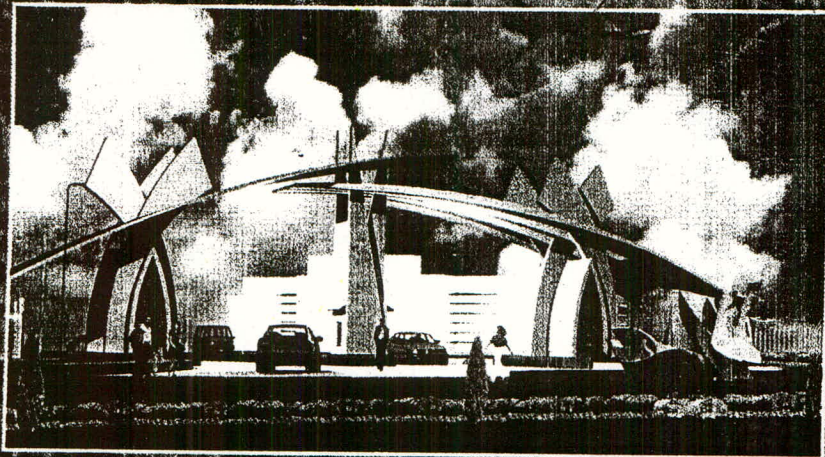
# Agreement

between

**ANSAL PROPERTIES & INFRASTRUCTURE LTD**

and

*Koushal Pal*



An artistic impression of the Entrance Gate

SUSHANT  
**GOLF CITY**



HI-TECH TOWNSHIP, LUCKNOW

Sector.....

*J*

Pocket.....

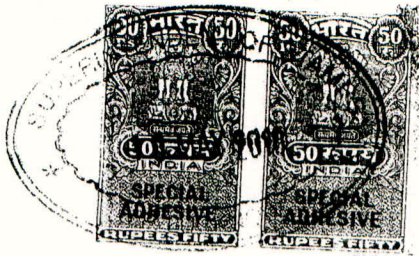
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Plot No. ....

*0206*

*Request - 98*

request 198



100/1

### PLOT BUYER'S AGREEMENT

THIS AGREEMENT is made at Lucknow on this 26<sup>th</sup> day of July 2010 between M/S ANSAL PROPERTIES & INFRASTRUCTURE LTD., a company incorporated under the Companies Act 1956, having its registered office at 115 Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi 110 001 and branch/local office at Ground Floor, Y.M.C.A. Campus, 13 Rana Pratap Marg, Lucknow (hereinafter referred to as the DEVELOPER, which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc. unless the subject and context requires otherwise), of the ONE PART,

AND

- 1. Shri/Smt./Ms Kushal Pal  
S/W/D of Shri/Smt. Sri Krishna Mohan Srivastava  
Resident of Chief Judicial Magistrate, Civil Court  
Sitapur (U.P.)
- \*2. Shri/Smt./Ms .....  
S/W/D of Shri/Smt. ....  
Resident of .....
- \*3. Shri/Smt./Ms .....  
S/W/D of Shri/Smt. ....  
Resident of .....

\* {to be filled up in case of joint Buyer(s)/Purchaser(s)}

*[Signature]*  
Developer

Kushal Pal  
Buyer(s)

(hereinafter referred to as the **BUYER**, which expression shall include his / her / their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the OTHER PART.

WHEREVER the BUYER is a male, female, company, firm, trust, etc., the expressions ' he, him, she, her, himself, herself, it, itself ' etc. in this Agreement in relation to the BUYER shall be deemed as modified and read suitably as the context requires.

Whenever there are more than one BUYER, the expression BUYER in the agreement shall be construed as including each of such BUYER, its heirs, executors, administrators, representatives, assignees etc.

WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view the mandates of the National and State Housing Policies, announced a policy dated 22.11.2003 to be known as Hi-Tech Township policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructures and for which it invited proposals for development of Hi-Tech Townships in the State of U.P.

AND WHEREAS the High Power Committee constituted by the Government of Uttar Pradesh selected M/S **ANSAL PROPERTIES & INFRASTRUCTURE LTD.** for the development of Hi-Tech Township on **SULTANPUR ROAD, LUCKNOW.**

AND WHEREAS a Memorandum of Understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said DEVELOPER for development of Hi-Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said DEVELOPER which has been approved by the Lucknow Development Authority, Lucknow.

AND WHEREAS the detailed lay out plan of the first phase of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow and in pursuance to which a Developer Agreement has been signed between Lucknow Development Authority, Lucknow and the said DEVELOPER.

AND WHEREAS in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the DEVELOPER has been authorized to allot the units of different specifications and sizes developed / constructed by the DEVELOPER to its allottees on its own terms and conditions. The

  
Developer

Kushal Pal

Buyer(s)

request - 98

DEVELOPER is also authorized to carry out and complete the internal and external development of various services on its own as per the standard specifications conforming to the government policies and the relevant IS / BIS codes, guidelines and practices.

AND WHEREAS the BUYER vide application dated 21/6/2010 has applied for allotment of a residential plot by way of sale in the Hi-Tech Township, popularly known as "SUSHANT GOLF CITY" being developed by the DEVELOPER which agrees to sell the desired plot as filled in the application form to the BUYER on terms and conditions mentioned in the proceeding paragraphs stated below and onwards :

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS :**


1. That the BUYER has applied for a plot and the DEVELOPER has with the consent of the BUYER allotted the Plot No. 0206 in Sector J Pocket 2 admeasuring 242 sq. meters (approx. 29.0 Sq. yards) @ approx Rs. 9657.00 per sq. meter (Rs. 2025/- per sq. yard) in "SUSHANT GOLF CITY" Lucknow subject to the following terms and conditions:
2. That the above agreed price of the residential plot covers development of internal services such as laying of roads, development of parks and landscapes, laying of water lines, laying of sewer lines, laying of electrical HT / LT lines, street lights, laying of storm water drain lines and erection of electrical sub-stations and to develop necessary civic services essential for a convenient living. The payment is to be made in installments as prescribed in Schedule-I / Schedule-IA annexed to this Agreement. The applicable schedule shall form and be read as part of this Agreement.
3. The DEVELOPER will allot free hold plots to the BUYER; and in lieu thereof the amount equal to conversion charges payable at the time of execution of sale deed will be paid by the BUYER to the DEVELOPER.
4. That the preferential location charges @ Rs. 7/- per sq. yard (approx Rs. 7/- per sq. meter) are applicable for preferential plots; and are in addition to the aforementioned rate determined by the DEVELOPER and shall be payable by the BUYER.
5. That the stamp duty and the registration fee incurred in the registration process which is to be paid to the revenue authorities is to be borne by the BUYER as according to the prevalent law on the date of the registration.

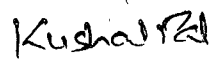
  
Developer

Kushal Pal

Buyer(s)

6. That the above price is inclusive of External Development Charges. In case of levy of any other charges by the Government or other Statutory Authority(ies) in future, the same shall be recoverable on pro-rata basis from the BUYER.
7. That the DEVELOPER shall have the right to effect suitable and necessary alterations in the layout plan, if it is essential in order to meet the requirements of the development of this scheme. Such alterations may involve all or any of the following changes namely, change in the position of the plot, change in the location of the plot, change in the number of the plot, change in its boundaries, change in its dimensions or change in its area. To implement all or any of the above changes, supplementary agreement/sale-deed or additional documents, if necessary, will be executed and got registered. Expenses involved in execution of the registration of the supplementary sale deed etc on this account shall be entirely borne and paid by the BUYER.
8. That if the number, area or the location of the allotted plot changes due to the above mentioned alterations, the final reallocation will be done by the DEVELOPER, whose decision will be final and binding on the BUYER and the BUYER will have no right to make any claim on this account.
9. That any increase or decrease upto 15% of the original allotted area shall be acceptable to BUYER and price thereof shall be computed at the booking rate. However, in case increase/ decrease of the area is more than 15% of the original allotted area, the DEVELOPER shall have the sole discretion to decide the rate which shall be binding on the BUYER and shall be payable accordingly. In case the particular plot is omitted or the DEVELOPER is not able to hand over to the BUYER the plot for any reason other than those mentioned in Clause '10' below, the DEVELOPER shall be responsible only to refund the actual amount received by it and shall not be liable to pay any compensation or damages or interest thereon whatsoever.
10. That at present, there is no subsisting notification or order of the State Government or any other Government or Local Authority regarding acquisition or requisition or otherwise for taking over of the area in which the plot is located. In case any such development takes place hereafter, the same shall be at the cost and risk of the BUYER, who will be bound to carry out and implement all the terms of this Agreement including payment of the outstanding installment(s) and will also thereafter be entitled to receive the compensation paid from the Government / Authority in respect of the plot. The

  
Developer

  
Buyer(s)



DEVELOPER will not be responsible or liable in any manner whatsoever on account of any such development.

11. That the timely payment of installments as stated in Schedule-I / Schedule-IA of the Agreement and applicable stamp duty, registration fee and other charges payable under this Agreement is the essence of this contract. In the absence of any notice of demand issued by the DEVELOPER, it shall be incumbent on the BUYER to strictly comply with the terms of timely payment and the other terms and conditions of this Agreement, failing which allotment shall stand cancelled and the entire amount of Earnest Money deposited by him shall be forfeited and the BUYER shall be left with no right or lien on the plot. The amount(s), if any, paid over and above the Earnest Money shall be refunded to the BUYER without any interest. In exceptional circumstances, the DEVELOPER may at its sole absolute discretion condone the delay in payment by charging an interest @ 18% p.a. on the amount outstanding. In the event of the DEVELOPER waiving the right of forfeiture and accepting payment on that account, no right, whatsoever, would accrue to any other defaulting BUYER (Buyer/Purchaser).
12. That no further intimation / call notice regarding payment of installments shall be sent by the DEVELOPER and it will be the responsibility of the BUYER to adhere strictly to the payment schedule opted by the BUYER as stipulated in Schedule-I / Schedule-IA. The DEVELOPER may at its discretion serve notices but non receipt of the same shall not be taken as a valid reason for delay.
13. The DEVELOPER and the BUYER hereby agree that the amount paid to the DEVELOPER by the BUYER either with the application for allotment or thereafter to the extent of 20% of the sale price of the plot shall constitute Earnest Money for the purpose of this agreement. The Earnest Money shall stand forfeited in case of default by the BUYER in timely payment of all installments and for non-fulfillment of the terms and conditions of this Agreement. In such an event, the allotment / booking of the plot shall stand cancelled and the BUYER shall be left with no lien, right, claim whatsoever on the property applied for / allotted and the DEVELOPER shall be free to sell or dispose of this plot at its sole discretion.
14. That the BUYER agrees that the sale of the unit is subject to force majeure clause which inter alia include delay on account of non-availability of steel, cement or any other building materials, or water

Developer



Kushal Raj

Buyer(s)

supply or electric power or slow down strike or due to a dispute with the construction agency employed by the DEVELOPER, civil commotion or by reason of war, or enemy action or earthquake or any act of God, delay in certain decisions / clearances from statutory body(ies), or if non-delivery of possession is as a result of any notice, order, rules or notification of the Government and / or any other public or Competent Authority or for any other reason beyond the control of the DEVELOPER and any of the aforesaid event, the DEVELOPER shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said plot on account of force majeure circumstances and in such eventuality the BUYER will not claim any amount of money by way of damages/compensation from the DEVELOPER.


15. That the booking / allotment, once made, cannot be cancelled by the BUYER. However, the discretion absolutely rests with the DEVELOPER to allow cancellation subject to forfeiture of Earnest Money. The amount, if any, paid over and above the Earnest Money shall be refunded to the BUYER without any interest.
16. That the sale deed shall be executed and got registered in favour of the BUYER within six months from the date of intimation after the plot has been finally demarcated at the site and after receipt of full sale consideration and other charges and compliance of all other terms and conditions of this Agreement by the BUYER. The cost of stamp duty, registration charges, freehold conversion charges and other incidental charges and expenses will be borne by the BUYER in addition to full sale price of the plot, as and when demanded by the DEVELOPER. In case the Government demands any stamp duty / registration charges and freehold charges on this Agreement, the same shall be borne by the BUYER.
17. That the BUYER shall be bound to start construction of the house with due sanction of Competent Authority within a period of 3 years from the date of intimation to take possession is sent by the DEVELOPER, failing which DEVELOPER will be entitled to resume the plot without any compensation and to allot the same to intending another BUYER and sale price of the plot received by the DEVELOPER shall be refunded to the BUYER without any interest. Alternatively, it shall be at the sole discretion of the DEVELOPER to extend the period of construction, but in that event, the BUYER shall be liable to pay holding charges for the plot area to the DEVELOPER for the extended period as decided by the DEVELOPER.


  
Developer

Kushal 121  
Buyer(s)

Request-98

18. That the BUYER of the plot unconditionally agrees and undertakes to pay necessary charges, from the date when possession is offered to him / her / them, as determined by the DEVELOPER or to the maintenance agency towards maintenance of water supply, electricity, parks, open spaces, roads, cleaning and sweeping, street lights, sewer, storm drain etc and for maintaining various value added services until the services are handed over to the respective government agency(ies) / local body. The BUYER shall deposit with the DEVELOPER a sum as decided by the DEVELOPER by way of interest free security to ensure timely payment of maintenance charges. The amount will be payable by the BUYER and will be paid at the time when possession is offered or sale deed is executed, whichever is earlier. However, the maintenance charges shall become payable from the date of offer of possession.
19. That the BUYER is under the obligation to pay the house tax, water tax and sewerage tax and other such taxes which will be levied on him by the Local Authority / Body under the then prevailing law and rules of the land, when such maintenance services will be transferred to the Local Authority / Body.
20. That all taxes whether levied now or in future on the land or building on this land, as the case may be, shall be borne from the date of booking by the BUYER.
21. That the cost of electric connection is not included in the aforesaid price of the plot and shall be payable by the BUYER in addition to price of plot. Further, the BUYER shall pay on demand to the DEVELOPER amount to be determined at the time of providing sewer and water connection and any other connection of a service which the DEVELOPER may provide from the mains laid along the road serving the plot.
22. That the BUYER shall be entitled to possession of the plot only after the amounts payable under this agreement are fully paid.
23. That the BUYER shall get his complete address registered with the DEVELOPER at the time of booking and it shall be his/her/their sole responsibility to inform the DEVELOPER by registered letter about all subsequent changes, if any, in his/her/their address(es), failing which all demand notices, letters posted and correspondences made at the last recorded address available with the DEVELOPER shall be deemed to have been received by him/her/them at the time when those should


  
Developer

  
Buyer(s)

ordinarily reach such address and the BUYER shall be responsible for any default in payment and other consequences that might occur there from. Any change in the address shall be supported with relevant documentary evidence.

24. That all letters, receipts and / or notices issued by the DEVELOPER or its appointed Maintenance Agency and dispatched under a certificate of posting or courier to the last address known to it of the BUYER shall be sufficient proof of receipt of the same by the BUYER and shall fully and effectually discharge the DEVELOPER or its nominee.
25. That the transfer of the plot including rights as allottees herein, will be at the sole discretion of the DEVELOPER and will need its prior written approval and will be permitted only if the law of the land permits such transfer. Administrative charges as prescribed by the DEVELOPER from time to time will be paid by the transferor, at the time of transfer. Any change in the name of the BUYER (including addition / deletion) as registered with the DEVELOPER will be deemed as transfer for the purpose. The administrative charges for the transfer of the plot amongst family members (husband / wife and own children / mother / father and brother / sister) will be 25% of the normal administrative charges. Claims, if any, between transferor and transferee as a result of subsequent reduction / increase in the area of the plot or its location will be settled between themselves i.e. transferor and transferee and the DEVELOPER will not be a party to it.
26. That in case of death of the BUYER, the allotted property would be transferred to the legal heir of the BUYER on submission of the required documents.
27. That before signing this Agreement, the BUYER has satisfied himself / herself / itself about the rights, title and interest of the DEVELOPER in the said land and undertakes all limitations and obligations in respect of it as no further investigation is required by the BUYER.
28. That the DEVELOPER shall have the first lien and charge on the said plot in the event of the BUYER parting with any interest for all its due / and / or that may hereafter become due and payable by the BUYER to the DEVELOPER under this Agreement.
29. That the DEVELOPER has the right to raise the finance from Bank / Financial Institutions / Body Corporate and for this purpose create equitable mortgage (mortgage by deposit of title deed) of the

  
Developer

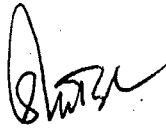
  
Buyer(s)

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project land in favour of one or more such institutions and for creation of such a charge the BUYER shall have no objection during the development of the project.

Notwithstanding the foregoing, the DEVELOPER shall ensure to have any such charge, if created, cleared and vacated before the conveyance of title deed in favour of the BUYER.

30. That the BUYER, if resident outside India, shall be solely responsible to comply with the necessary formalities as laid down in the Foreign Exchange Management Act and other applicable laws including that of remittance of payment(s) and obtaining requisite permissions as prescribed by law for acquisition/owning of property and for submission of any documents / declarations etc. as may be prescribed in the Law.
31. That the DEVELOPER shall have the right to recover any increased amount of compensation payable to Lucknow Development Authority or any other authorities in future on account of decisions of Courts / Tribunals for the land given to the DEVELOPER by Lucknow Development Authority and the same shall be recoverable from the BUYER of the land / built-up houses as and when intimated to them. This amount shall also include the cost of litigation incurred by the DEVELOPER and / or Lucknow Development Authority. That if any major infrastructure charges such as embankment, ring road, flyover, metro etc. is provided by the Lucknow Development Authority, U.P. State Electricity Board or any other authority (ies) or local body (ies) or the State Government during the project period, consequent to which the proposed township will be directly benefited, the BUYER shall pay proportionate charges of such infrastructure on pro-rata basis to the DEVELOPER, as and when demanded by the DEVELOPER.
32. That the BUYER shall abide by all Laws, Byelaws, Rules and Regulations of Lucknow Development Authority / Local Bodies and the law of the land and shall also be responsible for all deviations, violations or breach of any of the conditions of prevailing law, bylaws, rules and regulations.
33. That the BUYER has entered into this Agreement with full knowledge and subject to all the laws and notifications and rules applicable in the area from time to time.
34. That the BUYER accepts the terms and conditions contained in this agreement and hereby consents to



Developer

Kushal Rai

Buyer(s)

sign this agreement before possession is claimed by him/her/them or earlier if required. The BUYER hereby consents to the changed conditions, if any, that the DEVELOPER may incorporate in the Agreement hereinafter.

35. That the BUYER agrees that DEVELOPER will have full powers to cancel the allotment / registration / agreement and to forfeit the total earnest money deposited and also to initiate legal action / processes if it is found that the BUYER has given any false information or suppressed any material fact.
36. That it is hereby mutually agreed that any claim, dispute, controversies, disagreements or differences which may arise between the parties or their representatives in relation to or in connection with this Agreement or a breach thereof during currency or expiry of the Agreement, the same shall be settled by mutual consent, failing which the matter shall be referred to the decision of an arbitrator, to be appointed in writing by the parties, or if they can not agree upon a single arbitrator to the decision of three persons as arbitrators, one to be appointed by each party and they shall appoint the third arbitrator who shall act as the presiding arbitrator. The arbitration proceedings shall be governed by the then prevailing rules and provisions of Arbitration and Conciliation Act, 1996.
37. Any dispute arising out of this Agreement shall be subject to jurisdiction of Lucknow Courts only.



Developer

Kushal Pal

Buyer(s)

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**ANNEXURE-1**  
**PAYMENT PLAN**  
(For Advance Registrations)

**COST**

1.	Basic Price @ Rs. .... per Sq. mtrs.	Rs. ....
2.	Preferential Location Charges @ Rs. .... per Sq. mtrs.	Rs. ....
	Total	Rs. ....

**SCHEDULE-1**

**PLAN-A**

**Down Payment with Rebate**

1.	At the time of allotment**	30%	Rs. ....
2.	Within 45 days from the date of allotment (less down payment rebate of 7.5%)	65%	Rs. ....
3.	At the time of offer of Possession	5%	Rs. ....

**OR**

**PLAN-B**

**Development Linked Installment Plan**

1.	At the time of allotment**	30%	Rs. ....
2.	Within 4 months from the date of allotment	10%	Rs. ....
3.	Within 6 Months from the date of allotment	10%	Rs. ....
4.	On laying of WBM road in front of the plot*	10%	Rs. ....
5.	On laying of Storm Water Drain in front of the plot*	10%	Rs. ....
6.	On laying of Sewer Line in front of the plot*	10%	Rs. ....
7.	On laying of Water Line in front of the plot*	10%	Rs. ....
8.	On laying of Electric Cable in front of the plot*	5%	Rs. ....
9.	At the time of offer of possession	5%	Rs. ....

\* The Development linked stages can be called for payment in any sequence, depending on the sequence undertaken by the Developer, irrespective of the sequence mentioned herein above.

\*\* Less amount, if any, paid at the time of Advance Registration.

Developer

Kushal Pal

Buyer(s)

**ANNEXURE - 1 A**  
**PAYMENT PLAN**  
(For Fresh Bookings)

**COST**

1.	Basic Price @ Rs. 9657.00 /- per Sq. mtrs.	Rs. 2341750/-
2.	Preferential Location Charges @ Rs. 0/- per Sq. mtrs.	Rs. 0/-
Total		Rs. 2341750/-

**SCHEDULE - 1 A**

**Down Payment with Rebate**

**PLAN-A**

1.	At the time of allotment	20%	Rs. ....
2.	Within 45 days from the date of allotment (less down payment rebate of 7.5%)	75%	Rs. ....
3.	At the time of offer of Possession	5%	Rs. ....

OR

**Development Linked Installment Plan**

**PLAN-B**

1.	At the time of allotment	20%	Rs. 468350/-
2.	Within 2 months from the date of allotment	10%	Rs. 234175/-
3.	Within 4 Months from the date of allotment	10%	Rs. 234175/-
4.	Within 6 Months from the date of allotment + civic charges extra	10%	Rs. 234175/-
5.	On laying of WBM road in front of the plot*	10%	Rs. 234175/-
6.	On laying of Storm Water Drain in front of the plot*	10%	Rs. 234175/-
7.	On laying of Sewer Line in front of the plot*	10%	Rs. 234175/-
8.	On laying of Water Line in front of the plot*	10%	Rs. 234175/-
9.	On laying of Electric Cable in front of the plot*	5%	Rs. 117088/-
10.	At the time of offer of possession + civic charges extra	5%	Rs. 117088/-

\* The Development linked stages can be called for payment in any sequence, depending on the sequence undertaken by the Developer, irrespective of the sequence mentioned herein above.

*[Signature]*  
Developer

Kushal Pal  
Buyer(s)



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IN WITNESS WHEREOF the parties have set their hands on the day, month and in the year herein first above written.

In the presence of:

For and on behalf of the Developer

1. Witness No.1  
 Name Rahul K. Jyoti  
 Address Ansul API  
Lucknow  
U.P.

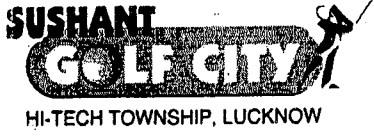



(DEVELOPER)

2. Witness No. 2  
 Name .....  
 Address .....  
 .....  
 .....

Kushal Pal

(BUYER)



### ENDORSEMENT

1. I/We hereby assign all the rights and liabilities under this Agreement in favour of:

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I/We hereby assign all the rights and liabilities under this Agreement assigned in my/our favour by:

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TRANSFEROR (S)

TRANSFeree (S)

The above transfer is hereby confirmed.

**For ANSAL PROPERTIES & INFRASTRUCTURE LTD.**

(AUTHORISED SIGNATORY)

Date .....

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**ANSAL API**

Building lifestyles since 1967

Ref: APIL/MKTG/LKO/

Dated: 19.07.11

To,  
Mr. Kushal Pal  
Chief Judicial Magistrate  
Civil Court  
Sitapur  
India

**Subject:** Allotment of Plot in Sushant Golf City, Lucknow.

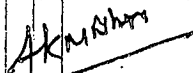
Madam/Sir,

We are pleased to inform you that Plot No. J/02/0206 measuring approximately 242 sq. meters has been allotted to you in our Sushant Golf City project on Sultanpur Road Lucknow. The cost of said unit is Rs. 2341750.00 (Rupees Twenty Three Lacs Forty One Thousand Seven Hundred and Fifty only) as per plan "B" opted by you.

Thanking you and assuring you of our best cooperation at all times.

Yours faithfully,  
For Ansal Properties & Infrastructure Ltd.

  
1st Floor, C.O.A. Building  
(Authorized Signatory)-226001



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Note

	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Brought Forward	150020.00Cr
01.04.10	6220180072000203181 4440	S1DW542	10000.00		140020.00Cr
02.04.10	6220180072000203181 1943	S1CN000	3000.00		137020.00Cr
07.04.10	BY GT	538976288		2679.00	139699.00Cr
09.04.10	6220180072000203181 4779	DSIT003	2000.00		137699.00Cr
12.04.10	6220180072000203181 8579	S1AN053	7000.00		130699.00Cr
18.04.10	6220180072000203181 8579	S1CN000	2000.00		128699.00Cr
24.04.10	6220180072000203181 3570	538976288	10000.00	31122.00	149821.00Cr
01.05.10	6220180072000203181 678124239537 0127021		5000.00		144821.00Cr
03.05.10	6220180072000203181 678124335900 0127021				144821.00Cr
03.05.10	6220180072000203181 678124335922 0127021		5000.00		139821.00Cr
05.05.10	6220180072000203181 7582	DSIT003	3000.00		136821.00Cr
05.05.10	REVERSE ATM WDL			3000.00	139821.00Cr
12.05.10	BY GT	S1CN000	3000.00		136821.00Cr
23.05.10	6220180072000203181 2935	538976288		31122.00	167943.00Cr
26.05.10	TFD 10552760934	S1CW470	2000.00		165943.00Cr
01.06.10	6220180072000203181 5504	114	7000.00		158943.00Cr
02.06.10	BY GT	S1CN000	6000.00		152943.00Cr
03.06.10	6220180072000203181 504438231102 0036011	538976288		31122.00	184065.00Cr
14.06.10	TR	253494		250000.00	182065.00Cr
	TRF FRM 010760535436	808464432			432065.00Cr
14.06.10	INTER BRCH FEE		375.00		431690.00Cr
17.06.10	TR	253496		100000.00	531690.00Cr
	TRF FRM 010760535436	808464432			531690.00Cr
17.06.10	INTER BRCH FEE		150.00		531540.00Cr
24.06.10	6220180072000203181 8684	S1CN000	2000.00		529540.00Cr
29.06.10	OUT STATION CYHEQUE PAID	116	493000.00		36540.00Cr
				Carried Forward	123801.00Cr

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Brought Forward	529540.00Cr
30.06.10	INTEREST CREDIT			3066.00	39606.00Cr
02.07.10	6220180072000203181 3151	SICN000	6000.00		33606.00Cr
13.07.10	6220180072000203181 655	SICN000	4000.00		29606.00Cr
26.07.10	TRF		6000.00		23606.00Cr
26.07.10	TRF TO 010552760934				
02.08.10	6220180072000203181 5268	DSIT003	538976288	1775.00	25381.00Cr
07.08.10	6220180072000203181 5968	DSIT003	8000.00		17381.00Cr
09.08.10	BY GT		5000.00		12381.00Cr
10.08.10	OWN CHQ XFER DP	538976288		90740.00	103121.00Cr
	TRF FRM 010760535287	117498		50000.00	153121.00Cr
10.08.10	OWN CHQ XFER DP	808464432		50000.00	203121.00Cr
		117500			
		808464432			
08.09.10	OWN CHQ XFER DP	808464432		50000.00	253121.00Cr
	TRF FRM 010760535287				
19.08.10	MICR SB CHQ		63.00		253058.00Cr
21.08.10	ATM 475 UNION BANK OF INDIA SITAPUR		3000.00		250058.00Cr
25.08.10	OUT STATION CHEQUE PAID	119	209525.00		40533.00Cr
01.09.10	DR THRU CHQ	118	9409.00		31124.00Cr
06.09.10	ATM 3792 SBI SITAPUR,LUCKNOW SITAPUR		10000.00		21124.00Cr
10.09.10	CAS CHQ XFER WD	120	6000.00		15124.00Cr
	TRF TO 010552760934				
10.09.10	BY GT	538976288		48328.00	63452.00Cr
16.09.10	ATM 9908 SBI SITAPUR,LUCKNOW SITAPUR		3000.00		60452.00Cr
22.09.10	BY GT	538976288		16989.00	77441.00Cr
29.09.10	ATM 1522 UNION BANK OF INDIA LUCKNOW		5000.00		72441.00Cr
30.09.10	ATM 7066 SBI SITAPUR,LUCKNOW SITAPUR		5000.00		67441.00Cr
07.10.10	BY GT	538976288		48328.00	115769.00Cr

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DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Brought Forward	36540.00Cr
08.10.10	ATM 6808 SBI JANSUVIDHA KENDR SITAPUR		2000.00		113769.00Cr
22.10.10	BY GT	538976288		17248.00	131017.00Cr
23.10.10	ATM 7889 SBI SITAPUR,LUCKNOW SITAPUR		5000.00		126017.00Cr
01.11.10	BY GT	538976288		49793.00	175810.00Cr
04.11.10	ATM 7053 SBI BADSHAHNAGAR RLY LUCKNOW	538976288		100000.00	275810.00Cr
23.11.10	ATM 144 UNION BANK OF INDIA LUCKNOW		5000.00		270810.00Cr
			5000.00		260810.00Cr
26.11.10	CAS CHQ XFER WD TRF TO 010552760934	454756	6000.00		254810.00Cr
03.12.10	BY GT	538976288		50978.00	305788.00Cr
07.12.10	ATM 8476 SBI SITAPUR,LUCKNOW SITAPUR		10000.00		295788.00Cr
22.12.10	ATM 3450 SBI KANPUR ROAD FATE FATEHGAR		2000.00		293788.00Cr
30.12.10	INTER BRCH FEE	538976288	169.00	112721.00	406509.00Cr
31.12.10	INTEREST CREDIT			2629.00	406340.00Cr
03.01.11	BY GT	538976288		49978.00	408969.00Cr
08.01.11	ATM 5979 UNION BANK OF INDIA LUCKNOW		10000.00		458947.00Cr
12.01.11	BY GT	538976288		2861.00	451808.00Cr
12.01.11	BY GT	538976288		2750.00	454558.00Cr
31.01.11	DBC CLG	454757	30000.00		424558.00Cr
07.02.11	BY GT	538976288		1458.00	426016.00Cr
07.02.11	BY GT	538976288		38436.00	464452.00Cr
10.02.11	ATM 2382 SBI SITAPUR,LUCKNOW SITAPUR		6000.00		458452.00Cr
21.02.11	AMTTRFD TRF TO 010552760934	454758	6000.00		452452.00Cr
07.03.11	INTEREST CREDIT			2808.00	455260.00Cr
07.03.11	CR INT DB		2808.00		452452.00Cr

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Brought Forward	57441.00Cr
07.03.11	T-1029/C-1401/				0.00
07.03.11	ATM 4656 SBI SITAPUR,LUCKNOW SITAPUR		8000.00		144452.00Cr
11.03.11	BY GT	538976288		41046.00	485498.00Cr
16.03.11	OUT	454760	406726.00		78772.00Cr
17.03.11	ATM ANNUAL FEE - 6220180072000203181(DCM)		50.00		78722.00Cr
17.03.11	SPEED	454759	20000.00		58722.00Cr
17.03.11	ATM 486 SBI SITAPUR,LUCKNOW SITAPUR		2000.00		56722.00Cr
30.03.11	ATM 6754 SBI SITAPUR,LUCKNOW SITAPUR		8000.00		48722.00Cr
02.04.11	ATM 8544 SBI SITAPUR,LUCKNOW SITAPUR		5000.00		43722.00Cr
16.04.11	ATM 6215 SBI SITAPUR,LUCKNOW SITAPUR		6000.00		37722.00Cr
18.04.11	BY GT	538976288		53589.00	91311.00Cr
26.04.11	BY CHQ 454761	454761	6000.00		85311.00Cr
	TRF TO 031774066051				
03.05.11	SWEEP TFR DR TRF TO 031733307202		80000.00		5311.00Cr
03.05.11	954090050321152910BD9934 TRF FRM Mr. KUSHAL PAL			8000.00	13311.00Cr
03.05.11	ATM 11230 LUCKNOW-INDIRANAGAR LUCK		8000.00		5311.00Cr
09.05.11	WDL SELF TRF FRM Mr. KUSHAL PAL			10000.00	15311.00Cr
09.05.11	CASH WDL SELF		10000.00		5311.00Cr
10.05.11	BY GT	538976288		53589.00	58900.00Cr
19.05.11	UBI CLG	454762	5000.00		53900.00Cr
20.05.11	ATM 5619 ICICI BANK SITAPUR		6000.00		47900.00Cr
21.05.11	ATM 67812 FRASER ROAD PATNA PATNA		5000.00		42900.00Cr
01.06.11	BY GT	538976288		53589.00	96489.00Cr
03.06.11	SWEEP TFR DR TRF TO 031774066051		91000.00		5489.00Cr

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DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				brought forward	38868.25Cr
28.10.13	INT: 85.00ROI: 6.00TAX: 9.00 SWEEP TRF CREDIT TRF FRM 031919645595			200458.00	239306.25Cr
28.10.13	INT: 1798.00ROI: 6.00TAX: 180.00 SWEEP TRF CREDIT TRF FRM 032464912626			9726.00	249022.25Cr
28.10.13	INT: 136.00ROI: 6.00TAX: 14.00 SWEEP TRF CREDIT TRF FRM 033180480585			536.00	302704.25Cr
28.10.13	INT: 758.00ROI: 6.00TAX: 76.00 SWEEP TRF CREDIT TRF FRM 033107852330			3762.00	340333.25Cr
28.10.13	SWEEP TRF CREDIT TRF FRM 032370492026			156213.00	496546.25Cr
28.10.13	INT: 3571.00ROI: 6.00TAX: 358.00 CAS-PRES CHQ	454773		493000.00	3546.25Cr
30.10.13	ICE00674750000000IGN3544006Commission of		10.00		3536.25Cr
30.10.13	INB Retund of IGL8794370- TRF FRM SBI I.R.C.T.C. COLLECT			1060.00	4596.25Cr
30.10.13	INB Retund of IGL8796424- TRF FRM SBI I.R.C.T.C. COLLECT			2025.00	6621.25Cr
30.10.13	INB Retund of IGL8802293- TRF FRM SBI I.R.C.T.C. COLLECT			2000.00	8626.25Cr
30.10.13	INB Retund of IGL277143- TRF FRM SBI I.R.C.T.C. COLLECT			1160.00	10086.25Cr
30.10.13	INB Retund of IGL278407- TRF FRM SBI I.R.C.T.C. COLLECT			1065.00	10451.25Cr
				Carried Forward	10451.25Cr



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Account Name Mr. KUSHAL PAL  
 Address :S/O KRISHNA MOHAN  
 J-22, JUDGES COMPOUND  
 NEHRU NAGAR, AGRA-282002  
 Agra

Date 24 Oct 2018  
 Account Number 00000020011106608  
 Account Description SBCHQ-GEN-PUB-IND-NONRURAL-INR  
 Branch FAIZABAD  
 Drawing Power 0.00  
 Interest Rate(% p.a.) 3.5  
 MOD Balance 13,828.00  
 CIF No. 85196782581  
 IFS Code SBIN0000075  
 MICR Code 224002071  
 Nomination Registered Yes  
 Balance as on 1 Sep 2017 34,358.55

Account Statement from 1 Sep 2017 to 31 Aug 2018

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
1 Sep 2017	1 Sep 2017	BY TRANSFER-INB 0000-Salary Aug 17-4031-Salary Aug 17-	000000001706196 S031082017CTA6 653076		91,824.00	1,26,182.55
1 Sep 2017	1 Sep 2017	ATM WDL-ATM CASH 7647 SBP AGRA AGRA-		20,000.00		1,06,182.55
2 Sep 2017	2 Sep 2017	BY TRANSFER-INB Refund of IGABVKXDQ0--	100000945202749 10000018121XGA EEOBO4		575.00	1,06,757.55
5 Sep 2017	5 Sep 2017	WITHDRAWAL TRANSFER--	TRANSFER TO 30764259394	8,000.00		98,757.55
5 Sep 2017	5 Sep 2017	CHEQUE DEPOSIT- TR- 686094	TRANSFER TO 34613154646 / 686094		3,859.00	1,02,616.55
7 Sep 2017	7 Sep 2017	TO TRANSFER-P17334829897 1191Tr For DDR ICICIPRUMF-	TRANSFER TO 31852207314	4,000.00		98,616.55
8 Sep 2017	8 Sep 2017	DEBIT SWEEP--	SWEEP TO 37151950423	73,000.00		25,616.55
18 Sep 2017	18 Sep 2017	DEBIT-200 4543637 47819932 PAI 20 LACS-		1,000.00		24,616.55
18 Sep 2017	18 Sep 2017	ATM WDL-ATM CASH 76 SBP AGRA AGRA-		20,000.00		4,616.55
18 Sep 2017	18 Sep 2017	TRANSFER CREDIT--	SWEEP FROM 37151950423		2,002.00	6,618.55
18 Sep 2017	18 Sep 2017	ATM WDL-ATM CASH 77 SBP AGRA AGRA-		6,000.00		618.55
25 Sep 2017	25 Sep 2017	TRANSFER CREDIT--	SWEEP FROM 37151950423		4,008.00	4,626.55
25 Sep 2017	25 Sep 2017	by debit card-OTHPOS130885 BIG BAZAAR AGRA-		3,819.48		807.07
25 Sep 2017	25 Sep 2017	CREDIT INTEREST--			260.00	1,067.07
26 Sep 2017	26 Sep 2017	TRANSFER CREDIT--	SWEEP FROM 37151950423		9,019.00	10,086.07
26 Sep 2017	26 Sep 2017	ATM WDL-ATM CASH 366 SBP AGRA AGRA-		10,000.00		86.07

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Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
28 Sep 2017	28 Sep 2017	BULK POSTING-CTA889966300021004032-CONTINGENCY JTRI-			2,281.00	2,367.07
29 Sep 2017	29 Sep 2017	TRANSFER CREDIT--	SWEEP FROM 37151950423		3,008.00	5,375.07
29 Sep 2017	29 Sep 2017	TO TRANSFER-P17340488756IDFC Mutual FundTr For DDR IDFCMF-	TRANSFER TO 32037160512	5,000.00		375.07
5 Oct 2017	5 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 37151950423		8,027.00	8,402.07
5 Oct 2017	5 Oct 2017	WITHDRAWAL TRANSFER--	TRANSFER TO 30764259394	8,000.00		402.07
6 Oct 2017	6 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 37151950423		47,162.00	47,564.07
6 Oct 2017	6 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 36060273641		52,452.00	1,00,016.07
6 Oct 2017	6 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 37085952617		24,198.00	1,24,214.07
6 Oct 2017	6 Oct 2017	TO CLEARING-HDF SECTOR J POC 2 U O ANSALA-934149	934149	1,23,250.00		964.07
7 Oct 2017	7 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 36169962801		4,000.00	4,964.07
7 Oct 2017	7 Oct 2017	TO TRANSFER-P17345151568 1191Tr For DDR ICICIPRUMF-	TRANSFER TO 31852207777	4,000.00		964.07
9 Oct 2017	9 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 36169962801		13,055.00	14,019.07
9 Oct 2017	9 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 37085952617		6,052.00	20,071.07
9 Oct 2017	9 Oct 2017	ATM WDL-ATM CASH 2249 SBP AGRA AGRA-		20,000.00		71.07
9 Oct 2017	9 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 37085952617		16,139.00	16,210.07
9 Oct 2017	9 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 35983340074		4,038.00	20,248.07
9 Oct 2017	9 Oct 2017	ATM WDL-ATM CASH 2250 SBP AGRA AGRA-		20,000.00		248.07
9 Oct 2017	9 Oct 2017	REVERSE ATM WDL--			20,000.00	20,248.07
9 Oct 2017	9 Oct 2017	TO TRANSFER-INB IRCTC-RAILWAY TICKET BOOK Railway Ticket Booki-	100001008083315 IGACDUVJJ4 TRANSFER T	745.00		19,503.07
11 Oct 2017	11 Oct 2017	DEBIT-ICT36349960000000IGACDUV JJ4Commission on IRCTC-		11.80		19,491.27
13 Oct 2017	13 Oct 2017	BY TRANSFER-INB 0000-SAL SAP 17-4031-SAL SAP 17-	000000001708825 S009102017CTB0 074026		91,824.00	1,11,315.27
18 Oct 2017	18 Oct 2017	ATM WDL-ATM CASH 3871 SBP AGRA AGRA-		20,000.00		91,315.27
18 Oct 2017	18 Oct 2017	ATM WDL-ATM CASH 3872 SBP AGRA AGRA-		10,000.00		81,315.27
20 Oct 2017	20 Oct 2017	DEBIT SWEEP--	SWEEP TO 37248752820	56,000.00		25,315.27
23 Oct 2017	23 Oct 2017	TO TRANSFER-INB IRCTC-RAILWAY TICKET BOOK Railway Ticket Booki-	100001024836673 IGACFYZHD3 TRANSFER T	3,540.00		21,775.27
24 Oct 2017	24 Oct 2017	TO TRANSFER-INB IRCTC-RAILWAY TICKET BOOK Railway Ticket Booki-	100001025044734 IGACFZTWS9 TRANSFER T	3,660.00		18,115.27
25 Oct 2017	25 Oct 2017	DEBIT-ICT54008240000000IGACFYZ HD3Commission on IRCTC-		11.80		18,103.47
26 Oct 2017	26 Oct 2017	DEBIT-ICT55110360000000IGACFZT WS9Commission on IRCTC-		11.80		18,091.67
26 Oct 2017	26 Oct 2017	TRANSFER CREDIT--	SWEEP FROM 37248752820		2,000.00	20,091.67
26 Oct 2017	26 Oct 2017	ATM WDL-ATM CASH 4893 SBP AGRA AGRA-		20,000.00		91.67

Request 98

**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA  
UNNAO  
297 SHAHGANJ  
SADAR BAZAR  
Branch Code : 200  
Branch Phone : 2821528  
IFSC:SBIN0000200  
MICR:208002075

**KUSHAL PAL**  
S/O KRISHNA MOHAN PAL  
J-22, JUDGES COMPOUND  
NEHRU NAGAR, AGRA  
282002

Account No. : 20011106608  
Product : SBCHQ-GEN-PUB IND-NONRURAL-INR  
Currency : INR

Date : 26/02/2018 Time : 13:06:11 E-mail : kushal.pal74@rediff.com  
Cleared Balance : 3,81,277.23Cr Uncleared Amount : 0.00  
+MOD Bal: 13,000.00Cr  
Limit : 0.00 Drawing Power : 0.00  
Int. Rate : 3.50 % p.a. Nominee Name : SWETA  
Statement From 01/01/2018 to 26/02/2018 Page No. : 1

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		BROUGHT FORWARD :				282.23Cr
03/01/18	03/01/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0037352176130 INT: 8100ROI:			24072.00	24354.23Cr
03/01/18	03/01/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0036284236139 INT: 4600ROI:			11041.00	35395.23Cr
03/01/18	03/01/18	CAS CASH CHEQUE 30159 HOSPITAL ROAD, SB Multicity Cheque CASH WITHDRAWAL BY C	934152	35000.00		395.23Cr
05/01/18	05/01/18	SWEEP TRF CREDIT TRF FR 0036284236139			8031.00	8426.23Cr
05/01/18	05/01/18	DIRECT DR TRF TO 0030764259394		8000.00		426.23Cr
06/01/18	06/01/18	SWEEP TRF CREDIT			4254.00	4680.23Cr
06/01/18	06/01/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0036284236139 LOANS ROOPANTAR			13053.00	17733.23Cr
06/01/18	06/01/18	DEBIT 30159 HOSPITAL ROAD, SBILF NEW SBILF30159		17540.00		193.23Cr
06/01/18	06/01/18	DEP TFR 99922 INTERNET BANKI INB 0000-SAL 12 TRF FR 0032429224440			91824.00	92017.23Cr
08/01/18	08/01/18	WDL TFR 04266 CMP CENTER MUM P18386010568 TRF TO 0031852208330 CARRIED FORWARD :		4000.00		88017.23Cr
						88,017.23Cr

Statement Summary  
Dr. Count 4 Cr. Count 6 64,540.00 1,52,275.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



Request - 98

**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA

UNNAO  
297 SHAHGANJ  
SADAR BAZAR  
Branch Code : 200  
Branch Phone : 2821528  
IFSC:SBIN0000200  
MICR:208002075

**KUSHAL PAL**  
S/O KRISHNA MOHAN PAL  
J-22, JUDGES COMPOUND  
NEHRU NAGAR, AGRA  
282002

Account No. : 20011106608  
Product : SBCHQ-GEN-PUB IND-NONRURAL-INR  
Currency : INR

Date : 26/02/2018 Time : 13:06:11

E-mail : kushal.pal74@rediff.com

Cleared Balance : 3,81,277.23Cr

Uncleared Amount : 0.00

+MOD Bal: 13,000.00Cr

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 3.50 % p.a.

Nominee Name : SWETA

Statement From 01/01/2018 to 26/02/2018

Page No. : 2

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		BROUGHT FORWARD :				88017.23Cr
09/01/18	09/01/18	DEP TFR 99922 INTERNET BANKI INB 4031-petrol reim TRF FR 0098561006028			21618.00	109635.23Cr
11/01/18	11/01/18	INTEREST CREDIT			48.00	109683.23Cr
11/01/18	11/01/18	CR INT DB T-1011/C-1101/		48.00		109635.23Cr
20/01/18	20/01/18	CAS CASH CHEQUE 30159 HOSPITAL ROAD, SB Multicity Cheque CASH WITHDRAWAL BY C	934153	23000.00		86635.23Cr
26/01/18	26/01/18	ATM WDL 04292 ATM SWITCH CEN ATM CASH 80261 KBL A		2000.00		84635.23Cr
29/01/18	29/01/18	WDL TFR 04266 CMP CENTER MUM P18391098297IDFC Mut TRF TO 0032037160512		5000.00		79635.23Cr
31/01/18	31/01/18	CSH WDL 30159 HOSPITAL ROAD, CASH WITHDRAWAL SELF		40000.00		39635.23Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0036284236139			37462.00	77097.23Cr
02/02/18	02/02/18	INT: 36300ROI: SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0035353198250			14541.00	91638.23Cr
02/02/18	02/02/18	INT: 16800ROI: SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0037306878077			17185.00	108823.23Cr
		INT: 20600ROI: CARRIED FORWARD :				1,08,823.23Cr

**Statement Summary**

Dr. Count 9 Cr. Count 11 1,34,588.00 2,43,129.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



Request-98

**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA  
UNNAO  
297 SHAHGANJ  
SADAR BAZAR  
Branch Code : 200  
Branch Phone : 2821528  
IFSC:SBIN0000200  
MICR:208002075

**KUSHAL PAL**  
S/O KRISHNA MOHAN PAL  
J-22, JUDGES COMPOUND  
NEHRU NAGAR, AGRA  
282002

Account No. : 20011106608  
Product : SBCHQ-GEN-PUB IND-NONRURAL-INR  
Currency : INR

Date : 26/02/2018 Time : 13:06:11 E-mail : kushal.pal74@rediff.com

Cleared Balance : 3,81,277.23Cr Uncleared Amount : 0.00

+MOD Bal: 13,000.00Cr

Limit : 0.00 Drawing Power : 0.00

Int. Rate: 3.50 % p.a. Nominee Name : SWETA

Statement From 01/01/2018 to 26/02/2018

Page No. : 3

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		<b>BROUGHT FORWARD :</b>				108823.23Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0035330689288 INT: 94200ROI:			68818.00	177641.23Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0037279438103 INT: 86000ROI:			60774.00	238415.23Cr
02/02/18	02/02/18	RENT THRU CHQ 30159 HOSPITAL ROAD, SB Multicity Cheque NEFT UTR NO: SBIN818 033959382	934156	237229.50		1185.73Cr
02/02/18	02/02/18	STOCK HOLDING CORPOR SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0037279438103 INT: 8600ROI:			6077.00	7262.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0036216192453 INT: 29000ROI:			18423.00	25685.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0037248752820 INT: 75900ROI:			44683.00	70368.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0035983340074 INT: 86500ROI:			29853.00	100221.73Cr
		<b>CARRIED FORWARD :</b>				1,00,221.73Cr

**Statement Summary**

Dr. Count 10 Cr. Count 17 3,71,817.50 4,71,757.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



Request-98

**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA  
UNNAO  
297 SHAHGANJ  
SADAR BAZAR  
Branch Code : 200  
Branch Phone : 2821528  
IFSC:SBIN0000200  
MICR:208002075

**KUSHAL PAL**  
S/O KRISHNA MOHAN PAL  
J-22, JUDGES COMPOUND  
NEHRU NAGAR, AGRA  
282002

Account No. : 20011106608  
Product : SBCHQ-GEN-PUB IND-NONRURAL-INR  
Currency : INR

Date : 26/02/2018 Time : 13:06:11 E-mail : kushal.pal74@rediff.com

Cleared Balance : 3,81,277.23Cr Uncleared Amount : 0.00

+MOD. Bal: 13,000.00Cr

Limit : 0.00 Drawing Power : 0.00

Int. Rate : 3.50 % p.a. Nominee Name : SWETA

Statement From 01/01/2018 to 26/02/2018 Page No. : 4

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		<b>BROUGHT FORWARD :</b>				100221.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0033829235303 INT: 36700ROI:			8557.00	108778.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0035754086436 INT: 317800ROI:			73284.00	182062.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0031733307202 INT: 134300ROI:			30635.00	212697.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0036794953247 INT: 248300ROI:			54234.00	266931.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0035715470421 INT: 359100ROI:			76856.00	343787.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0032939075177 INT: 141900ROI:			30077.00	373864.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT 30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0033781985437 INT: 338700ROI:			71520.00	445384.73Cr
02/02/18	02/02/18	SWEEP TRF CREDIT CARRIED FORWARD :			62828.00	508212.73Cr 5,08,212.73Cr

Statement Summary		Dr. Count 10	Cr. Count 25	3,71,817.50	8,79,748.00
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In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



Request-98

**STATEMENT OF ACCOUNT**

STATE BANK OF INDIA  
UNNAO  
297 SHAHGANJ  
SADAR BAZAR  
Branch Code : 200  
Branch Phone : 2821528  
IFSC:SBIN0000200  
MICR:208002075

**KUSHAL PAL**  
S/O KRISHNA MOHAN PAL  
J-22, JUDGES COMPOUND  
NEHRU NAGAR, AGRA  
282002

**Account No. : 20011106608**  
**Product : SBCHQ-GEN-PUB IND-NONRURAL-INR**  
**Currency : INR**

Date : 26/02/2018 Time : 13:06:11 E-mail : kushal.pal74@rediff.com  
Cleared Balance : 3,81,277.23Cr Uncleared Amount : 0.00  
+MOD Bal: 13,000.00Cr  
Limit : 0.00 Drawing Power : 0.00  
Int. Rate : 3.50 % p.a. Nominee Name : SWETA  
Statement From 01/01/2018 to 26/02/2018 Page No. : 5

Post Date	Value Date	Details	Chq.No.	Debit	Credit	Balance
		BROUGHT FORWARD :				508212.73Cr
02/02/18	02/02/18	30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0034862693626 INT: 298500ROI: SWEEP TRF CREDIT			113953.00	622165.73Cr
02/02/18	02/02/18	30159 HOSPITAL ROAD, SWEEP DEPOSIT BY TRA TRF FR 0032926057302 INT: 550400ROI: REMT THRU CHQ	934154	616279.50		5886.23Cr
02/02/18	02/02/18	30159 HOSPITAL ROAD, SB Multicity Cheque NEFT UTR NO: SBIN818 033983156 ANSAL PROPERTIES AND SWEEP TRF CREDIT			133908.00	139794.23Cr
02/02/18	02/02/18	SWEEP DEPOSIT BY TRA TRF FR 0032926057302 INT: 646700ROI: SWEEP TRF CREDIT			24555.00	164349.23Cr
02/02/18	02/02/18	SWEEP DEPOSIT BY TRA TRF FR 0035689196341 INT: 120100ROI: SWEEP TRF CREDIT			32436.00	196785.23Cr
02/02/18	02/02/18	SWEEP DEPOSIT BY TRA TRF FR 0033756942175 INT: 173700ROI: SWEEP TRF CREDIT			85900.00	282685.23Cr
02/02/18	02/02/18	SWEEP DEPOSIT BY TRA TRF FR 0034833025244 INT: 461500ROI: SWEEP TRF CREDIT			19398.00	302083.23Cr
02/02/18	02/02/18	SWEEP DEPOSIT BY TRA TRF FR 0033741374128 INT: 106200ROI: SWEEP TRF CREDIT			42163.00	344246.23Cr
		CARRIED FORWARD :				3,44,246.23Cr

**Statement Summary**  
Dr. Count 11 Cr. Count 32 9,88,097.00 13,32,061.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.



Request-98

**ANSAL PROPERTIES AND INFRASTRUCTURE LTD  
CUSTOMER STATEMENT SIMPLE INTEREST**

Transaction From:- To:- Run Date:22-AUG-18 Int. Rate:-18 Grace Period:-15  
Interest upto :22-AUG-18  
CIN No. L45101DL1967PLC004759

Project	3502--J BLOCK PLOTS - LUCKNOW	Customer	105927-MR.KUSHAL PAL
Unit No.	3502-0-J/02/0206	Address	B-315, ADVOCATE DEVENDRA KUMAR RAI INDRA NAGAR -UP LUCKOW-,INDIA
Unit Type	SECTION -	Mobile	9415824770
Area	242 SMT	Email:	kushal.pal74@yahoo.co.in
Broker	11615 - DIRECT BOOKING	Co-Owner	
PAN No	AOPPK4665J	Reservation No.	44479
F/H Name		Offer Of Pos	

Charge	Cost	Pay Plan	Unit Rate				
Basic Area Price	2465000.60	B					
<b>Charges</b>							
Trans Date	Due Type	Rcp. No	Cheq. No	Cheq Date	Cheq.ClerDt	Debit	Credit
24-JUN-10	INV-3502 BASIC PRICE					493000.12	
24-JUN-10	INV-3502 BASIC PRICE	105101	000116	16-JUN-10	01-JUL-10		493000.00
20-AUG-10	INV-3502 BASIC PRICE	113421	000119	19-AUG-10	27-AUG-10		209525.00
23-AUG-10	INV-3502 BASIC PRICE					246500.06	
08-SEP-10	INV-3502 BASIC PRICE						36975.06
08-SEP-10	INV-3502 BASIC PRICE						0.12
22-OCT-10	INV-3502 BASIC PRICE					246500.06	
30-NOV-10	INV-3502 BASIC PRICE						86274.82
21-DEC-10	INV-3502 BASIC PRICE					246500.06	
12-MAR-11	INV-3502 BASIC PRICE	145944	454760	11-MAR-11	16-MAR-11		0.70
12-MAR-11	INV-3502 BASIC PRICE	145944	454760	11-MAR-11	16-MAR-11		160225.24
12-MAR-11	INV-3502 BASIC PRICE	145944	454760	11-MAR-11	16-MAR-11		246500.06
25-OCT-13	INV-3502 BASIC PRICE					246500.06	
25-OCT-13	INV-3502 BASIC PRICE					246500.06	
25-OCT-13	INV-3502 BASIC PRICE	312148	454773	25-OCT-13	28-OCT-13		246499.36
25-OCT-13	INV-3502 BASIC PRICE	312148	454773	25-OCT-13	28-OCT-13		0.58
25-OCT-13	INV-3502 BASIC PRICE	312148	454773	25-OCT-13	28-OCT-13		246500.06
30-JUN-17	INV-3502 BASIC PRICE					123250.03	
30-JUN-17	INV-3502 BASIC PRICE					246500.06	
30-JUN-17	INV-3502 BASIC PRICE					246500.06	
04-OCT-17	INV-3502 BASIC PRICE					123250.03	
04-OCT-17	INV-3502 BASIC PRICE	427858	934149	04-OCT-17	06-OCT-17		123250.00
15-FEB-18	INV-3502 BASIC PRICE	431329	RTGS	15-FEB-18	15-FEB-18		0.03
15-FEB-18	INV-3502 BASIC PRICE	431329	RTGS	15-FEB-18	15-FEB-18		246500.06
15-FEB-18	INV-3502 BASIC PRICE	431329	RTGS	15-FEB-18	15-FEB-18		246499.48
15-FEB-18	INV-3502 BASIC PRICE	431329	RTGS	15-FEB-18	15-FEB-18		123250.03
	Balance:-			0.00	Sub Total	2465000.60	2465000.60
							0
	Balance:-				Sub Total		
	TotalBalance:-			0.00	Grand Total	2465000.60	2465000.60
							0

Charge wise installments				
InstNo	Charge	Inst. Description	Due Date	Due Amount
1	Basic Area Price	At the time of allotment	24-JUN-10	493000.12
2	Basic Area Price	Within 2 months from the date of allotment	23-AUG-10	246500.06
3	Basic Area Price	Within 4 months from the date of allotment	22-OCT-10	246500.06
4	Basic Area Price	Within 6 months from the date of allotment.	21-DEC-10	246500.06
5	Basic Area Price	On laying of WBM Road in front of plot	30-JUN-17	246500.06
6	Basic Area Price	On laying of Storm Water Drain in front of plot	25-OCT-13	246500.06

Unit Number : 3502-0-J/02/0206 ; Page No. 1/2



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**ANSAL PROPERTIES AND INFRASTRUCTURE LTD  
CUSTOMER STATEMENT SIMPLE INTEREST**

InstNo	Charge	Inst. Description	Due Date	Due Amount
7	Basic Area Price	On laying of Sewer line in front of plot	25-OCT-13	246500.06
8	Basic Area Price	On laying of Water-Line in front of plot	30-JUN-17	246500.06
9	Basic Area Price	On laying of Electric Cable in front of plot	30-JUN-17	123250.03
10	Basic Area Price	At the time of offer of Possession	04-OCT-17	123250.03

**Charge Wise Due and Receipt Summary**

Charge Type	Due	Receive	Balance
Basic	2465000.6	2465000.6	0
Total:-	2465000.6	2465000.6	0

44 FCP



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

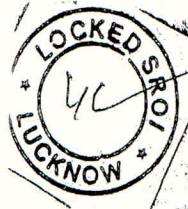
## e-Stamp

request-98

9

Certificate No.	: IN-UP04220299857960Q
Certificate Issued Date	: 27-Feb-2018 02:19 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0105077459392063Q
Purchased by	: KUSHAL PAL S O SRI KRISHNA MOHAN SRIVASTAVA
Description of Document	: Article 23 Conveyance
Property Description	: FREEHOLD PLOT NO.J/2/206, SECTOR-J, POCKET-2, SITUATED AT SUSHANT GOLF CITY, SULTANPUR ROAD,LUCKNOW
Consideration Price (Rs.)	:
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party	: KUSHAL PAL S O SRI KRISHNA MOHAN SRIVASTAVA
Stamp Duty Paid By	: KUSHAL PAL S O SRI KRISHNA MOHAN SRIVASTAVA
Stamp Duty Amount(Rs.)	: 2,37,200 (Two Lakh Thirty Seven Thousand Two Hundred only)

R



.....Please write or type below this line.....



Ans. Infrastructure Ltd.

Authorized Signatory



Kushal Pal



TQ 0000935142

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

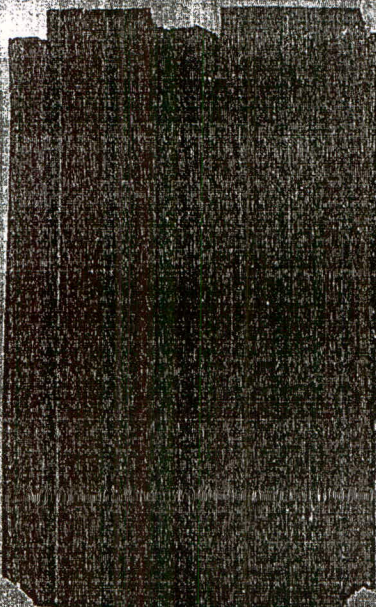
भाग 1

प्रस्तुतकर्ता श्रेयवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सबर प्रथम सचयनक क्रम 2018227010240  
आवेदन संख्या: 2018/0821025000  
लेख वा प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-03-05 00:00:00  
प्रस्तुतकर्ता वा प्रार्थी का नाम कुशल पास  
लेख का प्रकार विक्रय पत्र  
प्रतिफल की धनराशि 2465000 / 3388000  
1. रजिस्ट्रीकरण शुल्क 20000  
2. प्रतिभित्तिकरण शुल्क 80  
3. निरीक्षण व तलाश शुल्क  
4. सुझार के अधिप्रमाणीकरण लिए शुल्क  
5. कमीशन शुल्क  
6. विविध  
7. याचिक भत्ता  
1 से 6 तक का योग 20080  
शुल्क बसूल करने का दिनांक 2018-03-05 00:00:00  
दिनांक जब लेख प्रतिनिधि वा तलाश  
प्रमाण पत्र वापस करने के लिए तैयार होगा 2018-03-05 00:00:00  
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Request-98

11478/18



All India Motor Driving License  
(M.V. Act, 1938)

Form No. VI Sec Rule 15 (1)  
D/L No. 2000 S.R.B. (U.P.)  
Date of Issue 17-2-2001  
Name Sant Ravidas Bhadani  
S/o Sh. Gopal Prasad  
Address ...  
Date of Birth ...  
Educational qualification ...  
Blood group R.H. Factor ...

Only for Request

D/L No. 2000 S.R.B. (U.P.)  
Sant Ravidas Bhadani (U.P.)



Name and designation of the Licensing Authority  
AR ...

Licensor to drive throughout India

- 1. Motor Cycle with Gear
- 2. Motor Cycle without Gear
- 3. Invalid carriage
- 4. Light motor vehicle
- 5. Medium and heavy transport vehicle
- 6. Motor vehicle passenger vehicle
- 7. Licence to drive ~~any~~ Non transport vehicle

valid from 17-2-2001 to 17-2-2006

Licensor's Identity  
Sant Ravidas Bhadani

Handwritten mark

Only for Request

Request - 98

request-98



भारत सरकार



कुशल पाल  
Kushal Pal  
DOB: 12-02-1974  
Gender: Male



7520 7748 4207

आधार - आम आदमी का अधिकार

Kushal Pal  
9415824770



भारत सरकार  
आधार पहचान प्रमाणिका  
भारत INDIA

S/O कृष्ण मोहन श्रीवास्तव, १७ वार्ड  
न. १९ मधुर स्वागत सदन जगदीशपुर,  
जगदीशपुर, बलिया, बलिया,  
उत्तर प्रदेश, 277001

Address:  
S/o Krishna Mohan Srivastava, 97  
Ward N. 19 Madhur Swagat Sadan  
Jagdishpur, Jagdeeshpur, Ballia,  
Ballia, Ballia, Uttar Pradesh,  
277001



1847  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

भारत सरकार  
GOVERNMENT OF INDIA

मीना श्रीवास्तव  
Meena Srivastava  
जन्म तिथि/ DOB: 19/01/1969  
महिला / FEMALE



7578 4747 2414  
-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
W/O: प्रफुल्ल कमल, मधुर  
स्वागत सदन, जगदीशपुर,  
बलिया सिटी, बलिया,  
उत्तर प्रदेश - 277001

Address:  
W/O: Prafulla Kamal, madhur swagat  
sadan, Jagdishpur, Ballia City, Ballia,  
Utar Pradesh - 277001

7578 4747 2414  
-Aam Admi ka Adhikar

मीना श्रीवास्तव

request- 98

Request-98

भारत सरकार  
Government of India

देवेन्द्र कुमार राय  
Devendra Kumar Rai

जन्म तिथि / DOB : 01/06/1973  
पुरुष / Male

4604 5044 8829

आधार - आम आदमी का अधिकार

8896222000

भारतीय विश्वविद्यालय - अधिकरण  
Uttar Pradesh Identification Authority of India

पता: S/O: स्व सुरेन्द्र राय, बी-315, Address: S/O: Late Surendra Rai, B-315,  
भूलनाथ मंदिर के पास, इन्दिरा नगर, Near Bhoolnath Temple, Indira Nagar,  
इंदिरा नगर, इंदिरा नगर, लखनऊ, Indira Nagar, Indira Nagar, Lucknow, Uttar  
उत्तर प्रदेश, 226016 Pradesh, 226016

4604 5044 8829

1947  
1800 300 1947

help@upidai.gov.in

www.upidai.gov.in

request 98

-2-

### BRIEF DETAIL OF SALE DEED

1. Type of property : Residential
2. Ward : Ibrahimpur
3. Mohalla : Sushant Golf City
4. Property Details : Free Hold Plot No. J/2/0206,  
Sector-J, Pocket-2, situated at  
Sushant Golf City, Sultanpur Road,  
Lucknow, (U.P.)
5. Measurement Unit : Square Meter
6. Area of Property : 242.00 (Two Hundred Fourty  
Two) sq. mtr.
7. Situation of Road : Away from Amar Shaheed Path  
and Sultanpur Road.
8. Other Description : situated at 12.00 Mtr. wide road.
9. Park Facing : N.A.
10. Constructed area : N.A.
11. Pertaining to the : N.A.  
member of House  
Society
12. Sale Consideration : Rs. 24,65,000/-
13. Market Value : Rs. 33,88,000/-
14. Stamp Duty : Rs. 2,37,200/-

No. of First Party: 1	No. of Second Party: 1
Details of Vendor	Details of Vendee
<b>Ansal Properties &amp; Infrastructure Ltd.</b> a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at First Floor, Y.M.C.A. Campus, 13 Rana Pratap Marg, Lucknow. (PAN-AAACA0006D) through its authorized signatory <b>Birendra Pratap Singh son of Late Ganga Pal Singh.</b>	<b>Mr. Kushal Pal son of Mr. Krishna Mohan Srivastava resident of Madhur Swagat Sadan, Jagdishpur, Ballia, U.P. PAN-AOPPK4665J</b>

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

Kushal Pal



**SALE DEED**

This DEED OF SALE is made and executed at Lucknow on this 05<sup>th</sup> day of March, 2018.

**BETWEEN**

**Ansal Properties & Infrastructure Ltd.**, a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi -110001 and branch/local office at First Floor, Y.M.C.A. Campus, 13 Rana Pratap Marg, Lucknow through its Authorized signatory **Birendra Pratap Singh son of Late Ganga Pal Singh**, (Hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

**AND**

**Mr. Kushal Pal son of Mr. Krishna Mohan Srivastava resident of Madhur Swagat Sadan, Jagdishpur, Ballia, U.P.** (Hereinafter referred to as the "Vendee", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

**WHEREVER** the Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this Sale Deed in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

**AND WHEREAS** the Housing & Urban Planning Department, Government of Uttar Pradesh Keeping in view the

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

Kushal Pal

mandates of The National And State Housing Policy, announced a policy dated 22.11.2003 to be known as Hi-Tech Township policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Township in the state of U.P.


**AND WHEREAS** the High power committee constituted by the Government of Uttar Pradesh selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow.

**AND WHEREAS** the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

**AND WHEREAS** under the said policy the High power committee constituted by the Government of Uttar Pradesh has selected Ansal API for development of a Hi-Tech Township at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow Development Authority (LDA) constituted under the provisions of Uttar Pradesh Urban Planning Development Act 1973.

**AND WHEREAS** pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

Kushal Pal

**AND WHEREAS** a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said Vendor for development of Hi-tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said developer which has been approved by the Lucknow Development Authority, Lucknow.

**AND WHEREAS** the detailed lay out plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

**AND WHEREAS** the land use of the proposed site confirms to the development of Hi-Tech Township as per the master plan of Lucknow 2021.

**AND WHEREAS** a layout plan has been approved with the detail project report and all the development work on the land is to be based on layout plan only.

**AND WHEREAS** in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s on own terms and conditions of Hi-Tech City Policy. The vendor is also authorized to carryout and completes the internal and external development of various services on its own as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and practices.

**AND WHEREAS**, the Vendor represents, declares and assures the Vendee as under:-

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

Kushal Pal

- (a) That the Vendor is absolute owner of the **Free Hold Plot No. J/2/0206, Sector-J, Pocket-2, Area 242.00 (Two Hundred Fourty Two) sq. mtr., Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** (herein after referred as the "said plot") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said plot and the Vendor has full right and absolute authority and right to sell and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said plot to any other person (s).
- (b) That the title of the Vendor is absolutely clear and marketable and that the said plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (c) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative/statutory attachment order or notification from entering into the present transaction with the Vendee.
- (d) That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.

**AND WHEREAS** upon the aforementioned declaration and assurances of the Vendor the Vendor hereby sells and the Vendee

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

Kushal Pal

hereby purchases the said plot for consideration of Rs. 24,65,000/- (Rupees Twenty Four Lac Sixty Five Thousand Only) on the terms and conditions mentioned herein under:

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That the Vendee has paid the entire sale consideration of Rs. 24,65,000/- (Rupees Twenty Four Lac Sixty Five Thousand Only) to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration detail of which is given herein below as schedule of payment.
2. That the Vendor hereby absolutely sell, conveys, transfers and assigns the **Free Hold Plot No. J/2/0206, Sector-J, Pocket-2, Area 242.00 (Two Hundred Fourty Two) sq. mtr., Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said plot to have and to hold the same unto the Vendee absolutely and for ever.
3. That the Vendee shall hereafter hold, enjoy, use and transfer the said plot under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it. Before every transfer of the property hereby sold, Vendee shall intimate the Vendor or its nominated agency. But prospective Vendee shall abide all the terms and conditions of the Sushant Golf City of Ansal API.
4. That Vendee assures that as and when required Vendee

Ansal Properties & Infrastructure Ltd.

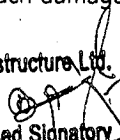
  
Authorised Signatory

Kunal Pal

shall sign the maintenance agreement with the Ansal API or its nominated agency. Further, Vendee assure that after taking physical possession of the property if Vendee do not construct the house or leaves property vacant then levy charges shall be paid to Ansal API or its nominated agency by the Vendee. Vendee hereby assures and abides all the terms and conditions relating to the allotment.

5. That the Vendor has handed over the vacant, peaceful possession of the said plot to the Vendee and vendee has taken over possession of the said plot and fully satisfied regarding possession.
6. That the Vendee can get the said plot under sale mutated, substituted and transferred in his/her/their name(s), on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/ documents required in this connection.
7. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Vendor in this deed proved to be false at any time and the Vendee suffers any loss in whole or part of the said plot, any legal defect in the title of the said plot, then the Vendor shall be liable and responsible for the same and the Vendor hereby agrees to indemnify all such damages / losses suffered or sustained by

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

Kinshad Pal

- the Vendee.
8. That the Vendee hereby agrees that if any demand is raised or issued by any Authority, due to the enhancement in the compensation under the orders of any Superior Court, the same shall be borne by Vendee upon receiving intimation from the Vendor.
  9. That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the date of allotment of the plot and thereafter the same shall be paid and borne by the Vendee.
  10. That the Vendee has become absolute owner of the said plot.
  11. That the Vendee shall not use or allow to be used the said plot for any purpose other than residential and shall not cause nuisance to the other occupants in the adjoining area and shall not obstruct/ block the common area of the colony, common amenities/ facilities etc.
  12. That Vendee shall bear all cost and expenses and legal fees in respect of sale of the said plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.
  13. The property is situated in Sushant Golf City and away from Sultanpur Road and Amar Shaheed Path and nothing is constructed upon the plot. The said plot is situated at 12.00 mtr. wide road applicable circle rate is Rs. 14,000 per sq.

Ansal Properties & Infrastructure, Ltd.

  
Authorised Signatory

Kushal Pat

mtr., accordingly market value of the plot having area measuring 242.00 sq.mts. comes to Rs. 33,88,000/-.The Market value is higher than the sale consideration as such the total stamp duty of Rs. 2,37,200/- is being paid on the Market value by the vendee accordingly.

**SCHEDULE OF PROPERTY**

All that piece and parcel of **Free Hold Plot No. J/2/0206, Sector-J, Pocket-2, Area 242.00 (Two Hundred Fourty Two) sq. mtr., Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)**, delineated and marked in the annexed site plan which is bounded as under:-

East : 12.00 mtr. wide road

West : Plot No. J/2/0210

North : Plot No. J/2/0207

South : Plot No. J/2/0205

**SCHEDULE OF PAYMENT**

Vendor has received Rs. 24,65,000/- (Rupees Twenty Four Lac Sixty Five Thousand Only) from the Vendee and Vendor has acknowledge this receipt.

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

Kushal Pal



**IN WITNESS WHEREOF**, the Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses.

**WITNESSES:-**

1.



*Meena Srivastava*

Mrs. Meena Srivastava  
w/o Mr. Prafulla Kamal  
r/o C/o Sri Krishna Mohan Srivastava,  
Madhur Swagat Sadan,  
Jagdishpur, Ballia, U.P.

Ansal Properties & Infrastructure Ltd.



Authorized Signatory

**VENDOR**

PAN-AAACA0006D

2.



*Devendra Rai*

Devendra Kumar Rai  
s/o Surendra Rai  
r/o B-315, Indira Nagar, Lucknow

**VENDEE**



Typed by :

**(RAM SANEHI)**

R.Sanehi Print Point  
Abbas Universal Complex  
near Registrar office, Kaiserbagh,  
Lucknow

Drafted by :

*Vishwanath Yadav*

**(Vishwanath Yadav)**

Advocate  
Civil Court, Lucknow

01/03/2018 11:13 AM

चिकित्सा पत्र

प्रतिफल- 2465000 स्टाम्प शुल्क- 237200 बाजारी मूल्य - 3388000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री कुशल पाल,  
पुत्र श्री कृष्ण मोहन श्रीवास्तव  
व्यवसाय : नौकरी  
निवासी: मधुर स्वागत सदन, जगदीशपुर, बलिया, यू. पी.

Kushal Pal



ने यह लेखपत्र इस कार्यालय में दिनांक 05/03/2018 एवं 01:07:57 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित (प्रभारी)

उप निबंधक :सदर प्रथम

लखनऊ

Request-98

**MAP OF THE PROPERTY**

**Free Hold Plot No. J/2/0206, Sector-J, Pocket-2, Area 242.00  
(Two Hundred Fourty Two) sq. mtr., Situated at Sushant Golf  
City, Sultanpur Road, Lucknow, (U.P.),**

**Boundaries :-**

East : 12.00 mtr. wide road

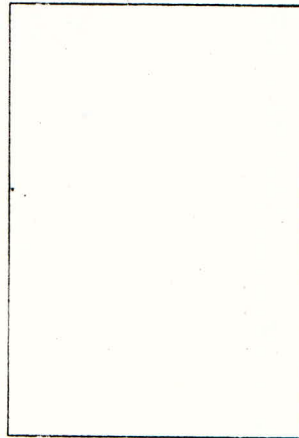
West : Plot No. J/2/0210

North : Plot No. J/2/0207

South : Plot No. J/2/0205

**11.00 mtr.**

**22.00 mtr.**



**Ansal Properties & Infrastructure Ltd.**

**Vendor**  
*[Signature]*  
**Authorised Signatory**

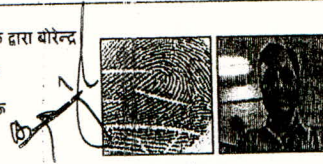
**Vendee**

*Kushal Pal*

निष्पादन लेखपत्र याद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता : 1

श्री अंसल प्रापटीज एण्ड इन्फ्रा लि० के द्वारा बरेन्द्र  
प्रताप सिंह, पुत्र श्री स्य गंगा पाल सिंह  
नियासी: 13, राणा प्रताप मार्ग, लखनऊ  
व्यवसाय: नौकरी



केता: 1

श्री कुशल पाल, पुत्र श्री कृष्ण मोहन श्रीवास्तव  
नियासी: मधुर स्वागत सदन, जगदीशपुर, बलिया, यू.  
पी.  
व्यवसाय: नौकरी

*Kushal Pal*



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्रीमती मीना श्रीवास्तव, पत्नी श्री प्रफुल्ल कमल  
नियासी: मधुर स्वागत सदन, जगदीशपुर, बलिया, यू.  
पी.  
व्यवसाय: नौकरी

*मीना श्रीवास्तव*



पहचानकर्ता : 2

श्री देवेन्द्र कुमार राय, पुत्र श्री सुरेन्द्र राय  
नियासी: बी 315, इंदिरा नगर, लखनऊ  
व्यवसाय: यकालत

*Devi*



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे  
नियमानुसार लिए गए हैं।  
टिप्पणी:

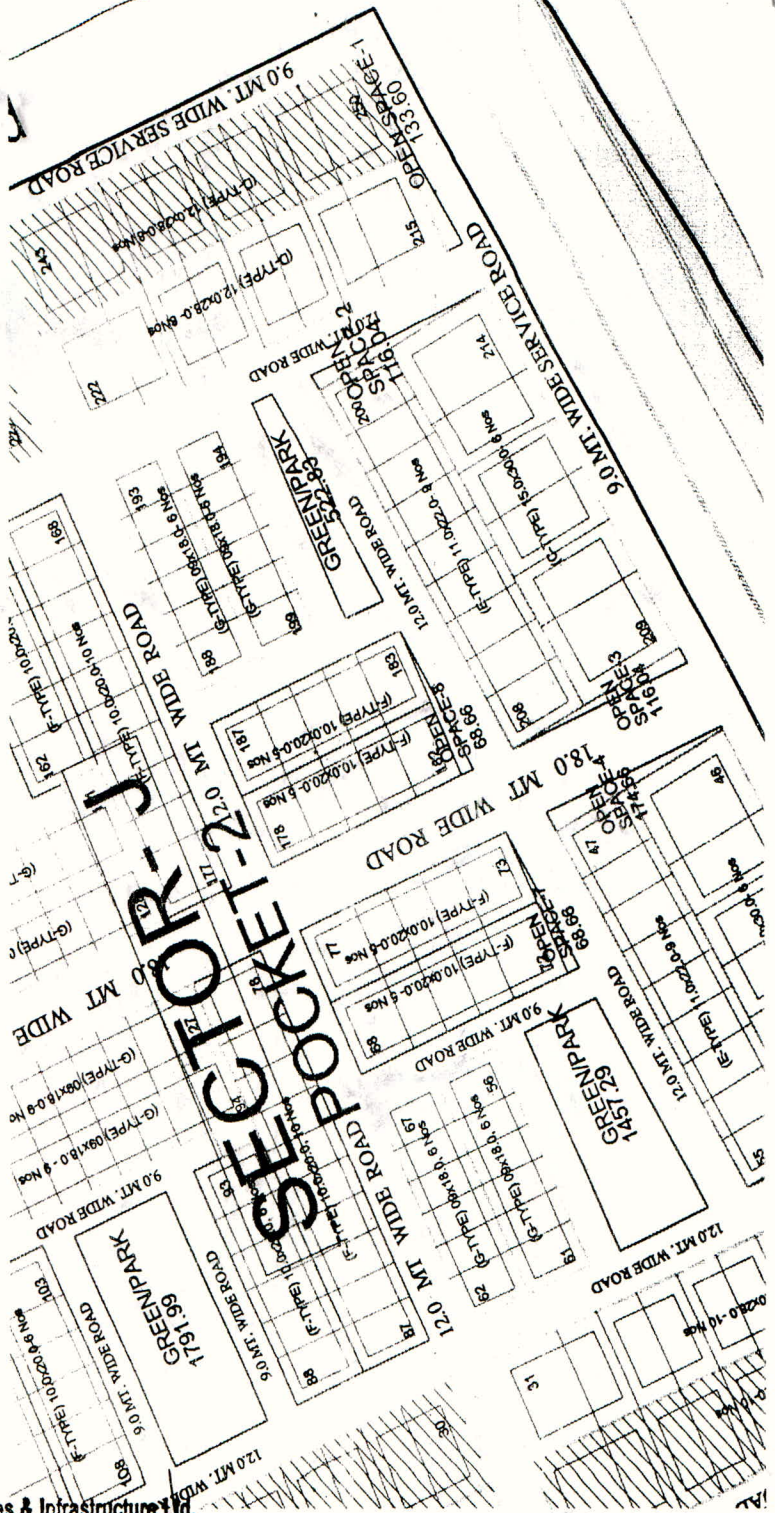
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनीत दीक्षित (प्रभारी)

उप निबंधक : सदर प्रथम

लखनऊ

Request-98



**SECTOR-2  
POCKET-2**

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

Kushal Pal

पुष्टि विलेख 60

[http://www.igrsup.gov.in/igrsup/showEndorsReport\\_html\\_60](http://www.igrsup.gov.in/igrsup/showEndorsReport_html_60)

बही संख्या 1 जिल्द संख्या 23571 के पृष्ठ 155 से 180 तक  
क्रमांक 4478 पर दिनांक 05/03/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विनीत दीक्षित (प्रभारी)

उप निबंधक : सदर प्रथम

लखनऊ

Request - 98

DAY ACCOUNT OF

Sl. No.	Month	ESTABLISHMENT										Gross Total
		Basic Pay	Office Pay	D.A	H.R.A	R.A	Ro A	Semi Allowance	Med. Allowance	Fuel		
1	2	3	4	5	6	7	8	9	10	11	12	13
1	March 09	12850	6425	10409			250	750	100	2168		32952
2	April 09	12850	6425	10409			250	750	100	2168		32952
3	May 09	12850	6425	10409			250	750	100	2168		32952
4	June 09	12850	6425	12336			250	750	100	2168		34879
5	July 09	12850	6425	12336			250	750	100	2502		35213
6	Aug 09	12850	6425	12336			250	750	100	2502		35213
7	Sep 09	12850	6425	12336			250	750	100	2502		35213
8	Oct 09	12850	6425	12336			250	750	100	2502		35213
9	D.A. Adv. 01/08 to 05/09			19363								19363
10	Nov 09	12850	6425	12336			250	750	100	2384		35095
11	Dec 09	13150	6575	12624			250	750	100	2384		35833
12	Transfer T.A. from Man to Staffing Fee											15820
13	House Rent payment feed. residing in private House											14700
14	JAN-10	13150	6575	12624			250	750	100	2384		35833
15	Feb-10	13150	6575	14399			250	750	100	2384		37608

L.J.L. | 25920

2009-10

DEDUCTIONS										Total Deduction	Net Payable	Date	Signature	Voucher No.	Treasury Verification	REMARKS
GPF	G.I.P.	I.Tax														
14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		
	4000	36	84	500			4620	28332								
	4000	36	84	500			4620	28332								
	4000	36	84	500			4620	28332								
	4000	36	84	500			4620	30259								
	4000	36	84	500	10		4630	30583								
	4000	36	84	500	10		4630	30583								
	4000	36	84	500	10		4630	30583								
	4000	36	84	500	10		4630	30583								
	19363						19363	NIL								
	4000	36	84	500	10		4630	30465								
	4000	36	84	500	10		4630	31203								
								15820								
								14700								
	4000	36	84	500	10		4630	31203								
	4000	36	84	824	10		4630	24754								

Verified  
 16/1/12

Request - 98

PAY ACCOUNT OF

ESTABLISHMENT

Sl. No.	Month	Basic Pay	Officer's Pay	D.A.	H.R.A.	R.A.	Rio.A	Sum Allow	Med. Allow	Fuel	CCA	Gross Total
1	2	3	4	5	6	7	8	9	10	11	12	13
①	Mar-10	13150	6575	14399	—	—	250	750	100	2528	—	37752
②	April-10	13150	6575	14399	—	—	250	750	100	2528	—	37752
③	May-10	13150	6575	14399	—	—	250	750	100	2528	—	37752
④	D.A. Arrear 7/9.10.11	—	—	12225	—	—	—	—	—	—	—	12225
⑤	June-10	40450	—	10922	—	—	250	750	100	556	—	53028
⑥	July-10	40450	—	10922	—	—	250	750	100	—	—	52472
⑦	Aug-10	40450	—	14158	—	—	250	750	100	—	—	55708
⑧	SEP-10	40450	—	14158	—	—	250	750	100	—	—	55708
⑨	D.A. Arrear 1/10.10.11	—	—	22652	—	—	—	—	—	—	—	22652
⑩	OCT-10	40450	—	14158	—	—	250	1550	565	—	200	57173
⑪	NOV-10	40450	—	14158	—	—	250	2300	1000	—	200	58358
⑫	DEC-10	40450	—	14158	—	—	250	2300	1000	—	200	58358
⑬	Arrear Bill (N.P.S) for 05/2010	17248	—	—	—	—	—	—	—	—	—	17248
⑭	ILC Arrear Bill for 12/10	1080	—	378	—	—	—	—	—	—	—	1458
⑮	JAN-11	41530	—	14536	—	—	250	2300	1000	—	200	59816
⑯	D.A. Arrear 1/10.10.11	—	—	31767	—	—	—	—	—	—	—	31767
⑰	Feb-11	41530	—	18689	—	—	250	2300	1000	—	200	59816

YEAR - 2010-11

DEDUCTIONS

Sl. No.	Month	G.P.F.	G.I.S.	I.Tax	W.Tax	Total Deduction	Net Payable	Date	Signature	Voucher No.	Treasury Verification	Remarks		
14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
	Mar-10	6000	120	500	100	6630	31122							
	April-10	6000	120	500	100	6630	31122							
	May-10	6000	120	500	100	6630	31122							
	D.A. Arrear 7/9.10.11	10450	—	—	—	10450	1775				44	21.7.10		
	June-10	6000	120	1000	100	7380	45648							
	July-10	6000	120	1000	100	7380	45092							
	Aug-10	6000	120	1000	100	7380	48328							
	SEP-10	6000	120	1000	100	7380	48328							
	D.A. Arrear 1/10.10.11	22652	—	—	—	22652	NIL				39	19.10.10		
	OCT-10	6000	120	1000	100	7380	49793							
	NOV-10	6000	120	1000	100	7380	50978							
	DEC-10	6000	120	2000	100	8380	49978							
	Arrear Bill (N.P.S) for 05/2010	—	—	—	—	—	17248				40	19.10.10		
	ILC Arrear Bill for 12/10	—	—	—	—	—	1458				11	3.2.11		
	JAN-11	6000	120	15000	100	21380	38436							
	D.A. Arrear 1/10.10.11	25267	—	6500	—	31767	NIL				22	9.3.11		
	Feb-11	6000	120	15000	100	21380	41016							

Verified

16/4/12





PAY ACCOUNT OF

Fin. Yr. 2012-13

Sl. No.	Month	ESTABLISHMENT										Gross Total
		Basic Pay	officiating Pay	D.A.	H.R.A.	R.A.	S.A.	Med. All.	Fuel	C.C.A.		
1	2	3	4	5	6	7	8	9	10	11	12	13
1	March-12	42610	-	24714	-	250	2300	1000	-	200	-	71074
2	April-12	42610	-	24714	-	250	2300	1000	-	200	-	71074-00
3	May-2012	42610	-	24714	-	250	2300	1000	-	200	-	71074-00
4	June-2012	42610	-	24714	-	250	2300	1000	-	200	-	71074-00
5	July-2012	42610	-	24714	-	250	2300	1000	-	200	-	71074-20
6	Aug. 2012	42610	-	27697	-	250	2300	1000	-	200	-	74057-00
7	Sept 2012	42610	-	27697	-	250	2300	1000	-	200	-	74057-00
8	Oct-2012	42610	-	27697	-	250	2300	1000	-	200	-	74057-00
9	Nov-12	42610	-	27697	-	250	2300	1000	-	200	-	74057-00
10	Dec-12	43690	-	31457	-	250	2300	1000	-	200	-	78897
11	Jan-13	43690	-	31457	-	250	2300	1000	-	200	-	78897-
12	Feb-13	43690	-	31457	-	250	2300	1000	-	200	-	78897-
13	Apr. of S.A. 2 m A from 01.01.06 to 15.10.10	-	-	-	-	-	-	-	-	-	-	121301-

DEDUCTIONS

Sl. No.	Month	G.P.F.	G.L.S.	A.Tax	W.Tax	P.V.R.	Total Deduction	Net Payable	Date	Signature	Voucher No.	Treasury Verification	Remarks	
														14
1	March-12	8000	400	5000	10	250	13660	5744			Verified			
2	April-12	8000	400	5000		133	13533	57541			13 12-5-2012			
3	May-2012	8000	400	5000			13400	57674			50 31-5-2012			
4	June-2012	8000	400	5000			13400	57674			23 29.6.2012			
5	July-2012	8000	400	5000			13400	57674			20 30.7.12			
6	Aug. 2012	8000	400	5000			13400	60657			26 27.8.2012			
7	Sept 2012	8000	400	5000			13400	60657			40 01-10-2012			
8	Oct-2012	8000	400	5000			13400	60657			02 02.11.12			
9	Nov-12	8000	400	5000			13400	60657			11 04/12/12			
10	Dec-12	8000	400	5000			13400	65472			62 28/12/12			
11	Jan-13	8000	400	16000			24400	54497			29 05.02.13			
12	Feb-13	8000	400	15515			23915	54982			32 22.3.13			
13	Apr. of S.A. 2 m A from 01.01.06 to 15.10.10	-	-	-	-	-	-	121301-			51 30.3.13			

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PAY ACCOUNT OF

F. yr. 2013 to 2014

ESTABLISHMENT

Sl. No.	Month	ESTABLISHMENT										Gross Total
		Basic Pay	Office Allowance	D.A.	H.R.A.	R.A.	S.A.	M.A.	CCA	Fuel	Other	
1	2	3	4	5	6	7	8	9	10	11	12	13
01	03/13	43690/-		31457		250	2300	1000	200			78897-00
02	04/13	43690/-		31457		250	2300	1000	200			78897-00
03	05/13	43690/-		31457		250	2300	1000	200			78897-00
04	06/13	43690/-		34952		250	2300	1000	200			82392-00
05	07/13	43690/-		34952		250	2300	1000	200			82392-00
06	08/13	43690/-		34952		250	2300	1000	200			82392-00
07	09/13	43690/-		34952		250	2300	1000	200			82392-00
08	10/13	43690/-		34952		250	2300	1000	200			82392-00
09	11/13	43690/-		34952		250	2300	1000	200			82392-00
10	12/13	44770/-		40293		250	2300	1000	200			88813-00
11	01/14	44770/-		40293		250	2300	1000	200			88813-00
12	02/14	44770/-		40293		250	2300	1000	200			88813-00
13	Adv. of D.A. 01/13 to 05/13 07/13 to 11/13 T.S. 2013 T.A.	-		39320/-		-	-	-	-			39320/-
14												46725/-

DEDUCTIONS

Sl. No.	Month	G.P.F.	GAS	I.T.	Gr. V.	Total Deduct. 100/-	Net Pay-ble	Date	Signature	Voucher No.	Treasury Voucher No.	Remarks		
													14	15
			8000	400	6000						06			
			8000	400	6000		11400	64497			94.13			
											23			
			8000	400	6000		11400	64497			05.13			
											06			
			8000	400	6000		11400	64497			16.13			
											20			
			8000	400	6000		11400	67992			27.13			
											35			
			8000	400	6000		11400	67992			29.7.13			
											20			
			8000	400	6000		11400	67992			2.9.13			
											05			
			8000	400	6000		11400	67992			01.10.13			
											59			
			8000	400	6000		11400	67992			30.10.13			
											36			
			8000	400	6000		11400	67992			27.11.13			
											10			
			8000	400	6500		11490	73913			03.1.14			
											03			
			8000	400	7000		5000	15900	72913		4.2.14			
											50			
			8000	400				44990	48822		13.3.14			
								<del>16800</del>	<del>71913</del>		46			
			31320		8000			39320	NIC		11.3.14			
											25			
											26.3.14			

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request - 98

PAY ACCOUNT OF Shri Kunal Pal

C. J. MUNNAP F.Y. 2015-2016

Sl. No.	Month	ESTABLISHMENT										Gross Total	DEDUCTIONS						Total Deductions	Net Payable	Date	Signature	Voucher No.	Treasury Verification	Remarks		
		Basic Pay	Office Allowance	D.A.	H.R.A.	R.A.	P.O.A.	S.A.	M.A.	C.C.A.	Perk		G.P.F.	G.I.S.	I.T.	G.W.B.											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
	03/15	45850	1000	49060			250	2500	1000	200	-	99660/-	11000	400	7000	-	-	-	-	10400	81260			14			
	04/15																										
	05/15	91700		98120			500	4600	2000	635		197555	22000	800	12000	-	-	-	-	34800	162755			A-50			
	06/15	45850		51811			250	2300	1000	360		101571	11000	400	6000	-	-	-	-	17400	84171			6-7-15			
	07/15	50998		57629			300	3023	1000	360		113310	11000	400	6000	-	-	-	-	17400	86201			A-049			
	08/15	51550		58252			300	3100	1000	360		114562	11000	400	6000	-	-	-	-	17400	97097			4-7-15			
	09/15	51550		58252			300	3100	1000	360		114562	11000	400	6000	-	-	-	-	17400	97162			A102			
	10/15	51550		58252			300	3100	1000	360		114562	11000	400	6000	-	-	-	-	17400	97162			A103			
	11/15	51550		58252			300	3100	1000	360		114562	11000	400	6000	-	-	-	-	17400	97162			29-7-15			
	12/15	51550		61345			300	3100	1000	360		117655	11000	400	10000	-	-	-	-	21400	93162			A097			
	01/16	51550		61345			300	3100	1000	360		117655	11000	400	10000	-	-	-	-	21400	96255			31-8-15			
	02/16	51550		61345			300	3100	1000	360		117655	11000	400	6000	-	-	-	-	17400	97162			A-092			
	D.A. Adv 1/15-5/15			13755								13755								13755				29-9-15			
	D.A. Adv 7/15-11/15			15432								15432								15432				2-11-15			
	N.Papers 10-9-15											5473									5473			A-028			
																								9-3-16			
																								A-062			
																								17-9-15			
																								A-019			
																								3-2-16			
																								B-001			
																								2-9-15			
																								13-05-16			

PAY ACCOUNT OF Sri Kishal Pal, A.D.J.

For F.Y. 2016-2017

SR. No.	Month	ESTABLISHMENT										Gross	DEDUCTIONS							Total Deductions	Net Payable	Date	Signature	Voucher No.	Treasury Verification	Remarks	
		Basic Pay	Office-ating Pay	D.A.	H.R.A.	R.A.O	Sumpt. All.	M-All.	CCA	G.P.A	GIS		T.Tax														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
	03/16	51550	-	61345	-	300	3100	1000	360			117655	11000	400	7000					18400	99255					A-028	
	04/16	51550	-	61345	-	300	3100	1000	360			117655	11000	400	7000					18400	99255					A-023	
	05/16	51550	-	61345	-	300	3100	1000	360			117655	11000	400	7000					18400	99255					A-122	
	06/16	51550	-	64438	-	300	3100	1000	360			120748	11000	400	7000					18400	102348					A-017	
	07/16	52780	-	65975	-	300	3100	1000	360			123515	11000	400	7000					18400	105115					A-020	
	08/16	52780	-	65975	-	300	3100	1000	360			123515	11000	400	7000					18400	105115					A-088	
	09/16	52780	-	65975	-	300	3100	1000	360			123515	11000	400	7000					24400	99115					A-101	
	10/16	52780	-	65975	-	300	3100	1000	360			123515	11000	400	13000					24400	99115					A-091	
	11/16	52780	-	65975	-	300	3100	1000	360			123515	11000	400	13000					24400	99115					A-046	
	12/16	52780	-	65975	-	300	3100	1000	360			123515	11000	400	13000					24400	99115					A-070	
	01/17	52780	-	69670	-	300	3100	1000	360			127210	11000	400	8000					91400	35810					A023	
	02/17	52780	-	69670	-	300	3100	1000	360			127210	11000	400	81380					92780	34430					A-017	
	Encashment 1.9.12 (20 days)	87380	-	78583	-	-	-	-	-			165963	-	-	-					-	165963					A075	
	D.A. Adv. 1/16-5/16	-	-	15465	-	-	-	-	-			15465	-	-	15465					15465	NIL					A-040	
	No. Paper & mag. 1/16-12/16	-	-	-	-	-	-	-	-			3192	-	-	-					-	3192					B-021	

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PAY ACCOUNT OF Sri Kushal Pal, A.D.J.

For the F. year 2017-2018

Received - 98

Sl. No.	Month	ESTABLISHMENT										Gross	DEDUCTIONS						Total Deduction	Net Payable	Date	Signature	Voucher No.	Treasury Verification	Remarks		
		Basic Pay	Office Pay	D.A.	Sumpt. All.	ROA	Medical All.	CCA						GPF	GIS	ITax											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
	03/17	52780	—	69670	3100	300	1000	360				127210	11000	400	10000					21400	105810			A-025			
	04/17	52780		69670	3100	300	1000	360				127210	15000	400	12000					27400	99810			18.4.17			
	05/17	52780		69670	3100	300	1000	360				127210	15000	400	12000					27400	99810			4.5.17			
	06/17	52780		69670	3100	300	1000	360				127210	15000	400	12000					27400	99810			7.6.17			
	07/17	54010		71293	3100	300	1000	360				130063	15000	400	12000					27400	99810			1.7.17			
	08/17	54010		73454	3100	300	1000	360				132224	15000	400	25000					40400	91824			3.8.17			
	09/17	54010		73454	3100	300	1000	360				132224	15000	400	25000					40400	91824			A-024			
	10/17	54010		73454	3100	300	1000	360				132224	15000	400	25000					40400	91824			1.9.17			
	11/17	54010		73454	3100	300	1000	360				132224	15000	400	25000					40400	91824			A-026			
	12/17	54010		73454	3100	300	1000	360				132224	15000	400	25000					40400	91824			12.10.17			
	01/18	54010		75074	3100	300	1000	360				133844	15000	400	15000					30400	103444			A-013			
	02/18	54010		75074	3100	300	1000	360				133844	15000	400	15000					30400	103444			1.11.17			
	A.A. bill leaf											3922									3922						
	B.A. Anteen leaf											25911			25911					25911	NIL						
	D.A. Anteen leaf											5548									5548						
	4/17-03/18											5956									5956						
	H.T.C. bill											13780									13780						
	Newspaper & mag.											4060									4060						
	leaf 3/17-2/18																										
	Patrol Rmbursemnt																										

Grass withdrawn  
Verified  
TO  
कर्मचारी  
वाचक

A-025  
18.4.17  
A-025  
4.5.17  
A025  
7.6.17  
A-017  
1.7.17  
A-010  
3.8.17  
A-024  
1.9.17  
A-026  
12.10.17  
A-013  
1.11.17  
A-080  
28.11.17  
A12  
6-1-18  
A27  
5-2-18  
A08  
9-3-18  
B09  
7-11-17  
A40  
23-1-18  
B146  
28-3-18  
B172  
29-3-18  
B179  
30-3-18