

### Joint Registrar (J) (Budget)

May kindly see the online application of Sri Sanjeev Shukla, Principal Judge, Family Court, Pilibhit by which he has requested for grant of permission to purchase villa no. 77, constructed area 152.82 sq. m., Project name "Sai Farms" phase-2, situated in Village Sikanderpur Khurd, Pargana, Tehsil and District Lucknow.

Sri Sanjeev Shukla has submitted that, he wants to purchase villa no. 77, constructed area 152.82 sq. m., Project name "Sai Farms" phase-2, situated in Village Sikanderpur Khurd, Pargana, Tehsil and District Lucknow, owned by Sri Vimal Kapoor S/o Late Sri Shyam Narain 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 through GST registration No. 09AGQPK4874LIZI. The project in which the said villa exists is of almost 11 acres named as "SAI FARMS Phase 2". He has signed an agreement with Sri Vimal Kapoor after transferring to his account no 59209336571113 Rs. 2 lac through cheque no. 861733 dated 18.10.2020 in expectation of getting desired permission from Hon'ble High Court. The said villa has been priced for 61 lac and registration amount would be almost Rs. 4,27,000/-, in this regard he wants to say that Canara Bank has agreed in principle to provide home loan of 54.65 lac for 28 years. EMI would be Rs 36961/- and State Bank of India has agreed to provide personal loan of 8 lac for 6 years of which EMI would be about Rs 14,660/-. Since, he does not have any other financial liability, he would be able to repay the loan amount from EMI, from his in hand salary Rs. 1,42,000/-. He has almost 8,24,000/- in his salary account no 31599055934 and 2.53 lacs in his other savings account of axis bank account no. 916010045582326. In support of which 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: -

1	Date of joining service	07.01.2011
2	Present Gross Salary Take home Salary	Rs. 1,93,883/- Rs. 1,42,468/-
	Details of purchases (Moveable property exceeding to value of Rs. 10,000/-and immovable	He had purchased a Xylo E4 (Diesel) Zeep in 2011 for Rs. 7,87,668/-.

3	property) 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. 77, constructed area 152.82 sq. m., Project name "Sai Farms" phase-2, situated in Village Sikanderpur Khurd, Pargana, Tehsil and District Lucknow (Copy of Agreement can be seen as attachment)
	(b) Cost price	Rs. 61,00,000/- + GST of Rs. 7,32,000/- & registration expenses of about Rs. 4,27,000/-
8	Name and address of the seller(s).	Shri. Vimmal Kapoor S/o Late Sri Shyam Narain Kapoor resident of C-398, Sector B, Mahanagar, Lucknow.
9	Status of the Seller /Dealer	Yes
10	Whether the seller is related to the officer in any manner and whether any case against him is pending/decided by the officer.	No.
11	Details of source of amount	<p>1. Rs. 2,00,000/- is stated to have been paid to the seller in advance, vide cheque no. 861733 on 18.10.2020, SBI (copy of cheque no. 861733 can be seen at attachment).</p> <p>2. Rs. 54,65,000/- is going to be taken as home loan from Retail Asset Hub (RAH), Canara Bank, Lucknow, repayable in 336 EMI's of Rs. 36,961/-. (Copy of Loan paper can be seen at attachment).</p> <p>3. Rs. 8,00,000/- is going to be taken</p>

		<p>as personal loan from SBI, Pilibhit, repayable in 72 EMIs of Rs. 14,660/-. (Copy of the same can be seen as attachment).</p> <p>4. He has a balance of about Rs. 8,24,000/- in his S.B. A/c (Copy of bank statement can be seen at attachment).</p> <p>5. He has a balance of about Rs. 2,63,755/- in his Axis Bank A/c no. 916010045582326 (Copy of statement of A/c can be seen as attachment).</p> <p>6. Rs. 96,000/- is stated to have been withdrawn from his PPF A/c no. 032211751393 in his salary A/c (Copy of statement of PPF A/c &amp; copy of passbook can be seen as attachment).</p>
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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 Pradeep Kumar Srivastava, 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 Pilibhit, for His Lordship's kind perusal and if His Lordship approves, Sri Sanjeev Shukla, Principal Judge, Family Court, Pilibhit may be granted permission to purchase villa no. 77, constructed area 152.82 sq. m., Project name "Sai Farms" phase-2, situated in Village Sikanderpur Khurd, Pargana, Tehsil and District Lucknow from Sri Vimal Kapoor, S/o Late Sri Shyam Narayan Kapoor. Resident of C-398, Sector- B,

Mahanagar, Lucknow for Rs. 61,00,000/- with usual GST and registration charges, as requested, subject to the condition that the relevant papers of the transaction along with copy of the sale deed be furnished by him immediately on completion of the transaction?

Munmun Narang R.O.

Mohd. Arshad A.R.

20.01.2021

Hon'ble Mr. Justice Pradeep Kumar Srivastava,

Nominated Judge

Submitted for kind perusal & order

Joint Registrar (J)(Budget)