

Joint Registrar (J) (Budget)

May kindly see the online application of Sri Shiv Kumar Tiwari, Addl. District Judge, Kannauj by which he has requested for grant of permission to purchase Villa no. 82, part of Khasra no. 29, Plot Area 153.98 square, built up area 185.80 square meter. Project name Sai Farms situated in Village Sikandarpur Khurd, Paragna, Tehshil and District Lucknow.

Sri Tiwari has submitted that, he wants to purchase Villa No.82, Part of Khasra No. 29 situated at project "SAI FARMS" Village Sikanderpur Khurd" Owned by Sri vimal Kapoor son of Late sri Shyam Narayan Kapoor. Resident of C-398, Sector- B, Mahanagar, Lucknow. Sri vimal Kapoor is in real estate business since a long time as he regularly deals in real estate property though GST registration No 09AGQPK4874LIZI. The project in which the said villa exists is of almost 11 acres named as "SAI FARMS". He has signed an agreement with Sri vimal Kapoor after transferring to his account no 59209336571113 Rs. 1 lac through RTGS/NEFT in expectation of getting desired permission from Hon'ble Court. The said villa has been priced for 60 lac and registration amount would be almost 420000/-, in this regard he wants to say that Canara Bank has agreed in principle to provide home loan of 53.76 lac for 30 years EMI would be Rs 35767/- and State Bank of India has agreed to provide personal loan of 5 lac for 6 years of which EMI would be about Rs 10,000/-. As he has two children aged about 5 years and 1 year not having any additional financial liability. He would be able to repay the loan amount through EMI's from his in-hand salary Rs. 1,35,114/-. He has almost 9,50,000/- in his salary account no 307689330 and 4.5 lac in his other saving account of PNB A/n- 5870000100011108. In support of that he is attaching desired documents along with his application and circular letter No. 25/Admin(A) dated 13.07.1998 of Hon'ble High Court. He has, therefore, requested to place his application before the Hon'ble court for granting permission to purchase above mentioned immovable property.

The information regarding transaction of the Villa, as required under Court's Circular Letter No. 25/ Admin (A) dated 13.07.1998 as furnished by the officer is given below: -

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| 1 | Date of joining service | 08.05.2009 |
| 2 | Present Gross Salary | Rs. 1,70,422/- |
| | Take home Salary | Rs. 1,35,114/- |
| 3 | Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property) | He had purchased a Ford Figo Car in the year 2012 after taking loan of Rs. 4,00,000/-, which was fully paid out in December 2015 |
| | made by the officer earlier. | |
| | Details of Advance or Loan taken from the High Court. | Nil |
| 5 | Details of loan taken from Bank etc. | Nil |
| 6 | Details regarding purchase of second hand car. | N.A. |
| 7 | Details of the property proposed to be purchased | Villa no. 82, part of Khasra no. 29, Plot Area 153.98 square meter salable built up area 185.80 square meter. Project name Sai Farms situated in Village Sikandarpur Khurd, Paragna, |

		Tehshil and District Lucknow (Copy of Agreement can be seen at attachment under heading- Agreement V82 signed copy)
	(b) Cost price	Rs. 60,00,000/- + GST of RS. 7,20,000/- & registration expenses of about Rs. 4,20,000/-
8	Name and address of the seller(s).	Shri. Vimal Kapoor resident of C-398, Sector B, Mahanagar, Lucknow.
9	Status of the Seller /Dealer	Reputed dealer as he developed the entire project, though the officer has requested for grant of prior permission
10	Whether the seller is related to the No. officer in any manner and whether any case against him is pending/decided by the officer.	
11	Details of source of amount	<ol style="list-style-type: none"> 1. Rs. 1,00,000/- is stated to have been paid to the seller as advance through NEFT/RTGS. (copy of receipt of NEFT can be seen of attachment heading- Receipt of RTGS transfer). 2. Rs. 53,76,000/- is going to be taken as home loan from Canara Bank, Lucknow, repayable oin 360 EMIs of Rs. 35,767/- . (Copy of Loan paper can be seen at attachment heading-Loan sanction Memo of Canara Bank) 3. Rs. 5,00,000/- is stated to be taken as Personal loan from SBI, Kannauj, repayable in 6 year @ Rs. 10,000/- per month (Copy of loan related paper can be seen at attachment heading- Letter from SBI regarding Personal loan) 4. He has a balance of about Rs. 9.5 lac in his salary A/c of SBI. (Copy of bank statement can be seen at attachment under heading- Salary Account statement) 5. He has a balance of about Rs. 4.5 lac in his other saving A/c of PNB. (Copy of bank statement can be seen at attachment under heading- PNB saving account passbook)

It is further submitted that as per Rule- 24 (1) of U.P. Government Servant's conduct Rule-1956: -

"No Government servant shall, except with the previous knowledge of the appropriate authority acquire or dispose of any immovable property by lease, mortgage, purchase, sale, gift or otherwise, either in his own name or in the name of any member of his family;

Provided that any such transaction conducted otherwise than through a regular & reputed dealer shall require the previous sanction of the appropriate authority."

Therefore, if approved, the file be laid before Hon'ble Mr. Justice Virendra Kumar-II, Nominated Judge for disposal of the matters of Judicial Officers, of information/ permission of sale/ purchase of movable/ immovable property or gift etc., for the District Kannauj, for His Lordship's kind perusal and if His Lordship approves, Sri Shiv Kumar Tiwari, Addl. District Judge, Kannauj may be granted permission to purchase Villa no. 82, part of Khasra no. 29, Plot Area 153.98 square meter, built up area 185.80 square meter, "Sai Farms" situated in Village Sikandarpur Khurd, Paragna, Tehshil and District Lucknow from Sri Vimal Kapoor, S/o Late Sri Shyam Narayan Kapoor. Resident of C-398, Sector- B, Mahanagar, Lucknow for Rs. 60,00,000/- with usual GST and registration charges, as requested, subject to the condition that the relevant papers of the transaction alongwith copy of the sale deed be furnished by him immediately on completion of the transaction?

Mohd. Arshad

Asst. Registrar

05.12.2020

Hon'ble Mr. Justice Virendra Kumar-II,

Nominated Judge

Submitted for kind perusal & order

Joint Registrar(J)(Budget)

06.01.21