

Registrar (J) (Budget)

May kindly see the online application received from Sri Chawan Prakash, Presiding Officer, Land Acquisition, Rehab. & Re-Settlement Authority, Gautam Budh Nagar by which he has requested for grant of permission to purchase residential property bearing no. 532, area 500 sq. yards, Sector 21A, Urban Estate, Faridabad Haryana, having construction on 562.5 sq. feet area.

In his application, Sri Chawan Prakash has stated that he wants to purchase residential property bearing no. 532, area 500 sq. yards, Sector 21A, Urban Estate, Faridabad Haryana, having construction on 562.5 sq. feet area. from Sri Pradip Jain, Sri Sanjiv Jain, Sri Rajiv Jain and Sri Rajat Jain, all sons of Sri Surrinder Kumar Jain, all residents of C/o B-117, Okhla Industrial Area Phase-1, New Delhi. The property is to be purchased by the officer jointly alongwith his two elder brothers namely Sri Pritam Singh and Sri Randhir Singh, both sons of Late Sri Ramphool for a total sum of Rs. 1,55,00,000/- (Rs. One Crore fifty five lac), in which officer will have 33.33% ownership share. They have already get executed an Agreement dated 20.8.2020 by paying Rs. 20,00,000/- in which officer have paid Rs. 5,00,000/- vide cheque no. 304447 dated 22.08.2020 drawn on SBI, Graeter Noida. The sale deed of the property is to be executed on/ before 04.11.2020. He has submitted pointwise details of the proposed transaction, as required under the provisions of this Court's Circular Letter No. 25/ Admin (A) dated 13.07.1998 and has therefore, requested for grant of permission to purchase the above mentioned property.

The information regarding transaction of the property, 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 | 15.12.2008 |
| 2 | Present Gross Salary | Rs. 2,15,580/- |
| | Take home Salary | Rs. 1,46,217/- |
| 3 | Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property) made by the officer earlier. | <ul style="list-style-type: none">• Agriculture land 16 kanal 15 marle in Distt. Gurgaon• Car Reg. No. DL1C Ac 1800 purchased in 2020. |
| 4 | Details of Advance or Loan taken from the High Court. | Nil |

- 5 Details of loan taken from Bank etc. Earlier Car loan was taken for Rs. 4,21,546/- from HDFC bank Greater Noida repayable in 36 EMIs. of Rs. 13376/-
- 6 Details regarding purchase of second hand car. N.A.
- 7 Details of the property proposed to be purchased Residential property bearing no. 532, area 500 sq. yards, Sector 21A, Urban Estate, Faridabad Haryana, having construction on 562.5 sq. feet area (copy of 'Agreement Deed' has been submitted by the officer as attachment).
- (b) Cost price Rs. 1,55,00,000/- + Rs. 10,85,000/- as stamp duty etc. (Rs. 1,65,85,000/- in total)
- 8 Name and address of the seller(s). Sri Pradip Jain, Sri Sanjiv Jain, Sri Rajiv Jain and Sri Rajat Jain, all sons of Sri Surrinder Kumar Jain, all residents of C/o B-117, Okhla Industrial Area Phase-1, New Delhi
- 9 Status of the Seller /Dealer Private persons
- 10 Whether the seller is related to the officer in any manner No
and whether any case against him is pending/decided by the officer.
- 11 Details of source of amount
- The officer will have to pay price of his share in the property i.e. 33.33% i.e Rs. 55,28,333/- (approx.), which he will pay as following:-
 - He along with his one brother will take Rs. 55,00,000/- as joint bank loan from SBI. From the same, his share of loan will be Rs. 30,00,000/- and EMI of the same will be Rs. 27,385/- for 180 months. His brother will have his share of loan to the tune of Rs. 25,00,000/-, EMI of which will be Rs. 22,822/-, payable by his brother separately. (SBI EMI paper is attached as attachment)
 - He will pay rest of his part of payment i.e. Rs. 25,28,333/-

from his salary account, in which his salary savings and amounts of medical reimbursement etc. are saved. (Copy of pass book is enclosed as third attachment showing balance of Rs. 31,24,596/-).

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 Om Prakash-VII, 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 Gautam Budh Nagar for His Lordship's kind perusal and if His Lordship approves, Sri Chawan Prakash, Presiding Officer, Land Acquisition, Rehab. & Re-Settlement Authority, Gautam Budh Nagar may be granted permission to jointly purchase residential property bearing no. 532, area 500 sq. yards, Sector 21A, Urban Estate, Faridabad Haryana, having construction on 562.5 sq. feet area alongwith his two elder brothers namely Sri Pritam Singh and Sri Randhir Singh, both sons of Late Sri Ramphool, from the sellers Sri Pradip Jain, Sri Sanjiv Jain, Sri Rajiv Jain and Sri Rajat Jain, all sons of Sri Surrinder Kumar Jain, all residents of C/o B-117, Okhla Industrial Area Phase-1, New Delhi, for a total sum of Rs. 1,55,00,000/- + Rs. 10,85,000/- as stamp duty etc. (Rs. 1,65,85,000/- in total) having 33.33% ownership share by paying his 33.33% share in payment to the tune of 55,28,333/- (approx.) for the same, 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?

Munmun Narang

Review Officer

Mohd. Arshad

Asst. Registrar (Admin A-4)

01.09.2020

Hon'ble Mr. Justice Om Prakash-VII,

Nominated Judge

Submitted for kind perusal & order

Registrar(J)(Budget)

03.09.20