

From, Ram Raj-II
Additional District & Sessions Judge/
Splcial Judge POCSO Act Court -I, Mathura

To, The Registrar General,
Hon'ble High Court,
Allahabad, U.P.

Through, District Judge,
Mathura.

Sub- Submission of information of newly purchased immovable property by me.

Sir,
In compliance of Hon'ble Court's C.L. No-25/admin. (A) dated 13-07-1998 I am submitting herewith the details of my newly purchased immovable property by me .

Date- 23-05-2024

Yours faithfully,

Ram Raj
(Ram Raj-II) 23/05/2024
Additional District & Sessions Judge/
Splcial Judge POCSO Act Court -I, Mathura
I.D. No 6491

Enclosures-

- 1- Photocopy of Saledeed.
- 2- Photocopy of the Receipt cash payment Rs. 20,000/-.
- 3- Photocopy of the Bank Cheque, SBI Rs.1,75,014.16.
- 4- Photocopy of the Registration fee.
- 5- Photocopy of the Bank Cheque, SBI Rs. 8,12,500/-.
- 6- Photocopy of SNJPC Pay Arrear Bill.
- 7- Photocopy of Bank Statement of concerned transtions.
- 8- Photocopy of Arrangement letter - Home Loan.
- 9- Registration certificate of the society.

Letter No. :- 1189/I

Dated :- 23/05/2024

Forworded

Ashish
(Ashish Garg) 23/5/2024
District Judge,
Mathura

**SUBMISSION OF INFORMATION REGARDING PURCHASE OF IMMOVABLE PROPERTY BY Ram Raj-II Additional District & Sessions Judge/
Spical Judge POCSSO Act Court -I, Mathura**

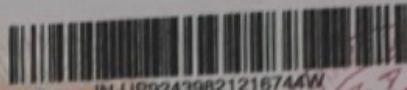
1	2	3	4	5	6	7	8	9	10
Date of joining of service	Present gross salary & take home salary	Advance of loan taken from the Hon'ble High Court	If any Loan taken from Bank etc. Detail of amount mode of payment period of deduction, number and amount of inallment etc.	Regarding purchase of second hand Car and modal	Detail of property (area of plot, locality, city/district, if building or flat then its sizes	Name and full address of the dealer/seller	Whether the dealer is regular and reputed one	Whether the judicial officer is related to the seller anyway and whether any case the seller is pending in all decided by judicial officer	Details of source of the amount with papers in support thereof
Initial date of joining 15.06.2006	Gross Salary Rs. 278025/- Take home salary Rs. 193302/-	Not Applicable	Car Loan taken from SBI, Gaztiahad . Loan repayment deduction from salary a/c by monthly installment Rs. 24516/-. The said loan had been repaid in dated 08.04.2024 & loan a/c has been closed & No dues certificate has also been issued by bank.	Not Applicable	Plot purchased in the name of my Self. Plot No. B-22(URBAN AID UNIWORLD) Gata No. 258 Area 1150 Square Feet (106.701 Sq. meter) Sandauli Umarpur Village Pargana- Deva Tehsil- Nawabganj Dist- Barabanki By Registered Saledeed dated on 11.03.2024.	URBAN AID UNIWORLD INFRATECH PVT. LTD. CIN- U70109UP2016 PTC084515	Yes	No	Arrear Of SNJPC (Second National Judicial Pay Commission) Rs. 12,12,679/- and take Home loan (for Plot Purchase)ing loan 23,17,500/- and 41,00,000/- for constructions from SBI, Safedabad, Barabanki. Monthly installment of loan is Rs.54,162/-. Plot purchased in 35,00,000/- in which RS 3,50,000/- paid through cheque no. 171291 and Rs.20,000/- cash on 17.02.2024. Rs. 31,30,000/- through DD No. 2677030 in which 8,12,500/- from my salary a/c number 30333860942 through cheque no 171248 as margin money and 23,17,500/- from plot purchasing loan. Rs 1,75,000/- - stamp duty paid through RTGS to stamp vendors account and 35,060/- cash as registry fee in registry office.

Date- 23-05-2024

Ram Raj
 (Ram Raj-II) 23/05/2024.
 Additional District & Sessions Judge/
 Spical Judge POCSSO Act Court -I, Mathura
 ID No. U.P. 6491



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP92439821216744W

e-Stamp

7105/24

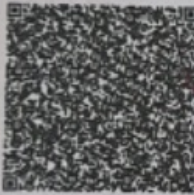
Certificate No. : IN-UP92439821216744W
 Certificate Issued Date : 11-Mar-2024 05:19 PM
 Account Reference : NEWIMPACC (SV)/ up14236404/ NAWABGANJ SADAR/ UP-BNK
 Unique Doc. Reference : SUBIN-UPUP1423640478797166162734W
 Purchased by : RAM RAJ
 Description of Document : Article 23 Conveyance
 Property Description : GATA NO-258 PLOT NO-B-22 SITUATED AT VILL-SANDAULI UMARPUR PER-DEWA TEH-AWABGANJ, BARABANKI
 Consideration Price (Rs.) :
 First Party :
 Second Party : URBANAID INFRATECH PVT LTD THRU DIR
 Stamp Duty Paid By : RAM RAJ
 Stamp Duty Amount (Rs.) : RAM RAJ
 : 1,75,000
 (One Lakh Seventy Five Thousand only)



1,75,000

सत्यमेव जयते

₹ 1,75,000



VERIFY-BY



Please write or type below this line

IN-UP92439821216744W

Urbanaid Infratech Pvt. Ltd.

[Signature]

Director

[Signature]

QE 0000360519

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the business is on the user of the certificate.



(2)

विक्रय-पत्र

बिक्री 35,00,000/- मालियत 8,54,000/- ई-स्टाम्प 1,75,000/-

लेख-पत्र का संक्षिप्त विवरण :

1. भूमि का प्रकार - आवासीय प्लॉट
2. परगना - देवां
3. ग्राम - सन्दौली उमरपुर
वी-कोड-1228 पृष्ठ-139
4. सम्पत्ति का विवरण गाटा संख्या- 258
5. मापन की इकाई - वर्गमीटर
6. क्षेत्रफल - 106.701 वर्गमीटर
7. सड़क की स्थिति - सन्दौली उमरपुर लिंक मार्ग से
100 मीटर अन्दर स्थित

Urbanald Infratech Pvt. Ltd.

Director



Ram Raj



(3)

8. अन्य विवरण - कुछ नहीं
9. निर्मित क्षेत्रफल - कुछ नहीं
10. सरकारी दर - 8,000/- प्रति वर्गमीटर
11. प्रतिफल की धनराशि - 35,00,000/-

चौहद्दी विक्रीत प्लॉट नम्बर बी-22 (अर्बनएड यूनीवर्ल्ड)

पूरब - रास्ता 30 फिट चौड़ा,

पश्चिम- प्लॉट नम्बर बी-21

उत्तर - गाटा संख्या 253

दक्षिण - प्लॉट नम्बर बी-23

प्रथम पक्ष संख्या 1

विक्रेता का विवरण

अर्बनएड इन्फ्राटेक प्रा0लि0

CIN-U70109UP2016PTC084515

PAN-AABCU9688C

कार्यालय पता-201 सदरौना थाना

पारा जिला लखनऊ

द्वारा निदेशक मोहम्मद कमाल

पुत्र तजमुल निवासी-सदरौना जिला

लखनऊ।

आ0का0सं0-XXXX XXXX 7188

Mobile No. : 7897135555

द्वितीय पक्ष संख्या 1

क्रेता का विवरण

राम राज पुत्र मनी राम

निवासी-धरमन्तापुर (टंग पसरी),

पोस्ट- मेड़किया जिला श्रावस्ती

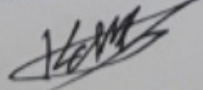
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आ0का0सं0-XXXX XXXX 9937

PAN-ALYPR9973L

Mobile No. : 7007481608

Urbanaid Infratech Pvt. Ltd.



Director



Ram Raj

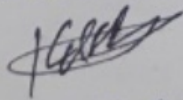


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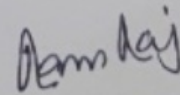
-:: लेख पत्र का सम्पूर्ण विवरण ::-

हम अर्बनएड इन्फ्राटेक प्रा०लि० कार्यालय पता-201 सदरौना थाना पारा जिला लखनऊ द्वारा निदेशक मोहम्मद कमाल पुत्र तजमुल निवासी- सदरौना जिला लखनऊ प्रथम पक्ष विक्रेता व राम राज पुत्र मनी राम निवासी-धरमन्तापुर (टंग पसरी), पोस्ट- मेड़किया जिला श्रावस्ती उ०प्र० द्वितीय पक्ष क्रेता। हम दोनों पक्ष भारतीय नागरिक हैं एवं प्रथम पक्ष अनुसूचित जाति या अनुसूचित जनजाति का सदस्य नहीं है व द्वितीय पक्ष अनुसूचित जाति का सदस्य है। जोकि मैं प्रथम पक्ष एक किता प्लाट आराजी गाटा संख्या 258 जो ग्राम सन्दौली उमरपुर परगना देवां तहसील नवाबगंज जिला बाराबंकी में स्थित है जिसका प्रथम पक्ष पूर्णतया स्वामी है जो आज तक हर प्रकार के बन्धक व हस्तान्तरण आदि से शुद्ध व मुक्त मुझ प्रथम पक्ष के स्वामित्व व कब्जे में है कोई अन्य व्यक्ति प्रथम पक्ष के प्लाट में सम्मिलित या साझीदार नहीं है। अतः मैं प्रथम पक्ष अपनी शुद्ध बुद्धि व सचेत दशा में बिना किसी दबाव के स्वेच्छा से उपरोक्त भूमि में से 1150 वर्गफिट अर्थात 106.701 वर्गमीटर (एक सौ छः दशमलव सात शून्य एक वर्गमीटर) के प्लाट को सम्पूर्ण स्वत्वाधिकार सहित मु० 35,00,000/- (पैंतीस लाख रूपया) जिसके आधे 17,50,000/- (सत्रह लाख पचास हजार रूपया) होते हैं के बदले में द्वितीय पक्ष के हाथ बेंच दिया तथा कुल विक्रय मूल्य इस विक्रय पत्र लिखने के पहले ही द्वितीय पक्ष से निम्नलिखित विवरण के अनुसार जिसका विवरण नीचे दिया गया है द्वारा वसूल पा चुका है अब विक्रय मूल्य में से कुछ भी पाना शेष नहीं रहा।--

Urbanaid Inftratech Pvt. Ltd.



Director

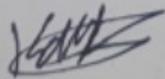




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अतः आज की तारीख से विक्रीत प्लॉट पर द्वितीय पक्ष का पूर्ण अधिकार व कब्जा करा दिया। अतः मैं प्रथम पक्ष इकरार करता हूँ कि अब आज से मुझ प्रथम पक्ष का कोई स्वत्व या सम्बन्ध विक्रीत प्लॉट में शेष नहीं रहा द्वितीय पक्ष पूर्णतया स्वामी है जो चाहे करे व विक्रीत प्लॉट का दाखिल खारिज इस विक्रय-पत्र द्वारा द्वितीय पक्ष अपने नाम करा लेवे। यदि किसी की दावेदारी से कुल विक्रीत प्लॉट या उसका कोई अंश द्वितीय पक्ष के स्वामित्व व कब्जे से निकल जावे तो उसकी पूर्ति व वापसी विक्रय मूल्य हर्जा व खर्चा न्यायालय सहित अर्थात् उसकी समस्त जिम्मेदारी मुझ प्रथम पक्ष पर होगी। अस्तु यह विक्रय पत्र लिख दिया कि प्रमाण रहे व समय पर काम आवे। विक्रीत प्लॉट किसी मुख्य सड़क या अन्य सड़क या खड़न्जा मार्ग पर नहीं है परन्तु सन्दौली उमरपुर लिंक मार्ग से 100 मीटर अन्दर स्थित है। इससे सम्बन्धित इससे पूर्व कोई इकरारनामा बय नहीं किया गया है। इसकी 50 मीटर त्रिज्या में कोई व्यवसायिक गतिविधि नहीं है। यह प्रथम पक्ष की क्रय की गयी सम्पत्ति है जिसको प्रथम पक्ष ने जरिये बैनामा दिनांक 13.03.2023 को क्रय किया था जिसका इन्द्राज कार्यालय उपनिबन्धक नवाबगंज बाराबंकी की बही संख्या 1 के जिल्द सं0 16047 के पृष्ठ संख्या 369 से 394 के क्रमांक 5912 पर रजिस्ट्रीकृत है। विक्रीत प्लॉट पूर्णतया आवासीय है जिसे द्वितीय पक्ष ने आवासीय प्रयोग के लिए खरीदा है जिसमें कोई निर्माण नहीं है।---

Urbanaid Infratech Pvt. Ltd.



Director



Perms Raj



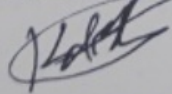
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विक्रीत प्लॉट की मालियत सरकार द्वारा निर्धारित 8,000/- रूपया प्रति वर्गमी० की दर से मालियत मु० 8,54,000/- रूपया होती है विक्रीत प्लॉट की बिक्री 35,00,000/- रूपया है जोकि मालियत से अधिक है जिस पर अधिसूचना आदेश संख्या स०वि०क०नि०-5-2756/11-2008-500(165)/2007 लखनऊ दिनांक 30 जून, 2008 के अन्तर्गत ई-स्टाम्प नं०-IN-UP92439821216744W दिनांक 11.03.2024 के द्वारा बिक्री के आधार पर मु० 1,75,000/- रूपये के ई-स्टाम्प का भुगतान किया गया है। चौहद्दी विक्रीत प्लॉट नम्बर बी-22 (अर्बनएड यूनीवर्ल्ड) पूरब- रास्ता 30 फिट चौड़ा, पश्चिम- प्लॉट नम्बर बी-21 उत्तर- गाटा संख्या 253 दक्षिण- प्लॉट नम्बर बी-23.

-:: विक्रय मूल्य प्राप्ति का विवरण ::-

विवरण	मूल्य	दिनांक	जारी बैंक
चेक संख्या 171291	3,50,000/-	17.02.2024	SBI
डी०डी० नम्बर 267730	31,30,000/-	11.03.2024	SBI
नगद	20,000/-		
कुल	35,00,000/-		

Urbanaid Infratech Pvt. Ltd.



Director

Amraj

बही सं०: 1

रजिस्ट्रेशन सं०: 7185

प्रतिफल - 3500000 स्टाम्प शुल्क - 175000 बाजारी मूल्य - 854000 पंजीकरण शुल्क - 35000 प्रतिलिपिकरण शुल्क - 60 योग : 35060

श्री राम राज,
पुत्र श्री मनी राम
व्यवसाय : अन्य
निवासी: धरमन्तापुर (टंग पसरी) पोस्ट मेड़किया जिला श्रावस्ती उ०प्र०

Ram Raj



ने यह लेखपत्र इस कार्यालय में दिनांक 12/03/2024 एवं 12:03:48 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० सूर्य प्रकाश शण्डेय
उप निबंधक : सदर
बाराबंकी
12/03/2024

निबंधक लिपिक
12/03/2024

क्र.सं.	कानूनी	मूल्य	लिपिक
182	4505.50.11	3,20,000/-	रजि. सं. 171291
182	4505.60.11	31,30,000/-	रजि. सं. 50730
		50,000/-	शुल्क
		32,00,000/-	प्रिंट करे



(7)

विहित होने कि उक्त खात के निर्माण में केवल खात खात के खाते में न ही उक्त निष्पत्ति और न ही संपूर्ण अति कमिना। उक्त विहित खात में विहित का पर्याय उक्त अति कमिना है। उक्त खात निर्माण में जाने के अनुसार खातों की देख-रेख हेतु खातों में निवास कर रहे प्रत्येक सवान सचिव को अर्थात् पूर्णकाल खातों द्वारा नियुक्त व्यक्ति को प्रत्येक खात में खातों में रह रहे प्रत्येक सवान सचिव को नियमित भुक्त देना होगा। खात खात की-22 खात खात 250 का नाम है। खात खात में खात खात को उपस्थित करने वाले खातों का पूर्णकाल संपूर्णकाल उपस्थित कर दिया गया है कोई भी खात उपस्थित नहीं गया है। उक्त खात खात खातों द्वारा दिये गये खातों व उनके द्वारा किये गये खातों के आधार पर खात गया है जिसकी संपूर्ण जिम्मेदारी हम दोनों खातों पर होगी। उक्त विहित खात में कोई खात खात नहीं है व कोई खात खात नहीं है। खातों को उक्त खातों में खात-खात खात व खात व खातों/खातों अंगूठा दिया है। उक्त खात खात खातों द्वारा दिये गये खातों व उनके द्वारा किये गये खातों के आधार पर खात गया है जिसकी संपूर्ण जिम्मेदारी हम दोनों खातों की होगी खात खातों द्वारा अपनी खातों संपूर्णकाल की नहीं है जिसकी संपूर्ण संपूर्ण के द्वारा की नहीं है। विहित संपूर्ण पर खातों खातों में कोई खात खात नहीं है।

[Handwritten signature and stamp]

[Handwritten signature and stamp]

बही सं०: 1

रजिस्ट्रेशन सं०: 7185

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री अर्बनएड इन्फ्राटेक प्रा०लि० द्वारा निदेशक मोहम्मद कमाल, पुत्र श्री तजमुल

निवासी: सदरौना जिला लखनऊ।

व्यवसाय: व्यापार

क्रेता: 1



श्री राम राज, पुत्र श्री मनी राम

निवासी: धरमन्तापुर (टंग पसरी) पोस्ट मेड़किया जिला श्रावस्ती उ०प्र०

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री मुईनुद्दीन, पुत्र श्री कमरुद्दीन

निवासी: ग्राम गौरिया परगना देवा तहसील नवाबगंज, जिला बाराबंकी।

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री आसिफ अली, पुत्र श्री अय्यूब अली

निवासी: ग्राम पैकरामऊ बेहटा जिला लखनऊ।

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



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

टिप्पणी: विक्रेता ने प्रलेखानुसार प्रतिफल की प्राप्ति स्वीकार किया। जिसकी पुष्टि बयान से कर ली गयी।

प्र० सूर्य प्रकाश पाण्डेय
उप निबंधक: सदर
बाराबंकी
12/03/2024

निबंधक लिपिक बाराबंकी
12/03/2024

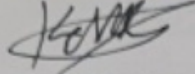
प्रिंट करें

(8)

तथा किसी न्यायालय द्वारा स्थगन आदेश पारित नहीं है। लेखपत्र में अंकित सम्पत्ति वक्फ की सम्पत्ति नहीं है।

दिनांक 11.03.2024

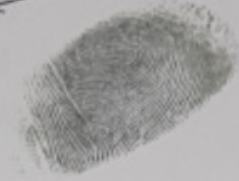
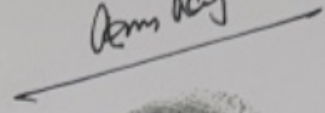
Urbanaid Infratech Pvt. Ltd.



Director



Amir Haj



गवाह नम्बर 1.

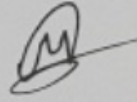


मुईनुद्दीन पुत्र कमरुद्दीन

निवासी ग्राम गौरिया परगना देवां तहसील नवाबगंज,
जिला बाराबंकी।

आ0का0सं0-XXXX XXXX 7802

Mobile No. : 8853364561



गवाह नम्बर-2.



आसिफ अली पुत्र अय्यूब अली

निवासी-ग्राम पैकरामऊ बेहटा जिला लखनऊ।

आ0का0सं0-XXXX XXXX 5078

Mobile No. : 9792997575



Akhil Kumar
मसविदाकर्ता,

अखिलेश कुमार एडवोकेट

हाई कोर्ट, लखनऊ।

रजिस्ट्रेशन नम्बर 14393/2010

मोबाइल नम्बर 7388784222

Akhil Kumar
Advocate

High Court

Reg. No.-14393/2010

Mob.-7388784222

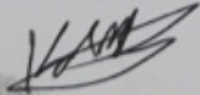
(9)
चस्पा फोटो

- स्थित ग्राम - 50 मीटर त्रिज्या में परिसम्पत्तियों का विवरण
सन्दौली उमरपुर परगना देवां तहसील नवाबगंज जिला
बाराबंकी।
- गाटा संख्या - 258
- प्लॉट नम्बर - बी-22 (अर्बनएड यूनीवर्ल्ड)
- विक्रेता - अर्बनएड इन्फ्राटेक प्रा०लि०
- क्रेता - द्वारा निदेशक मोहम्मद कमाल
राम राज

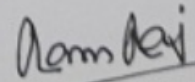


विक्रेता

Urbanaid Infratech Pvt. Ltd.

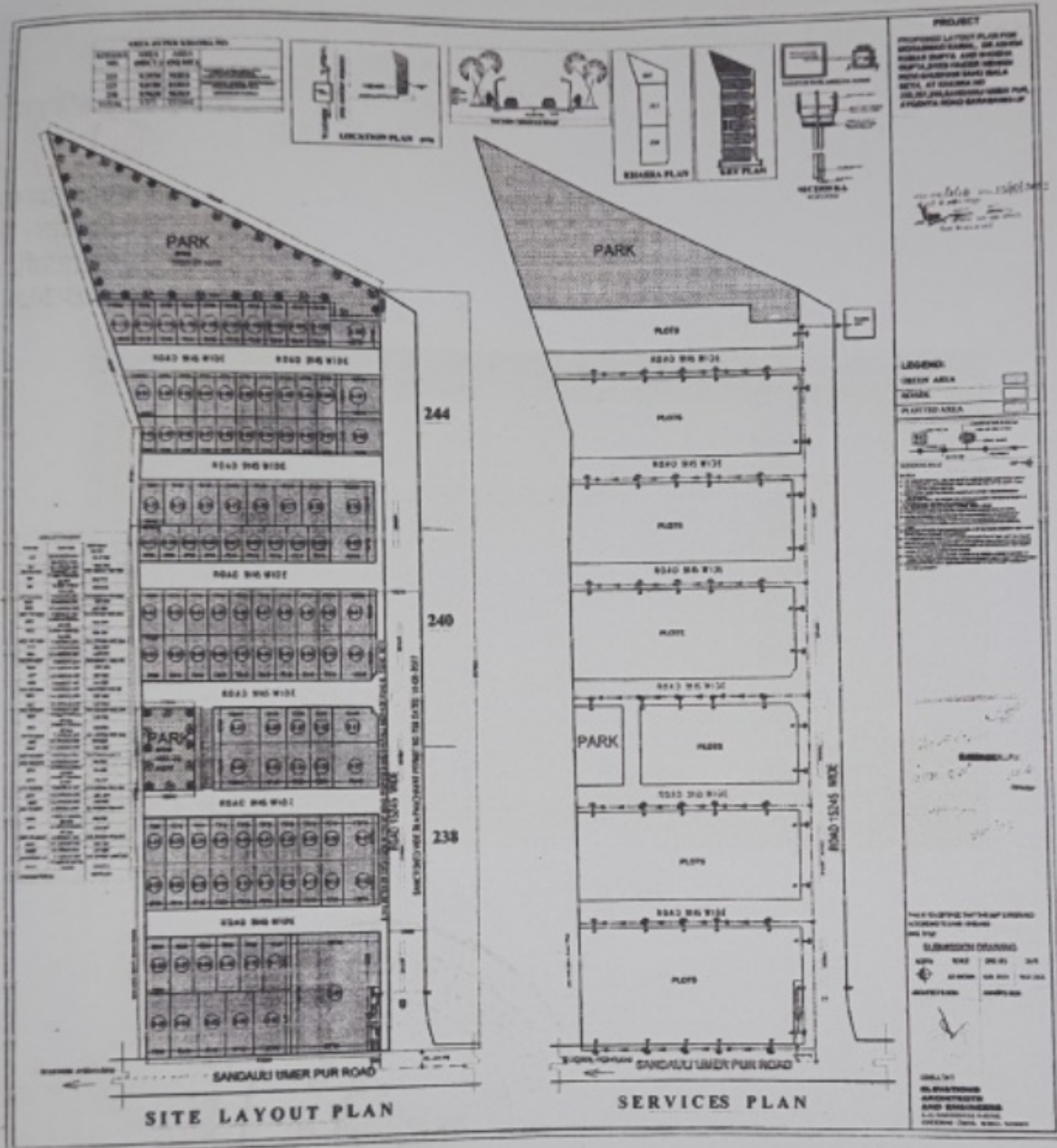

Director

क्रेता





रेखांकित मानचित्र
50 मीटर की त्रिज्या में परिसम्पत्तियों का विवरण
ग्राम सन्दौली उमरपुर परगना देवां तहसील नवाबगंज, जिला बाराबकी।



विक्रेता

Urbanaid Infratech Pvt. Ltd.

Director

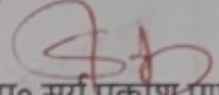
क्रेता

Nemraj

आवेदन सं०: 202400898009137

बही संख्या 1 जिल्द संख्या 17338 के पृष्ठ 109 से 128 तक क्रमांक 7185 पर
दिनांक 12/03/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्र० सूर्य प्रकाश पाण्डेय
उप निबंधक : सदर
दाराबंकी
12/03/2024





URBANAID INFRATECH PVT. LTD.

Head Office : Bajaj Square, B6, LDA, Barabirwa Chauraha, Near Phoenix United Mall, Lucknow-226005
 Site Address : Urbanaid Uniworld, Ayodhya Road (Fazabad Road), Cpo. Golden Blossom Resort, Near Fiat Academy, Juggesr Station Road

Email : info@urbanaidinftratech.com | Web : www.urbanaidinftratech.com

Contact us : 0522-4075400 | 7652029750

RECEIPT Date : 17/02/2024

377

Received with thanks from Mr./Mrs./Ms : Ram Raj

Sl. No. / W/o : Mani Ram

Residence : Shrawasti

Cash / Cheque : _____

Mobile No. : _____

Amount : Twenty thousand Rupees Only

Cheque No. : _____

Plot / House No. : B-22 Area (sq. ft.) : 11.50 sq. ft.

Area Name : Block-B

Rate (per sq. ft.) : _____

₹
20,000/-

Toufiquz

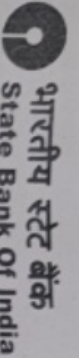
Authorised Signatory

Customer Sign. _____

Self attested

Ram Raj

23/05/24



भारतीय स्टेट बैंक
State Bank Of India

(01671) - MAUNATH BHANJAN
SAHADATI PURJA DIST MAU, UTTAR PRADESH
Tel: 522-22546974 Fax: IFS Code: SBIN001671

FORM 3 (Self & One by / VALID FOR 1 MONTH ONLY)
1 1 0 3 2 0 2 4
D D M M Y Y Y Y

PAY AMAR NATH VERMA A/c.No. 751820110000361 या धारक को OR BEARER
रुपये One Lac Seventy five thousand fourteen
and paise sixteen only =

64/01/2022
बि. नं.
A/c No.

VALID UP TO ₹19 LACS AT NON-HOME BRANCH FOR NON-CASH TRANSACTION ONLY

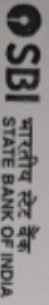
SAVINGS A/C
PREFIX:
1516000003

Ram Raj
RAM RAU SHASHI KALA
Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 171299 ⑈ 2750021021 ⑈ 023318 ⑈ 31

Counter Folio



भारतीय स्टेट बैंक
STATE BANK OF INDIA

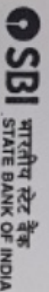
Branch BANK OF INDIA BHIL.
Date 11-03-2024
Received ₹ 175014.16
From Ram Raj

For remittance of NEFT/RTGS by way of (i) Transfer (only NEFT), (ii) Cash (only NEFT), (iii) Cheque (NEFT/RTGS) using cheque No. 171299

cheque No. 171299
Favouring AMAR NATH VERMA

Ac.No. 751820110000361
IFSC Code BKID0007518
Beneficiary Bank & Branch BANK OF INDIA - BARABANKS.
Amount ₹ 175000 =
Bank's Charges ₹ 14.16
Total ₹ 175014.16

(Rupees) One Lac Seventy Five thousand -
and paise sixteen only
For office Use, Sixteen =



भारतीय स्टेट बैंक
STATE BANK OF INDIA

Application for RTGS/NEFT Remittance

Branch BANK OF INDIA - PANCHAYAT
By debiting my/our account No. 30333860942
(Only NEFT), (ii) Cash (Only NEFT), (iii) Cheque (NEFT/RTGS) using Cheque No. 171299 Dated 11-03-24 for the total amount including your charges, as per details given below.

Name of the Beneficiary AMAR NATH VERMA
Beneficiary Bank & Branch BANK OF INDIA, PANCHAYAT BHANWAN BNK.
IFSC Code BKID0007518

Beneficiary Account No. 751820110000361
Amount (in words) One Lac Seventy five thousand and fourteen
Amount (in figures) ₹ 175000 = Charges ₹ 14.16 Total ₹ 175014.16
Name of Applicant Ram Raj
Address J-23, Indrasole colony civil lines cantt. - MATHURA

Mobile No. 7007401608 Tel No. 2310511
UTR No & Date 2310511
(for office Use)
Asteted Ram Raj
2310511

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2024068010944

आवेदन संख्या : 202400898009137

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-03-12 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम राम राज

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 3500000 / 854000.00

1. रजिस्ट्रीकरण शुल्क 35000
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुक़्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

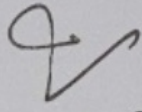
1 से 6 तक का योग 35060

शुल्क वसूल करने का दिनांक 2024-03-12 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-03-12 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


14/3/24

Self attested

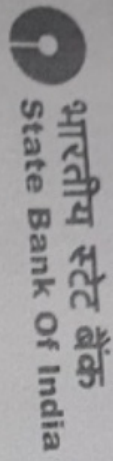
Ram Raj

23/05/24

Today at 6:

UTILITY FORMS PVT. LTD./DELHI/CTS-2018

Insurance cover - ₹ 6,31,525
Ac No
only) to you on the following Home



भारतीय स्टेट बैंक
State Bank Of India
(01671) - MAUNATH BHANJAN
SAHADATPURA DIST. MAU, UTTAR PRADESH
275101 275101
Tel: 522-225469874 Fax: IFS Code: SBIN0001671

PAY Your self for D.D.
Eight-lac twelve thousand five

रुपये RUPEES hundred only

04/01/2022
आ. सं. Ac No. 30333860942

VALID UP TO ₹ 10 LACS AT NON-HOME BRANCH FOR NON-CASH TRANSACTION ONLY
24906833303

SAVINGS A/C
PREFIX:
1516000003

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 171298 ⑈ 2750021021 ⑈ 023318 ⑈ 31

शुद्ध 3 अंकों में भरें (VALID FOR 3 MONTHS ONLY)
D 1 1 0 3 2 0 2 4
O M M Y Y Y Y Y
या धारक को OR BEARER

अदा करें ₹ 812500=

Ram Raj
RAM RAJ SHASHI KALA
Please sign above

Self attested
Ram Raj
23/08/24

सेवा में
श्रीमान शाखा प्रबंधक
रुखनी, आई. मिनी. आर. ए. सी. पी. सी.
ठारानकी

महोदय

ससम्मान निवेदन है कि मैं अर्बन एंड इन्फोटेक प्रा. लि.
से एक प्लार खरीद रहा हूँ जिसके लिए आपके बैंक से
हाउसिंग लोन कराया है। प्लार खरीद धनराशि का सौदा
मु. 3500000 = में तय हुआ है। जिसमें मैंने
रु. 370000 = रु. दे चुका है। शेष राशि में रु. रु.
2317500 = का बैंक से लोन कराया है। शेष बची
धनराशि मु. 12500 = रु. मेरे व्यक्त खाता सं.
30333860942 से लेकर मु. 3130000 =
रु. का डी.डी. बनाने की कृपा करें।

सादर

खाता सं. - 30333860942
मो. नं. - 07007481608

भवदीय
Kamraj
(राम राज)

Self attested
Kamraj

23/05/24

OFFICE OF THE DISTRICT JUDGE, MATHURA

SNIPC pay Arrear of Sri Ram Raj II, Add. District Judge, Mathura according to pay slip no 2237/ve.Pra.P./Judicial/ERP-

R-445 Date 27.07.2023 for the period of 01.04.2019 to 31.07.2023 vide G.O.No.359/Do-4-2023-45(1)2020 Lucknow dated 30 June,2023 PRAN-110004092903

LEVEL J-5	From period	To	Due			Drawn			DA%	Diff.	Month	Total	NPS	I.Tax	Total		R
			pay	D.A.	Total	pay	IR	D.A.							Total	Drm.	
	01.04.2019	30.06.2019	132540	15905	148445	12	45850	13755	70609	130214	154	18231	3	54693			54693
	01.07.2019	31.07.2019	132540	22532	155072	17	45850	13755	75194	134799	164	20273	1	20273			20273
	01.08.2019	20.08.2019	132540	22532	155072	17	45850	13755	75194	134799	164	20273	20 D	13079			13079
	21.08.2019	31.08.2019	158280	26908	185188	17	55240	16572	90594	162406	164	22782	11 D	8084			8084
	01.09.2019	31.12.2019	158280	26908	185188	17	55240	16572	90594	162406	164	22782	4	91128			91128
	01.01.2020	30.06.2020	158280	26908	185188	17	55240	16572	90594	162406	164	22782	6	136692			136692
	01.07.2020	31.07.2020	158280	26908	185188	17	55240	16572	90594	162406	164	22782	1	22782			22782
	01.08.2020	31.12.2020	163030	27715	190745	17	56470	16941	92611	166022	164	24723	5	123615			123615
	01.01.2021	30.06.2021	163030	27715	190745	17	56470	16941	92611	166022	164	24723	6	148338			148338
	01.07.2021	31.07.2021	163030	50539	213569	31	56470	16941	110681	184092	196	29477	1	29477			29477
	01.08.2021	31.12.2021	167920	52055	219975	31	57700	17310	113092	188102	196	31873	5	159365			159365
	01.01.2022	20.06.2022	167920	57093	225013	34	57700	17310	117131	192141	203	32872	6	197232			197232
	01.07.2022	31.07.2022	167920	63810	231730	38	57700	17310	122324	197334	212	34396	1	34396			34396
	01.08.2022	31.12.2022	172960	65725	238685	38	58930	17679	124932	201541	212	37144	5	185720			185720
	01.01.2023	30.06.2023	172960	72643	245603	42	58930	17679	130235	206844	221	38759	6	232554			232554
	01.07.2023	31.07.2023	172960	72643	245603	42	58930	17679	130235	206844	221	38759	1	38759			38759
TOTAL												51	1496187	149619	644000	793619	702568

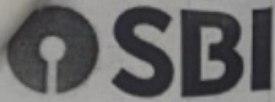
self attested
 Ram Raj
 23/05/2024

OFFICE OF THE DISTRICT JUDGE, MATHURA

SNJPC pay Arrear of Sri Ram Raj II, Add. District Judge, Mathura according to pay slip no 2237/ve.Pra.P./Judicial/ERP- R-445 Date 27.07.2023 for the period of 01.04.2019 to 31.07.2023 vide G.O.No.359/Do-4-2023-45(1)2020 Lucknow dated 30 June,2023

LEVEL J-5		Due		DA%		Drawn			DA%		Diff.		Month		Total		NPS		I.Tax		Total		Net		
From period	To	pay	D.A.	Total	Due	pay	IR	D.A.	Total	Dm.	Diff.	Month	Total	NPS	I.Tax	Total	Ded.	Total	Total	Total	Total	Total	Total		
01.04.2019	30.06.2019	132540	15905	148445	12	45850	13755	70609	130214	154	18231	3	54693												
01.07.2019	31.07.2019	132540	22532	155072	17	45850	13755	75194	134799	164	20273	1	20273												
01.08.2019	20.08.2019	132540	22532	155072	17	45850	13755	75194	134799	164	20273	20 D	13079												
21.08.2019	31.08.2019	158280	26908	185188	17	55240	16572	90594	162406	164	22782	11 D	8084												
01.09.2019	31.12.2019	158280	26908	185188	17	55240	16572	90594	162406	164	22782	4	91128												
01.01.2020	30.06.2020	158280	26908	185188	17	55240	16572	90594	162406	164	22782	6	136692												
01.07.2020	31.07.2020	158280	26908	185188	17	55240	16572	90594	162406	164	22782	1	22782												
01.08.2020	31.12.2020	163030	27715	190745	17	56470	16941	92611	166022	164	24723	5	123615												
01.01.2021	30.06.2021	163030	27715	190745	17	56470	16941	92611	166022	164	24723	6	148338												
01.07.2021	31.07.2021	163030	50539	213569	31	56470	16941	110681	184092	196	29477	1	29477												
01.08.2021	31.12.2021	167920	52055	219975	31	57700	17310	113092	188102	196	31873	5	159365												
01.01.2022	20.06.2022	167920	57093	225013	34	57700	17310	117131	192141	203	32872	6	197232												
01.07.2022	31.07.2022	167920	63810	231730	38	57700	17310	122324	197334	212	34396	1	34396												
01.08.2022	31.12.2022	172960	65725	238685	38	58930	17679	124932	201541	212	37144	5	185720												
01.01.2023	30.06.2023	172960	72643	245603	42	58930	17679	130235	206844	221	38759	6	232554												
01.07.2023	31.07.2023	172960	72643	245603	42	58930	17679	130235	206844	221	38759	1	38759												
TOTAL													51	1496187	149619	644000	793619	702568							

Self attested
Benmaly
23/05/2024



Account Name : Mr. RAM RAJ
Address : J 23 JUDGES COLONY
CIVIL LINES
MATHURA CANTT-281001
J 23 JUDGES COLONY
Date : 20 May 2024
Account Number : 00000030333860942
Account Description : SBCHQ-SGSP-PUBIND-PLATINUM-INR
Drawing Power : 0.00
Interest Rate(% p.a.) : 2.7000
MOD Balance : 0.00
CIF No. : 85200555952
IFS Code : SBIN0005716
MICR Code : 281002009
Nomination Registered : No
Balance as on 1 Apr 2023 : 3,51,300.02

Account Statement from 1 Apr 2023 to 31 Mar 2024

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
3 Apr 2023	3 Apr 2023	WITHDRAWAL TRANSFER--	TRANSFER TO 40893877666	6,352.00		3,44,948.02
4 Apr 2023	4 Apr 2023	WITHDRAWAL TRANSFER--	TRANSFER TO 38294948468	24,593.00		3,20,355.02
4 Apr 2023	4 Apr 2023	BY TRANSFER- P042300460CC5 IOCL LPG SUBSIDY IOAP34D-	TRANSFER FROM 4599413105210		12.31	3,20,367.33
11 Apr 2023	11 Apr 2023	BY TRANSFER- NEFT*RBIS0GOUPEP*RBI102 2302659447*MATHURA TREASURY-	TRANSFER FROM 3199422044305		1,42,155.00	4,62,522.33
25 Apr 2023	25 Apr 2023	CASH CHEQUE-RAM BHAROSY-171266	171266	70,000.00		3,92,522.33
29 Apr 2023	29 Apr 2023	CASH CHEQUE-NARAYAN DAS-171267	171267	70,000.00		3,22,522.33
3 May 2023	3 May 2023	WITHDRAWAL TRANSFER--	TRANSFER TO 40893877666	6,352.00		3,16,170.33
4 May 2023	4 May 2023	WITHDRAWAL TRANSFER--	TRANSFER TO 38294948468	24,593.00		2,91,577.33
8 May 2023	8 May 2023	BY TRANSFER- P052300D7374B IOCL LPG SUBSIDY IOAP34D-	TRANSFER FROM 4599405105219		12.31	2,91,589.64
8 May 2023	8 May 2023	BY TRANSFER- NEFT*RBIS0GOUPEP*RBI129 2354957314*MATHURA TREASURY-	TRANSFER FROM 4697233044301		1,42,155.00	4,33,744.64
11 May 2023	11 May 2023	BULK POSTING-ACHCr 1113001 MATHURA H.O			7,16,346.00	11,50,090.64
13 May 2023	13 May 2023	TO TRANSFER-PMSBY RENEWAL SBISB01671202312588905949	TRANSFER TO 4697385105215	20.00		11,50,070.64
18 May 2023	18 May 2023	TO TRANSFER-TRANSFER TO-	TRANSFER TO 40893877666	10,233.00		11,39,837.64

Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
1 Jan 2024	1 Jan 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RBI0012477356248*MATHURA TREASURY-	TRANSFER FROM 3199424044303		1,79,089.00	13,29,561.92
3 Jan 2024	3 Jan 2024	CASH CHEQUE-CASH WITHDRAWAL BY CHQ-171289	171289	40,000.00		12,89,561.92
4 Jan 2024	4 Jan 2024	WITHDRAWAL TRANSFER--	TRANSFER TO 38294948468	24,593.00		12,64,968.92
10 Jan 2024	10 Jan 2024	CASH CHEQUE-CASH WITHDRAWAL BY CHQ-119816	119816	10,000.00		12,54,968.92
10 Jan 2024	10 Jan 2024	CHQ TRANSFER-NEFT UTR NO: SBIN424010744953-119817 MEERA DEVI	119817 MEERA DEVI	10,000.00		12,44,968.92
18 Jan 2024	18 Jan 2024	BY TRANSFER-P012402EFEA8F IOCL LPG SUBSIDY IOAP34D-	TRANSFER FROM 4697765105214		12.31	12,44,981.23
20 Jan 2024	20 Jan 2024	CASH CHEQUE-CASH WITHDRAWAL BY CHQ-119819	119819	25,000.00		12,19,981.23
20 Jan 2024	20 Jan 2024	CHQ TRANSFER-NEFT UTR NO: SBIN424020295276-119818 VANDANA DEVI	119818 VANDANA DEVI	5,000.00		12,14,981.23
23 Jan 2024	23 Jan 2024	CASH WITHDRAWAL-CASH WITHDRAWAL SELF-		10,000.00		12,04,981.23
26 Jan 2024	26 Jan 2024	by debit card- OTHPOS402608880886SHRI GANPATI AUTO AID MATHURA-		3,833.00		12,01,148.23
26 Jan 2024	26 Jan 2024	by debit card- OTHPOS402608881179SHRI GANPATI AUTO AID MATHURA-		10,000.00		11,91,148.23
1 Feb 2024	1 Feb 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RBI0322441415177*MATHURA TREASURY-	TRANSFER FROM 4697234044300		1,79,089.00	13,70,237.23
3 Feb 2024	3 Feb 2024	CASH CHEQUE-NARAYAN DAS-119823	119823	40,000.00		13,30,237.23
3 Feb 2024	3 Feb 2024	CHQ TRANSFER-NEFT UTR NO: SBIN324034181086-119821 VANDANA DEVI	119821 VANDANA DEVI	4,000.00		13,26,237.23
3 Feb 2024	3 Feb 2024	CHQ TRANSFER-NEFT UTR NO: SBIN324034181326-119820 MEERA DEVI	119820 MEERA DEVI	30,000.00		12,96,237.23
4 Feb 2024	4 Feb 2024	WITHDRAWAL TRANSFER--	TRANSFER TO 38294948468	24,593.00		12,71,644.23
9 Feb 2024	9 Feb 2024	BY TRANSFER-P022401E30002 IOCL LPG SUBSIDY IOAP34D-	TRANSFER FROM 4697762105217		12.31	12,71,656.54
15 Feb 2024	15 Feb 2024	TO CLEARING-Chq No. 171290 UBI CITY MONTESSORI SCHOOL-171290	171290	23,520.00		12,48,136.54
17 Feb 2024	17 Feb 2024	CHEQUE WDL-CHEQUE TRANSFER TO-171291	TRANSFER FROM 42478166867 / 171291	3,50,000.00		8,98,136.54
23 Feb 2024	23 Feb 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RBI0552482803712*MATHURA TREASURY-	TRANSFER FROM 4697253044307		19,200.00	9,17,336.54
1 Mar 2024	1 Mar 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RBI0612404673821*MATHURA TREASURY-	TRANSFER FROM 3199421044306		2,18,089.00	11,35,425.54
4 Mar 2024	4 Mar 2024	WITHDRAWAL TRANSFER--	TRANSFER TO 38294948468	24,593.00		11,10,832.54
4 Mar 2024	4 Mar 2024	CASH CHEQUE-CASH WITHDRAWAL BY CHQ-119824	119824	30,000.00		10,80,832.54

Transaction Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
11 Mar 2024	11 Mar 2024	BY TRANSFER-INB IMPS407115799416/44610943 87/XX4106/Accountval-	MAN00006591134 3 MAN00006591134 3		1.00	10,80,833.54
11 Mar 2024	11 Mar 2024	TO DEBIT THROUGH CHEQUE-SBI 15425 MARGIN MONEY-171298	171298	8,12,500.00		2,68,333.54
11 Mar 2024	11 Mar 2024	CHQ TRANSFER-NEFT UTR NO: SBIN324071950656-171299 AMARNATH VERMA	171299 AMARNATH VERMA	1,75,014.16		93,319.38
12 Mar 2024	12 Mar 2024	BY TRANSFER-INB IMPS407212602455/44610943 87/XX4106/Accountval-	MAN00006684362 7 MAN00006684362 7		1.00	93,320.38
12 Mar 2024	12 Mar 2024	TO TRANSFER-HL PROC FEES-	TRANSFER TO 42782094178	11,800.00		81,520.38
12 Mar 2024	12 Mar 2024	CASH CHEQUE-CASH WITHDRAWAL BY CHQ-171300	171300	35,000.00		46,520.38
14 Mar 2024	14 Mar 2024	DEBIT-9215 TIR BILL PAID AD SUHAS BAKSHI-		3,500.00		43,020.38
15 Mar 2024	15 Mar 2024	BY TRANSFER-P032402E3D2E4 IOCL LPG SUBSIDY IOAP34D-	TRANSFER FROM 4697722105214		12.31	43,032.69
18 Mar 2024	18 Mar 2024	TO TRANSFER-CERSAI CHARGES RECOVERED-	TRANSFER TO 42782094178	118.00		42,914.69
21 Mar 2024	21 Mar 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RB1082 2454152028*MATHURA TREASURY-	TRANSFER FROM 4697192044305		30,000.00	72,914.69
25 Mar 2024	25 Mar 2024	CREDIT INTEREST-			6,600.00	79,514.69
27 Mar 2024	27 Mar 2024	BY TRANSFER-INB IMPS408716319383/44610943 87/XX4106/Accountval-	MAP00006950035 7 MAP00006950035 7		1.00	79,515.69
27 Mar 2024	27 Mar 2024	BY TRANSFER-INB IMPS408719504579/44610943 87/XX4106/Accountval-	MAN00007598611 5 MAN00007598611 5		1.00	79,516.69
28 Mar 2024	28 Mar 2024	TO TRANSFER-PROPERTY INSURANCE PREMIUM-	TRANSFER TO 42782094178	16,583.00		62,933.69
28 Mar 2024	28 Mar 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RB1089 2471289193*MATHURA TREASURY-	TRANSFER FROM 4697200044308		2,00,720.00	2,63,653.69
28 Mar 2024	28 Mar 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RB1089 2471289067*MATHURA TREASURY-	TRANSFER FROM 3199964044308		27,17,439.00	29,81,092.69
29 Mar 2024	29 Mar 2024	TO CLEARING-Chq No. 119825 HDF SBI Life Insurance Compan-119825	119825	2,09,000.00		27,72,092.69
29 Mar 2024	29 Mar 2024	BY TRANSFER-NEFT*RBIS0GOUPEP*RB1089 2471940981*MATHURA TREASURY-	TRANSFER FROM 4698167044308		36,620.00	28,08,712.69

Please do not share your ATM, Debit/Credit card number, PIN and OTP with anyone over mail, SMS, phone call or any other media. Bank never asks for such information.

**This is a computer generated statement and does not require a signature.

*Self attested,
Amraj
23/05/24.*

ARRANGEMENT LETTER

Home Loan - COMBO HL FOR INDIVIDUALS

STATE BANK OF INDIA
MINI RACPC BARABANKI,
BARABANKI,
NEAR GAYATRI MANDIR,
BARA BANKI,
UTTAR PRADESH, PIN- 225001

To

1) Mr. Ram Raj
J-23, JUDGES COLONY,
CIVIL LINES, BRIJ ACADAMY,
MATHURA, MATHURA,
UTTAR PRADESH,
PIN- 281001

Reference No.

Date: 11.03.2024

Madam/Dear Sir,

COMBO HOME LOAN FOR INDIVIDUALS: ₹ 64,17,500.00

We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 21/02/2024, we have decided to sanction a Home Loan limit of ₹ 64,17,500.00 (Rupees sixty four lakh seventeen thousand five hundred only) to you, as per the undernoted break-up

(i) Limit for purchase of Land/ Plot	₹ 23,17,500.00
(ii) Limit for Construction cost	₹ 41,00,000.00
Total Combo Home Loan limit	₹ 64,17,500.00

on the following terms and conditions.

2. Purpose:

- (i) The loan is sanctioned to you for the purpose of **Combo HL - Purchase of a Plot and Construction of a House** (hereinafter referred to as the 'project') as described below-

Property Address : PLOT NO B-22, ON GATA NO 258, VILLAGE SANDAULI UMARPUR
BARABANKI, UTTAR PRADESH, PIN-225001

- 3. Margin: 26.32%** of the total cost of the project.
[33.79% of the cost of Plot/ Land, 21.31% of the cost of construction]

3.a Margin Amount: ₹ 22,92,500.00

4. Interest:

Interest will be charged and applied at the rate mentioned below, on daily outstanding debit balance in your loan account, at monthly rests: -

RATE OF INTEREST
FLOATING RATE

Ram Raj

Present Repo Rate (a)		6.50%
Common Spread (b)		2.65%
External Benchmark Rate (EBR) c=a+b		9.15%
Specific Spread for Product/ Borrower	Credit Risk Premium (d)	0.10%
	Women Concession (e)	0.00%
	LTV Premium (f)	0.00%
	Business Strategy Premium (BSP) (g)	0.00%
	Business Strategy Discount (BSD) (h)	0.75%
Effective Rate [c+(d)-(e)+(f)+(g)-(h)]		8.50%

The present effective rate of interest being 8.50% p. a., calculated on daily balance of the loan amount at monthly rests, subject to interest reset as under:

• Interest rate will be reset with the change in benchmark rate (REPO) from time to time, on the date as decided by the Bank

The Bank shall at any time and from time to time be entitled to change Credit Risk Premium when borrower's credit assessment undergoes change. Also, common spread including operating cost can be altered periodically at Bank's discretion. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. The Bank shall be entitled to charge at its own discretion, such enhanced rate of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or noncompliance of terms and conditions of the loan, for such period as the Bank deems it necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies. Borrower shall be deemed to have notice of change in the rate of interest when the changes are notified at/displayed at the branch notice board or published in a newspaper or in the website of the Bank or made through the statement of account/passbook.

4A CONCESSIONARY RATE OF INTEREST

A onetime special Concession in the rate of interest of 75 bps, in the spread, is being offered to you and as a result, the present effective interest rate applicable will be 8.50%, on the Home / Home Related Loan, sanctioned to you.

It may please be noted that this concessional rate of interest under business strategy discount is provided one time, as a very special case based out of business consideration.

It may please be noted that continuation of this concessional rate of interest rate vests entirely with the sole discretion of the Bank. The Bank will be at liberty to withdraw / modify / reduce the concessional rate of interest offered here under; in case rendered non- viable in the opinion of the Bank.

4B. In case of upward revision in interest rate in floating rate Loans, you can exercise the following options.

- Pay lumpsum amount to continue with existing EMI and Tenor
- Increase the Loan Tenor (within permissible tenor & Age limit) with increase in EMI.
- Increase the EMI to pay the Loan within the existing tenor.

In case of revision of interest rates, a communication will be sent to borrower at their registered e-mail address and through SMS at their registered mobile no. In case borrower fails to choose any option as above within 15 days from date of communication, Bank will treat it as an expressed consent for option (b or c) or combination of b & c, within the permissible limit.

4C. Dynamic SI/NACH mandates with maximum debit amount 120 % of actual EMI has to be tendered to address the issue of upward revision in rate of interest. However, the lodgement for monthly

recovery will be done for actual EMI amount at the material time

5. Repayment:

The loan is to be repaid in equated monthly installment of ₹ 54,162.00 commencing from 29/03/2024. Your liability to the Bank will be extinguished only when the outstanding in the loan account becomes nil, on payment of residual amount, if any.

5.a Moratorium Period: The Loan will have a moratorium period of 0 months. However, the interest accrued during the moratorium needs to be paid every month.

5.b After completion of the moratorium period, EMI of your Combo Home Loan will be reset based on the actual outstanding and effective rate of interest in the loan account and you have to submit revised check-off authority or fresh NACH /SI towards the EMIs so arrived at.

6. Penal Charge in case of default:

For Home Loans above ₹ 25000/-, if the irregularity exceeds EMI or Installment amount, for a period of one month, then penal interest (compounded on monthly basis) will be recovered @ 2% p.m. (over and above the applicable interest rate) on the overdue amount for the period of default, for any reason, including a bounced cheque/NACH/SI. Besides the Bank shall also charge a penalty, the rate of which shall be at the discretion of the Bank from time to time, for every bounced cheque/NACH/SI for any reason whatsoever in addition to the enhanced rate of interest as applicable (present rate – ₹ 250/- + GST for every bounced cheque/NACH/SI).

6a. Penal Charge in case of non-compliance to Agreed Term and Conditions-

Penal charge will be levied in case of following 3 events:

Penal charge for non- creation of EM :

penal charge @ 2 % p.a., will be charged on the entire outstanding, from the stipulated date of creation of Equitable Mortgage till the date of creation of Equitable Mortgage as security for Combo Home Loan, if EM is not created for:

- a) **Outright purchase:** within 1 month from the date of disbursement of plot
- b) **Deferred Payment:** within 6 months from the date of final payment

(In the event the EM is not created within 24 months from the date of stipulated EM creation, the entire loan amount will become due. In the event of failure to fully repay the loan outstanding with applicable interest/ penal interest, the account shall be classified as NPA and the bank shall be at liberty to take suitable steps to recover its entire dues and enforce the security as provided under applicable law)

Penal Charge for non-submission of approved plan:

penal charge @ 2 % p.a., will be charged on the entire outstanding, from the stipulated date of submission of approved plan, or any extension thereof till the date of actual submission of approved plan to the bank for Combo Home Loan, if approved plan is not submitted for

- a) **Outright purchase:** within 6 months from the date of disbursement of plot/ land and 9 months in case of deviation from GM (NW)
- b) **Deferred Payment:** within 6 months from the date of final payment

(In the event the approved plan is not submitted within 24 months from the stipulated date of submission of approved plan, the entire loan amount will become due. In the event of failure to fully repay the loan outstanding with applicable interest/ penal interest, the account shall be classified as NPA and the bank shall be at liberty to take suitable steps to recover its entire dues and enforce the security as provided under applicable law)

Penal Charge for non-completion of construction:

penal charge @ 2 % p.a., will be charged on the entire outstanding, from the stipulated date of

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completion of construction till the date of completion of construction of residential house, if construction is not completed within 24 months from the date of approved plan.

(In the event the construction is not completed within 24 months from the stipulated completion date of construction, the entire loan amount will become due. In the event of failure to fully repay the loan outstanding with applicable interest/ penal interest, the account shall be classified as NPA, and the bank shall be at liberty to take suitable steps to recover its entire dues and enforce the security as provided under applicable law)

Penal charge will be stopped only when the condition for which the penal charge has been levied, is complied with.

7. Pre-closure / Pre-Payment Charges:

Floating Rate Loans: No prepayment charge

8. Security:

The loan will be secured by:

a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at **PLOT NO B-22, ON GATA NO 258, VILLAGE SANDAULI UMARPUR, BARABANKI, UTTAR PRADESH, PIN-225001** for which the loan has been sanctioned, valued at ₹ 83,00,000.00 belonging to **Mr. Ram Raj S/O D/O W/O MANI RAM** {Borrower(s)} in favour of the Bank.

b) Third Party Guarantee of

9. Utilisation of the loan: The amount of the loan shall be utilized strictly for the purpose detailed in your application and in the manner prescribed. The construction of the house/flat should be strictly according to the plan approved / to be approved by the Local Authorities/Town Planning and Development authorities. Any modification desired in the scheme as originally approved, can be undertaken only after express sanction for it has been obtained in writing from the Bank.

10. Insurance: The house/flat shall be insured comprehensively for the market value covering fire, flood, etc in the name of the Borrower and the Charge of Bank noted in the Policy along with the Loan Account Number. Cost of the same shall be borne by you. The borrower shall always be responsible to ensure that the insurance policy in respect of the hypothecated assets remain valid till all the dues of the bank are repaid and to keep such insurance policy renewed each year. The bank shall not be liable for any consequence arising from non-renewal of insurance in any year even if the Bank has in any previous year renewed the insurance of the hypothecated assets by debiting the borrower's account for failure of the borrower to renew such insurance policy.

11. Inspection: The Bank will have the right to inspect, at all reasonable times, your property by an officer of the Bank and if warranted a qualified auditor or a technical expert as decided by the Bank and the cost thereof shall be borne by you.

12. Processing Fee:

You will be required to pay a processing fee of ₹ 5,900.00 upfront. The processing fee excludes expenses for lawyer's fee and valuer's fee incurred for obtaining Title Investigation Report (TIR) and Valuation Report before sanction of loan. In the event of rejection of loan, the actual expenses incurred such as TIR and Valuation fee etc shall not be refunded.

13. Other Expenses: The other expenses, like insurance premium, stamp duty, registration charges and other incidental expenses incurred in connection with the loan shall be borne by you. Subsequent legal expenses for title verification and expenses for periodic assessment of the valuation of the

Ram Raj

property funded through this loan for the purpose of Bank requirement/regulatory compliances shall also be borne by you.

14. **Pre-EMI interest:** Interest to be served during the moratorium period.

15. **Disbursement:**

The loan for **purchase of plot /land** will be disbursed only on the following conditions:

a) Title of the property proposed to be mortgaged is clear, absolute, unencumbered and marketable to the satisfaction of the Bank's solicitor/Advocate.

b) All the security documents prescribed below have been executed by you/co-applicant(s)/guarantor(s)–

- (i) Loan agreement
- (ii) Affidavit

c) The loan for **construction of House** will be disbursed on the following conditions:

- Disbursement of construction cost will be released only after creation of Equitable Mortgage and submission of approved plan.
- Stipulated margin to be ensured on each disbursement

Disbursement Schedule:

Components/Construction Stages	Description	Amount(₹)
Finishing Stage		₹ 10,00,000.00
Yet to Start		₹ 26,00,000.00
Roof Level		₹ 15,00,000.00
Yet to Start		₹ 16,00,000.00
	Total:	₹ 67,00,000.00

Architect certificate should invariably be submitted for stagewise construction of the house before each subsequent disbursements.

16. The Bank reserves the right to collect if any tax is levied by the State/Central Government and/or other authorities in respect of this transaction.

17. The Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case the limits/part of the limits are not utilized by you, and/or (b) in case of deterioration in the loan accounts in any manner whatsoever, and/or (c) in case of non-compliance of terms and conditions of sanction.

18. The sanction of loan will be valid for three months from the date of this letter. If no amount is disbursed during the validity period, you will be required to seek fresh sanction. ₹ 5000/- plus applicable tax would be payable for each fresh sanction. However, interest rate will be subject to change from time to time during the intervening period and depending on change in RBI's REPO RATE the effective rate may vary.

Namraj

19. The Bank shall have the authority to disclose/share your Credit information to/with Information Companies formed under the Credit Information Company (Regulation), 2005, as to the loans granted to you and the nature of the securities given by you, the guarantees furnished to secure the said loans whether fund based or non-fund based, your creditworthiness and any other information which the RBI may consider necessary for inclusion in the Credit Information to be collected and maintained by Credit Information Companies, and the Bank shall not be liable in any manner to you for providing the information as aforesaid to the Information Companies.

20. **Release of security documents:** Bank shall release all property document, and remove charges registered with any registry within a period of 30 days after full repayment/ settlement of all the loan account (s), which are linked to the particular security. The property owner (s) can collect the original title deeds within 30 days of full and final payment of Bank's dues (Loan) from the linked RACPC/ RASMEC. In case the original title deeds are not collected within the prescribed time limit, applicable Safe Custody Charges would be levied.

21. The Borrower shall provide an undertaking in the form required by the Bank that no consideration has been/shall be paid to the guarantor/s in respect of the guarantee to be executed in favour of the Bank for securing the facilities granted here in.**

(** Applicable in respect of advances which are secured by guarantee)

22. Please arrange to submit duly signed copy of this letter as a token of acceptance of the arrangement within _____ days from the date of this letter.

Yours faithfully,

Asst. General Manager/Chief Manager/Branch Manager

Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter.

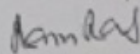
Mr. Ram Raj S/O D/O W/O MANI RAM

J-23, JUDGES COLONY, CIVIL LINES, BRIJ ACADEMY, MATHURA, MATHURA, UTTAR PRADESH,
PIN- 281001

(Borrower)

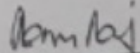
Date:

Place:



(Signature)

Encl.: Annexure – I (Addendum to Arrangement Letter)



Received copy of set of
documents executed by me/us



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and rule 8 the Companies (Incorporation) Rules, 2014]

I hereby certify that **URBANAID INFRATECH PRIVATE LIMITED** is incorporated on this Thirtieth day of June Two thousand sixteen under the Companies Act, 2013 and that the company is limited by shares

The CIN of the company is U70109UP2016PTC084515

Given under my hand at Manesar this Thirtieth day of June Two thousand sixteen .

OS Ministry of
Corporate Affairs -
(Govt of India) 14

KAILASH CHAND MEENA
Deputy Registrar Of Companies

Central Registration Centre

For and on behalf of the Jurisdictional Registrar of Companies

Mailing Address as per record available in Registrar of Companies office:

URBANAID INFRATECH PRIVATE LIMITED

H NO 201 SADARAUNA, ANSHIK PARA, LUCKNOW, Lucknow, Uttar
Pradesh, India, 226008



UP. 2016-14
Self Attested
Meena
23/05/24

(THE COMPANIES ACT, 1956)
&
(THE COMPANIES ACT, 2013 TO THE EXTENT APPLICABLE)

(COMPANY LIMITED BY SHARES)

MEMORANDUM OF ASSOCIATION

OF

URBANAID INFRATECH PRIVATE LIMITED

- I. The name of the Company is **URBANAID INFRATECH PRIVATE LIMITED**.
- II. The Registered office of the Company will be situated in the state of **Uttar Pradesh**.
- III. (a) **The objects to be pursued by the company on its incorporation are:—**
 1. To purchase, sell, own, manage, improve, develop, let, mortgage, assign, hire or otherwise acquire and/or sell of any type of lands or properties of any tenure or interest therein and to build, erect and construct houses, multistoried buildings or any structure of every description including commercial, residential, farm houses, group housing, flats, estates, colonies, townships and civil works of every description rebuilds, enlarge, alter and improve existing houses, buildings and works there on and to convert and appropriate any such land into road, streets, gardens and other conveniences and generally to act as real estate developers, builders, colonizers, contractors both Government and private and commission agents in India or abroad.
 2. To set up, undertake or direct the construction and management of all types of infrastructure projects, facilities & to build, install, commission, lay down, establish, own operate, manage, administer, lead, transfer all infrastructure projects, works and facilities including industrial parks, agricultural parks, roads, bridges, gardens, flyovers, highways, roadways, rail-road, air-strips, air-ports, sea-ports, warehousing, storage plants, exhibition parks, well dams, water treatment and supply systems, sewage and drainage treatment plants and systems, canals, electrical works.
 3. To act as contractors and builders of, bridges, factories, townships, runways, port facilities for any person or Company or Government authority, construction of high rise residential and commercial buildings, Shopping malls & Centers and to manufacture, trade, sale, purchase, manage and deal in all kinds of concretes, Bricks, cements, plaster of paris, wall putties and other related building materials etc.

Self Attested
Aam Raj

23/05/24

1

III. (b) Matters which are necessary for furtherance of the objects specified in clause III (a) are:—

1. To acquire by purchase, exchange or otherwise any movable or immovable property and any rights or privileges which the Company may deem necessary convenient for the main business of the Company
2. To enter in to partnership or any arrangement for sharing profits, union of interest joint venture, reciprocal concession or co-operation with persons or companies carrying on or engaged in the main business of the Company.
3. To import, buy, exchange, alter, improve, manipulate in all kinds of plant machinery, apparatus, tools and things, necessary for carrying on the main business of the Company.
4. To vest any movable or immovable property, rights or interests acquired by or received or belonging to the Company, in any person or persons or company on behalf of or for the benefit of the Company and with or without any declared trust in favour of the Company.
5. To purchase or otherwise acquire, construct, carry out, equip, maintain, alter, improve, develop, manage, work, control and superintend factories, any plants, warehouses, workshop, sheds, dwellings, offices, shops, stores, buildings, telephones, electric and gas works and all kinds of works, machinery, apparatus, labour lines, and houses warehouse and such other works and conveniences necessary for carrying on the main business of the Company.
6. To acquire and take over the whole or any part of the business, goodwill, trade-marks, properties and liabilities of any person or persons, firms, companies or under take other existing or new, engaged in or carrying on or proposing to carry on the main business which the Company is authorized to carry on and possessed of any property or rights suitable for the main business of the Company and to pay or the same either in cash or in shares or partly in cash and partly in shares
7. To undertake or promote scientific research relating to any business or class of business in which the Company is engaged in.
8. To negotiate and enter in to agreements and contracts with Indian and foreign individuals, companies, corporation and such other organizations for technical, financial or any other assistance for carrying on all or any of the main objects of the Company or for the purpose of activating research and development of manufacturing projects on the basis of know-how, financial participation or technical collaboration and acquire necessary Formulae and patent rights for furthering the main objects of the Company.
9. Subject to Section 230 to 234 of the Companies Act, 2013 to amalgamate with any other such company or companies having all or any objects similar to the objects of this company in any manner whether with or without process of liquidation of that Company.
10. Subject to the companies Act, for the time being in force, to undertake or take part in the formation, supervision or control of the main business or operations of any person firm, body corporate, association, undertaking carrying on the main business of the Company.
11. To apply for, obtain, purchase or otherwise acquire prolong and renew any patents, patent-rights, brevets de-invention, processes, scientific technical or such other

Self Attested
Arun Das

assistance of all types, manufacturing, process know-how and such other information, designs, patterns, copyrights, trade-marks, license, concessions and rights or benefits, conferring an exclusive or non-exclusive or limited or right or use thereof, which may seem capable if being used for or in connection with the main objects of the company or the acquisition of which may seem directly or indirectly to benefit the Company on payment of any fee, royalty or such other consideration of all type and to use, exercise or develop the same or grant license in respect thereof and to spend money in experimenting upon, testing or improving any such patents, inventions, rights or concessions.

12. To apply for and obtain any orders, charter, privilege, concession, license or authorisation or any Government, State or such other Authority for enabling the company to carry on its main objects into effect or for extending any of the powers, of the company or for effecting any modification of the constitution of the company or for any other such purpose which may seem expedient and to oppose any proceedings or applications which may seem directly or indirectly to prejudice the interest of the company.

13. To enter into any arrangements with any Government or Authorities or any persons or companies that may seem conducive to the main objects of the company or any of them and to obtain from any such Government, Authority, person or any company rights, charters, contracts, license and concessions which the company may obtain and to carry out, exercise and comply there with.

14. To procure the company to be registered or recognized in or under the laws of any place outside India and to do all acts necessary for carrying on in any foreign country the main business of the company.

To draw, make, accept, discount, execute and issue bills of exchange, promissory notes, bills of lading, warrants, debentures and such other negotiable or transferable instruments or securities of all types and to open Bank Accounts and to operate the same in the ordinary course of business.

15. Subject to Sections 179, 180, 185, 186 of the Companies Act, 2013, and the Regulations made there under and the directions issued by Reserve Bank of India to receive money on or loans and to borrow or raise money in such manner and at such time or times as the company may determine and in particular by the issue of debentures, debenture-stock, perpetual or otherwise and to secure the repayment of any money borrowed, raised or owing by mortgage, charge or lien upon all or any of the properties or assets of revenues and profits of the company, both present and future, including its uncalled capital and also by a similar mortgage, charge or lien to secure and guarantee the performance by the company or any other such person or company of any obligation undertaken by the company of such other person or company and to give the lenders the power to sell and such other power as may seem expedient and to purchase, redeem or pay off any such securities.

16. To undertake and execute any trusts, the undertaking of which may seem to the company beneficial either gratuitously or otherwise in connection with the main business of the company.

17. To establish or promote or concurring establishing or promoting any company for the purpose of acquiring all or any of the properties, rights and liabilities of the company.

18. To mortgage, exchange, grant license and other rights, improve, manage, develop or dispose of undertaking, assets and effects of the company or any part thereof or such consideration as may be conducive to the main business of the company and in particular for any shares, stocks, debentures or such other securities of any other company having main objects all together or in part similar to those of the company.

3

Self Attested
Ranjit

19. To distribute as bonus shares among the members or to place to reserve or otherwise to apply, as the company may, from time to time, deem fit, in any monies received by way of premium on debentures, issued at a premium by the company and any money received in respect of forfeited shares, and monies arising from the sale by the company of forfeited shares, subject to the provisions of Section 52 of the Companies Act, 2013.
20. To employ agents or experts to investigate and examine in to the conditions prospects, value, character and circumstances of main business concerns and undertakings and generally of any assets, properties or rights which the company purposes to acquire.
21. To create any reserve fund, sinking fund, or any other such special funds whether for depreciation, repairing, improving, and research, extending or maintaining any of the properties of the company or for any other such purpose conducive to the main objects of the company
22. Subject to the provisions of Section 179, 180, 182 and 183 of the Companies Act, 2013 to subscribe, contribute, gift or any monies, rights or assets for any national educational, religious, charitable, scientific, public general or useful objects or to make gifts or of monies or such other assets to any institutions, clubs, societies, associations, trusts, scientific research associations, funds, universities, colleges or any individual, body of individuals or bodies corporate
23. To establish and maintain or procure for the establishment and maintenance of any contributory or non-contributory pension or superannuation, provident or gratuities funds for the benefit of and give or procure the giving of the gratuities, pensions, allowances, bonus or emoluments to any persons who are or were at any time in the employment or service of the company, or any company which is a subsidiary of the company is allied or associated with the company or with any such subsidiary company who are or were at any time Directors or officers of the company or any other such company and the wives, widows, families and dependants of any such persons and also to establish and subsidise and subscribe to any institutions, associations, clubs or funds of or in advance the interests and well being of other Company or any such other company or persons as aforesaid and to do any other matters either alone or in conjunction with any other company
24. To establish for any of the objects of the company branches or to establish any firm or firms at places in or outside India as the company may determine
25. To pay for any property or rights acquired by or for any services rendered to the company and in particular to remunerate any person, firm or company introducing, business to the company either in cash or fully or partly-paid up shares with or without preferred or deferred rights in respect of dividend or repayment of capital or otherwise or by any securities which the company has power to issue or by the grant of any rights or options or partly in one mode and partly in another and on such terms as the company may determine subject to the provisions of Section 188 of the Companies Act, 2013
26. To pay out of the funds of the company all costs, charges and expenses of and incidental to the formation and registration of the company and any company promoted by the company and also all costs, charges, duties, damages and expenses of and incidental to the acquisition by the company of the property or assets.
27. To send out to foreign countries and anywhere in India its directors, employees or any other such person or persons for investigating possibilities of any business or trade for procuring and buying any machinery or establishing trade connections or for promoting them in business of the company and to pay all expenses incurred in connections therewith

Self attested
Dem Nay

28. To compensate for loss of office of any Managing Director or Directors or such other officers of the company with in the limitations prescribed under the Companies Act,2013 or such other statutes or rules having the force of law and to make payments to any person whose office of employment or duties may be determined by virtue of any transaction in which the company is engaged in.
29. To agree to refer to arbitration any disputes present or future between the company and any such other company ,firm ,individuals or any other such body and to submit the same to arbitration in India or abroad either in accordance with Indian or any foreign system of law.
30. To appoint agents, sub-agents, dealers, managers, canvassers, sale representatives or sales men for transacting them a in business of this company and to constitute, agencies of the company in India or in any other country and to establish units and agencies in different parts of the world



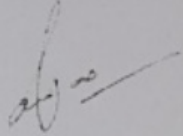
IV. The liability of the member(s) is limited and this liability is limited to the amount unpaid, if any, on the shares held by them.

V. The authorized share capital of the company is Rs. 1,00,000/- (Rupees One Lac), divided into 10,000/ (Ten Thousand) Equity Shares of Rs.10/- (Rupees Ten) each.

Self attested
Ranjay
23/05/2024.

VI

We the several persons, whose names, address and occupations are subscribed below hereunder, are desirous of being formed into a company in pursuance of this Memorandum of Association and we respectively agree to take the number of shares in the Capital of the Company set opposite our respective names

Name, Father's Name Addresses and occupation of subscribers	No. of Shares taken by each subscriber	Signature of subscriber	Signatures, Names, Father's Name address and Occupation of witnesses
Tanjeet S/o: Atick Ahmad H/o: Tajamal H No. 201, Sardana Anshu, Pawa, Lucknow - 226008	5,000 (Five thousand equity shares)	 Tanjeet	I witness to subscribers who have subscribed and signed in my presence dated 20 June, 2016 at Lucknow. I have verified his or their identity details for their identi- fication and satisfied myself of their identity particulars as filled in.
Muhammad Kamal S/o: Tajamal H/o: 172, Sadhana, Kharoli, Lucknow - 226008	5,000 (Five thousand equity shares)	 Kamal	
Occupation: Business			
Occupation: Business			C. Ravi Varan M. No. 079204 S/o Shri S. L. VERMA H/o 9A/5E, GHAUDHARY SARAI, PETHANAN, LK Lucknow - 226006
TOTAL	10,000 (Ten thousand equity shares)		

Lucknow, dated the 20th day of June, 2016

Self attested
Amal Das