

STATE BANK OF INDIA

BANK CHALLAN

UP HOUSING AND DEVELOPMENT BOARD

Vrindavan Yojna-3, Sector-12 Lucknow

(VALID FOR PAYMENT TILL 16/09/2013 IN BANKING HOURS)

(Applicant Copy)
Date : 13/09/2013

Aravali - A

Applicant Registration No.	: 5000210	Date of Birth (DD/MM/YYYY)	: 26/09/1976
Name (S)	: SANJAY KUMAR SINGH	Category	: General (Code 04)
Father's Name	: THAKUR PRASAD SINGH	Property Type	: 2 BHK C2
e-mail	: singhsanjaycj@gmail.com	Enclave Name	: Aravali Enclave
Mobile	: 9795562788	Mode of Payment	
Mode of Payment	: Transfer / Challan	Amount (In figure/ In words)	
Amount (In figure/ In words)	: Rs. 195500.00 (One Lac Ninety Five Thousand Five Hundred Only)	PAN	: BHYPSS6048C
To be filled by Bank Officials		(Enclose a copy of PAN Card)	
State Bank of India Branch Name	: <i>Kutehery</i>	Journal No.	:
Branch Code	: <i>02401</i>	Deposit Date	: <i>14-9-13</i>
Bank's name	: <i>SB 12685290</i>	Signature of Bank Officer	Applicant's Signature

In case of any problem at State Bank of India Branch pl contact Mr. O.P.Srivastava, Manager on Mob No. 9005585999

14 SEP 2013
 CHECKER ID-2613050 VK
 भारतीय स्टेट बैंक (2401)
 चेकर ID-2613050 VK

3. INTEREST RATE OPTIONS

a) Terms for Fixed Interest Rate Option

- i. The option of FIXED RATE OF INTEREST exercised by the Borrower will not be allowed to be changed for a minimum period (Block Period) of _____ years, unless the Bank otherwise agrees, on such terms & conditions, including payment of switching over charges by the Borrower, as prescribed by the Bank.
- ii. After completion of the each Block period, it is open to the Borrower to switch over from one Interest Rate Option to the other. If no intimation of change of Option is received it shall be presumed that the Borrower continues with his earlier exercised Option.
- iii. In case the change of option is allowed by the Bank to the borrower from 'Fixed Rate' to 'Floating Rate', the rate of interest would be the prevailing 'floating rate' at the time of change of option.
- iv. The rate of interest under Fixed Rate Option shall be reviewed and re-set by the Bank on completion of each Block Period. For this purpose 1st year of each Block Period will commence from 1st of April of the year in which the first disbursement under the Loan is made, irrespective of the month of disbursement, and shall end on 31st March of the following year. After completion of each Block period, the interest rate as re-set will be applicable. If there is any delay in revision/re-set in interest rate, appropriate adjustment will be made in the account, effective from 1st April of the year. If the interest rate is not re-set, the prevailing rate shall continue to be applied until it is re-set. If interest rate is not re-set in the year when it is due, it shall be open to Bank to re-set the interest in any subsequent year and, in such an event, the interest rate as re-set, will be applicable from 1st April of the year in which it is re-set for the remaining years of the block period.

b) Terms of Floating Interest Rate Option

- (i) The option of the Floating Interest Rate exercised by the Borrower will not be allowed to be changed for a minimum period of Three years (Block Period), unless the Bank otherwise agrees, on such terms & conditions, including payment of switching over charges by the Borrower, as prescribed by the Bank.
- (ii) After completion of each block of three years it is open to the Borrower to switch over from one option to the other. If no intimation of change of option is received, it shall be presumed that the Borrower continues with his earlier exercised option.
- (iii) In case the change of option of the Interest Rate is allowed by the Bank the 'Fixed Interest Rate' would be the prevailing fixed interest rate at the time of change of option. The Option so exercised will remain applicable for next Block Period.

4. Exercise of Option

- (i) The Borrower hereby exercises the ~~"Floating Interest Rate"~~ / ~~"Fixed Interest Rate"~~ Option and agrees to pay interest at ~~...~~% Spread over the prevailing Base Rate of the Bank (presently 10.25%) plus Term Premia @ nil % i.e. @ 10.25% per annum with monthly rests (the "Applicable Interest Rate").
- (ii) The interest shall be calculated on daily balance basis due to the Bank and shall be charged monthly so long as the amount due is not repaid in its entirety and shall form part of the principal and carry interest at the applicable interest rate.
- (iii) The Base Rate and/or the Spread are subject to change by the Bank/RBI from time to time and interest at the revised rate shall accordingly be charged from time to time in the Loan account.
- (iv) Besides interest, applicable interest tax and incidental charges are also payable by the borrower.

5. Notwithstanding the above, if the Bank, on the request of the Borrower, in its discretion, decides to make available to the Borrower the option of application of lower rate of interest, as may be applicable to fresh loans under the Scheme, it is open to the Bank to charge and levy a Switchover Fee at the rate prescribed by the Bank.

6. The Borrower agrees that the amount of the loan, together with interest, will be paid by the Borrower regularly in equated monthly installments ("EMI") of Rs. 29,460 (Rupees Twenty Nine thousand four hundred and sixty only) each and the first such EMI shall fall due for payment on Feb 2016.

7. The borrower understands that the amount of EMI shall be subject to change in accordance with change/revision in applicable interest rate. The borrower shall have one of the following options to exercise for repayment of the Loan -

- a) To pay the increased amount of the EMI; or
- b) To continue to pay the existing amount of the EMI with the condition that the balance outstanding in the Loan account shall be paid in one go with the last EMI of the originally applicable repayment tenor; or
- c) To prolong the repayment period.

7.1 In case no option is exercised by the Borrower on account of change in the applicable interest rate affecting the EMI, the option, as given at (c) above, shall be deemed to have been exercised by the Borrower.

8. * (i) The Borrower irrevocably authorizes the Bank to recover the amount of the EMI and other charges from his SF/CA /OD Account no. 01-9285 933 (the said Account) maintained with the said BO until the loan along with interest, charges, etc. is fully repaid and adjusted. The borrower further undertakes to keep sufficient balance in the account for recovery of the EMI by the Bank.

* (ii) The Borrower agrees to authorize his employer to remit his salary to the Bank's said BO for crediting the same to his said account.

* (iii) The Borrower hereby deposits post-dated cheques to facilitate the due payment of the EMI as per the **Schedule-II** hereunder.

* (iv) The Borrower is willing to make the payment of EMI, through participation in Electronic Clearing Service (ECS) of the National Clearing Cell of RBI and authorizes the Bank to raise the debits against the EMI from his account No. _____ maintained at BO: _____ of _____ Bank (Give name and address of the Bank) through ECS for payment of the EMI and understands that in the event of the Bank not realizing payment from ECS for any reason whatsoever, the Borrower shall pay the EMI to the Bank by cash or cheque along with the interest for the delayed period. The Borrower has given the necessary mandate and also bear any service charges/fees as prescribed by the Bank/RBI from time to time.

8.1 To facilitate collection of the EMI in the event of non-receipt of the EMI by ECS, the Borrower has provided the Bank with _____ number of undated cheques for the amount of the EMI. The Borrower authorizes the Bank to fill up the date as and when required, but without being bound, to collect the cheques to meet defaults in payment of the EMI.

(*Delete, if not applicable)

9. The Borrower agrees to pay additional interest at 9 % p.a. with agreed rests in case of :

- a) Non-payment of any installment of principal and/or interest, costs and other charges due, on the amount in default from the date of default;
- b) Default in Furnishing information as prescribed/called for by the Bank or any irregularity in a/c.
- c) Diversion or siphoning of the Loan amount;
- d) Default in creation of security within the stipulated time;
- e) Non-compliance of any of the terms & conditions of this Agreement;

9.1 However, this right is in addition to and not in derogation of the Bank's other rights to immediately call upon the Borrower to repay the entire amount outstanding or to enforce the security and, in the event of the Bank exercising its right to recall the Loan as aforesaid, the Borrower undertakes that, irrespective of the period for which the Loan is made, the Borrower shall pay to the Bank immediately after demand, whereby the recall is made, the balance then outstanding in the loan account, together with interest and all other charges till liquidation of the dues under the loan.

10. **Pre-Payment Charges**

The borrower agrees that in case the Loan is pre-paid by availing loan from any other bank/FI, the Borrower will bear and pay the prepayment charges at 11% of the outstanding amount of the loan pre-paid and the Bank shall be entitled to seek information from the borrower about source of pre-payment made or any other particulars in order to levy pre-payment charge and the borrower agrees to furnish the information called for by the Bank. The Bank shall also be entitled, inter-alia, to recover pre-payment charges by debiting any account of the borrower.

11. The Borrower undertakes not to raise any loan for the purpose and/or for his productive activity from any institution other than the Bank.

12. The Borrower undertakes to create 1st charge by way of mortgage within 15 days on the property described in **Schedule-I** hereunder to secure the repayment of the Loan after he gets the conveyance of the Secured Asset in his favor as may be required by the Bank.

13. The Borrower agrees to execute an irrevocable Power of Attorney in favor of the Bank, as and when required by the Bank, as per the **Performa** annexed with this Agreement.

14. In case of loan given for the purchase/acquisition of house/flat from Development Authority/Housing Board/Private Builders/Group Housing Society, the Bank shall not be responsible or liable to ensure or ascertain the progress of construction and mere demand for payment would be sufficient for the Bank to effect disbursements as aforesaid. Without prejudice to the above and notwithstanding anything to the contrary contained herein, the Bank may in its sole discretion refuse to disburse the loan and/or recall the entire outstanding dues, if the progress of the construction work is not satisfactory and/or failure to pay margin by the borrower.

15. The Borrower shall get the security fully insured against loss, damage by fire, riots and other hazards like earthquake, floods as per the requirements of the Bank in the joint name of the Borrower and the Bank with the usual Bank clause till repayment of in full of the entire loan liability of the Borrower. In case the Borrower fails to insure the said property, it will be open to the Bank to get the same insured, without being bound to do so, as aforesaid and to debit the amount of premium to the Borrower's account which shall thereupon be treated as part and parcel of the principal amount advanced.

15.1 The Borrower hereby further declares and agrees that :

- a) Upon any money becoming payable under the insurance policy, the same shall be paid by the Insurance company to the Bank and such part of any moneys so paid, as may relate to the interest of other parties insured there-under, shall be received by the Bank as agent for such other parties. And any sum received under such insurance shall be applied in or towards liquidation of the amount due to the Bank and other parties on account of the said loan, interest and other charges as aforesaid and in the event of there being a surplus, the same shall be refunded to the Borrower.
- b) The receipt by the Bank of insurance proceeds shall be a complete discharge of the insurance company and shall be binding on all parties insured there under.
- c) Any adjustment, settlement, compromise or reference to arbitrations in connection with any dispute between the Insurance company and the insured or any of them arising under or in connection with the policy shall be valid and binding on all parties insured there under, but not so as to impair the right of the Bank to recover the full amount of any claim, it may have on other parties insured there under.

16. It will be the duty and responsibility of the Borrower to obtain necessary permission of Vendor and/or any Authority/lessor, if required, under any law, rules, regulations or any instrument to create the security, hereby agreed by him to be created in favour of the Bank and it will be open to the Bank to refuse to disburse the loan until and unless the same is obtained and submitted to the Bank.

17. The Borrower undertakes to take necessary steps to get the lease hold property converted into free hold and get the conveyance/ transfer deed executed and registered and bear all necessary expenses connected therewith from his sources.

18. The Borrower hereby agrees to hold himself liable on all the confirmation letters signed by anyone of the borrowers and on all the accounts stated to any one of them. The Borrower agrees that each one of them is agent for the others to acknowledge and admit liability outstanding in the account from time to time.

19. The Borrower agrees and hereby gives to the Bank, during the currency and for the payment of the Loan, a general lien and right to set off; and combine accounts without notice; and charge on all movable property of every description coming into the Bank's possession on account of the Borrower for the time being held by the Bank, whether singly or jointly with others in India or elsewhere including, without prejudice to the generality, any monies, bullion, deposits, deposit receipts, promissory notes, bill of exchange, cheques, railway receipts, Govt. bills and other documents/securities of every description.

20. Any demand herein may be made on the Borrower by an officer of the Bank or any notice in writing under the hands of any such officer either served personally on the Borrower or left at or sent by post to him at his address registered/available with the Bank.

21. The Borrower hereby consents that in case he commits default in repayment of the Loan, the Bank/RBI can disclose his name in such manner and through such medium, as they deem fit. The Borrower further consents for disclosure of his name by the Bank to any Credit Information Company/Agency, as deemed fit.

SCHEDULE-I

(Description of the Property to be mortgaged)

Arawali Enclave, Flat no. ARIC-13/404, Unknown. [U.P.]

SCHEDULE-II

DATE OF CHEQUES*

AMOUNT

- 1.
- 2.
- 3.
- 4.
- 5.

* Note: Advance cheques may be obtained under the Scheme. The number, amount and dates of such cheques should be synchronized with the number, amount and due dates of term Loan installments. Such cheques should be drawn favoring 'Punjab National Bank' and on the reverse of the cheques, 'payment of installment in term Loan account No. _____' can be written.

IN WITNESS WHEREOF, THE PARTIES HAVE SIGNED THESE PRESENTS ON THE DAY, MONTH AND YEAR ABOVE MENTIONED.

[Signature]

BORROWER

FOR PUNJAB NATIONAL BANK

AGREEMENT FOR HOUSING LOAN

THIS AGREEMENT FOR HOUSING LOAN is made on this _____ day of _____ 20____

BETWEEN

Shri/Ms Sanjay Kumar Singh son/daughter/wife of
 Shri Thakur Phagad Singh resident of Civil Judge
(S.D) Court no. 7, Civil Court and Shri/Ms _____
 _____ son/daughter/wife of Shri _____
 _____, resident of _____
 _____ and
 (hereinafter referred to as the "Borrower") **AND**

Punjab National Bank, a body corporate, constituted under the Banking Companies (Acquisition & Transfer of Undertakings) Act, 1970, having its Head Office at 7, Bhikhaiji Cama Place, New Delhi and, amongst others, a Branch Office at E.K. Road, Meerut (hereinafter referred to as the "Bank").

(The Borrower and the Bank are collectively referred to as the Parties and individually as the Party and unless it be repugnant to the subject or context the term "Borrower" and "Bank" shall include their heirs, legal representatives, successors, assigns, etc; The masculine gender is to be taken to include females; The singular includes the plural and vice versa. The "Borrower", in case there is more than one Borrower, shall include each one of them and their liability shall be JOINT & SEVERAL and any acknowledgment of debt made by any one shall bind all)

WHEREAS

A. The Borrower _____ has entered into an agreement with _____ (hereinafter called the "Vendor") for purchase of house/ flat vide agreement of sale dated _____ OR

The Borrower has been allotted a flat/house or site for construction of house by UP Housing & Development Authority (the "Vendor") or owns/holds on lease a plot of land/house situated at Arawali Enclave, Plot no. ARIC-131404, Lucknow

B. The Borrower has approached the Bank for granting financial assistance for the purpose of purchase of the house/flat; or construction of house building; or repair/renovation of the house; AND

C. On the request of the Borrower the Bank has agreed to advance a sum of Rs 30,00,000/- (Rupees Thirty lacs only) (the "Loan") to the Borrower for the said purpose on the terms and conditions herein appearing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The Bank can disburse the loan in lump sum or in stages, depending upon the progress in construction - at stages like completion of plinth, construction up to lintel level, completion of roof etc. and / or upon demand made by the Vendor, after satisfying that the borrower has paid his contribution/margin money/balance amount. The payment shall be made directly to the Vendor /Supplier/Contractor, as per the details furnished by the Borrower. The Bank shall make subsequent disbursement only on furnishing by the Borrower of a certificate from qualified architect/civil engineer verifying/certifying the stages of construction having been reached;
2. On completion of construction/repairs/renovation, the Borrower will furnish a certificate from the approved architect/qualified engineer certifying the end use of the loan amount.

**PUNJAB NATIONAL BANK
BRANCH: E.K.ROAD, MEERUT**

Ref: EK RD:H/L:

15.07.2014

Sh.Sanjay Kr Singh

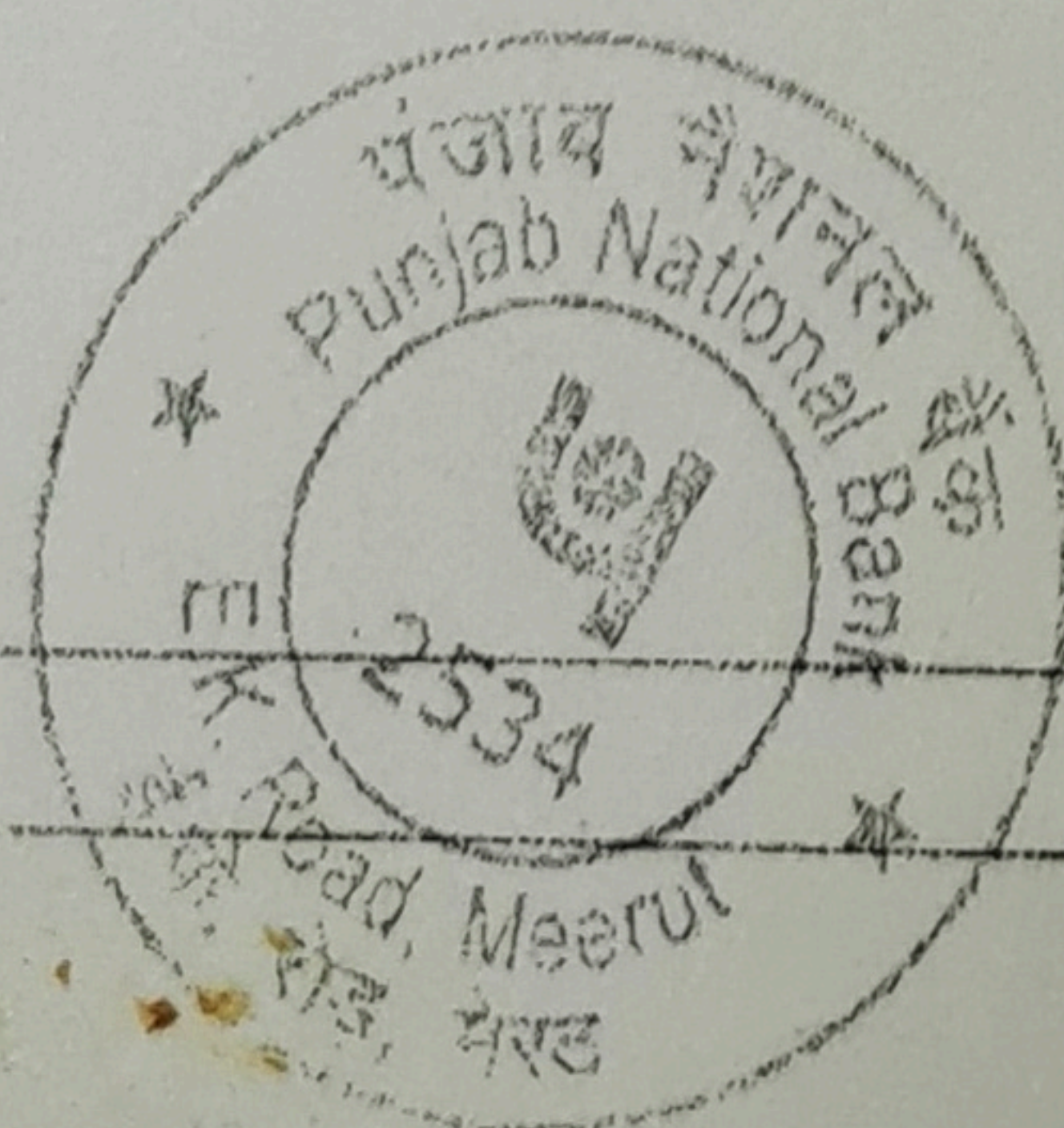
Civil Judge (S.D) Court No.7, Civil Court, Meerut.

Dear Sir,

Ref: Your Application for Housing Loan – Sanction Letter.

It gives us immense pleasure that you have chosen PNB Housing Loan. We are pleased to inform you that with reference to your loan application, we have sanctioned the Housing Loan in your favour. The detailed terms and conditions of the same is as under:

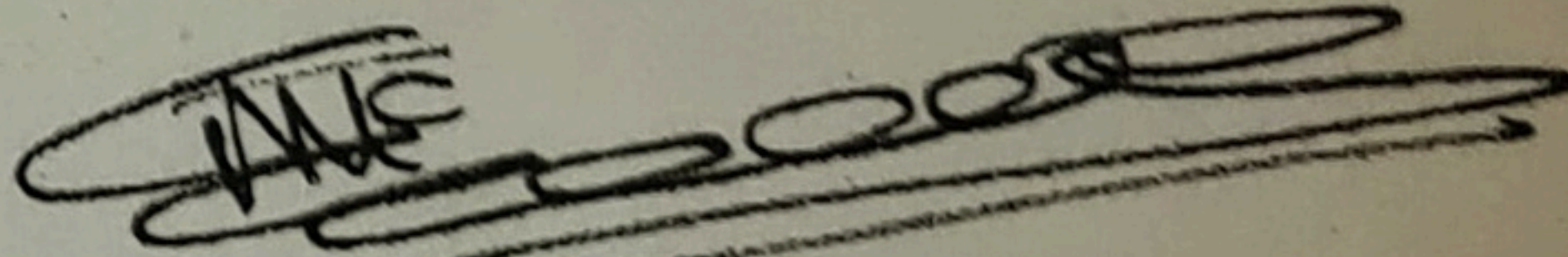
Sanction Terms				
Loan Amount Sanctioned	30,00,000.00 (Thirty Lacs Only)			
Purpose of Loan	For purchase of Flat which is Alloted by Uttar Pradesh Housing & Devlpoment Authority			
Disbursement	Srl No.	Installment No	Amount	Service Tax
	1	S.Tax on Reg. Amount	-	6026.00
		First Downpayment	7,56,000.00	23360.00
	2	First Quaterly Installment	3,25,000.00	10,043.00
	3	Second Quaterly Installment	3,25,000.00	10,043.00
	4	Third Quaterly Installment	3,25,000.00	10,043.00
	5	Fourth Quaterly Installment	3,25,000.00	10,043.00
	6	Fifth Quaterly Installment	3,25,000.00	10,043.00
	7	Sixth Quaterly Installment	3,25,000.00	10,043.00
	8	Seventh Quaterly Installment	3,25,000.00	10,043.00
	9	Eighth Quaterly Installment	3,25,000.00	10,043.00
10	Ninth Quaterly Installment	3,25,000.00	10,043.00	
Total- Total - {36,81000+1,19,773} = 38,00,773.00				



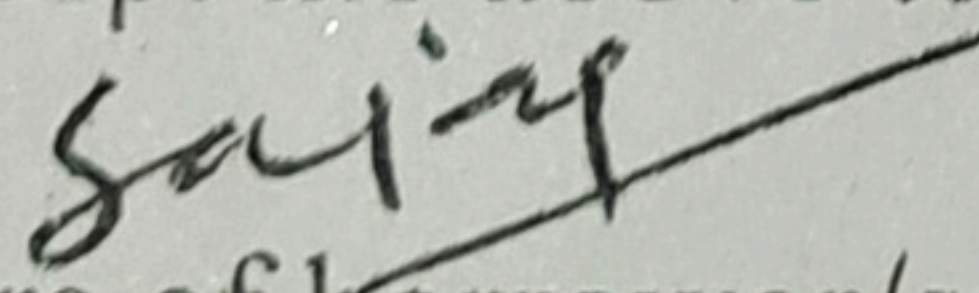
Margin	20%
Rate of Interest	10.25% (Per Annum Floating)
Repayment	Loan will be repaid in 240 EMI's of Rs. 29,460/- each commencing from after moratorium period of 18 months from first disbursement. Intrest will be paid by the borrower during moratorium period.
Upfront Fee, CIBIL & Documentation charges	CIBIL charges @ Rs.100/- per Report . Documentation charges Rs 1350/- plus S. Tax Upfront Fees 0.50% + S. Tax (Max 20,000.00)
Primary Security	Arawali Enclave Flat no.AR/C-13/404, Lucknow.
Collateral Security	Nil
Pre-payment Penalty	Nil
Penal Interest	2.00%
Account No.	2534000109285973 ✓

OTHER TERMS OF SANCTION

- The borrower/s, Co-borrower/s and guarantor/s to execute Loan documents.
- Property to be insured as per Bank norms at Borrower's Cost.
- An undertaking to be submitted by the borrower that the house will be utilized for Residential Purpose only.
- EM to be created as per Bank guidelines. Stamp Papers of 0.5% of the amount of loan (Subject to Maximum Rs.10000/-) to be obtained from borrower/s for creation of valid EM as per U.P State Govt norms.
- An affidavit from borrower(s) is to be taken to the effect that they have not raised any loan, from any other bank/ financial institution for this purpose
- Terms and conditions are subject to change as per Bank's guidelines.
- Payment will be directly made to UP Awas & Vikas Parishad
- Tripartite agreement to be executed between Buyer, Seller & Bank.


Chief Manager

I/we accept the above terms and conditions.


Signature of borrower/s:

Name : Sanjay Kumar Singh

Place : Meerut

Date : 15.07.2014

PUNJAB NATIONAL BANK
BO: E. K. ROAD MEERUT

Annex - C

Date_28.10.2016

ASSTT. GENERAL MANAGER

Reg.: Limit proposal – Personal Loan application of Shri. Sanjay Singh S/o Sh. Thakur Prasad Singh

R.B.L. Score: Score Card Id 253400PL0101600007 indicating Score 53:00

We have received the captioned proposal from the applicants with complete details as under:-

Name & Address of Applicant/s	Shri. Sanjay Singh S/o Sh. Thakur Prasad Singh CHIEF JUDICIAL MAGISTRATE SD Court NO. 7 Civil Court Meerut	
Permanent Address	15 A parasiyaBheekham Parasiya Bheekham Belaspur Thesil Barhaj	
PAN no/Voter Id no	BJYPS6048L	
Phone/Mobile no.	9412783823, 9795562788	
Occupation	Employed as CHIEF JUDICIAL MAGISTRATE SD Court NO. 7 Civil Court, Meerut.	
Experience	10 yrs	
Salary / Income as per Form 16 FY 2015-16	Gross Rs. 1,12,845.50	Net Rs.1,02,000.00
Eligibility	Gross Rs.112845.50	Net Rs.1.02,000.00
	Existing Deduction	Rs. 28,201.00
	Proposed Deduction	Rs. 7,201.00
	Total Deduction	Rs. 35,402.00
	60% of Total Pay	Rs. 61,200.00
	Net Monthly Income X 20 = Rs 1,00,000 X 20 = Rs.20,00,000.00 Hence the applicant is eligible to avail the proposed loan of Rs. 3,00,000.00 (Rs Three Lacs Only)	
Nature of facility	Term Loan - Personal Loan	
Loan amount	Rs. 3,00,000.00 (Rs Three Lacs Only)	
Purpose of loan	Personal	
Source of Funds	Bank Loan	
Margin contribution	NIL	
Date of Birth / Age	28.09.1976 aged 40 years	
Repayment Period in Equated Monthly Installment (EMIs)	60 Month	
Gestation period/Repayment holiday	Nil	
Amount of each EMI (Daily reducing)	Rs. 7201.00	
Type of Interest (Fixed or Floating)	Floating	
Rate of Interest	@ 15.40 % (MCLR +6.10%)	
Total Assets of the applicant	Rs 50.00 Lacs Approx	
Total Liabilities of the applicant	33.00	

PUNJAB NATIONAL BANK

BO: E. K. ROAD MEERUT

Net Worth	Rs 18.00 Lac Approx
NW to Loan amount ratio	600%
Past repayment	Housing loan satisfactory
Processing/Upfront fee	1.80% of the loan amount + Service tax 15%
Documentation Fee	Rs.450 + Service tax 15%
Security – Primary	NIL
Security- Collateral	NIL
Guarantee	
Status of approval of map by the competent authority, if any.	NA
Disbursement	Loan amt. Rs. 3,00,000.00 (Rs Three Lacs Only) to be credited in the a/c of the borrower
Prepayment penalty	Nil if paid from own sources & 2% if taken over by other bank / FIs.
Penal Interest in case a/c becomes irregular	2% on the entire outstanding amount

The above sanction is, however, subject to:

- All other terms & conditions shall be applicable as per RBD cir. No. 23/09 Dt. 01/05/2009 & 59/2016 Dt. 10.08.2016 and subsequent circulars issued by the bank on the above scheme.
- Irrevocable letter of authority from borrower authorizing to employer to remit salary/ installment and other amount payable to the bank cum letter of acknowledge from employer.
- The above sanction shall be valid for a period of three months from the date of issue of the sanction letter,
- All other terms & conditions shall be applicable as per RBD cir. No. 23/09 Dt. 01/05/2009 & 59/2016 Dt. 10.08.2016 and subsequent circulars issued by the bank on the above scheme.
- In view of the above we may recommend a term loan of Rs. 3,00,000.00 (Rupees Three Lac Only) in favor of Shri. Sanjay Singh S/o Sh. Thakur Prasad Singh

Recommended For Sanction

Sanctioning Authority

[Signature]
28/10/16
Officer

[Signature]
Manager

[Signature]
Chief Manager

[Signature]
Sanctioned as proposed

[Signature]

Asstt. General Manager

28/10/16

Annex - D



Account Name : Shri SANJAY KUMAR SINGH
 Address : B 3 judges colony
 JUDGES COLONY,
 SADAR BAZAR ,JHANSI-284003
 Jhansi

Date : 2 Apr 2021
 Account Number : 00000011156340380
 Account Description : SBCHQ-SGSP-PUBIND-DIAMOND-INR
 Branch : HIGH COURT
 Drawing Power : 0.00
 Interest Rate(% p.a.) : 2.7
 MOD Balance : 15,893.00
 CIF No. : 80938124492
 IFS Code : SBIN0006219

(Indian Financial System)

MICR Code : 226002018

(Magnetic Ink Character Recognition)

Nomination Registered : Yes

Balance as on 1 May 2020 : 11,00,037.44

Account Statement from 1 May 2020 to 1 Sep 2020

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
1 May 2020	1 May 2020	BY TRANSFER-NEFT*RBIS0GOUPEP*RBI122 2087306557*JHANSI TREASURY*-	TRANSFER FROM 3199412044307		1,25,789.00	12,25,826.44
15 May 2020	15 May 2020	WITHDRAWAL TRANSFER--	TRANSFER TO 11171538746	12,500.00		12,13,326.44
16 May 2020	16 May 2020	TO TRANSFER-PMJJBY RENEWAL SBIJB02401202013351672113	TRANSFER TO 4899258105217	330.00		12,12,996.44
27 May 2020	27 May 2020	TO TRANSFER-INB NEFT UTR NO: SBIN520148234918-SANJAY KUMAR SINGH	NEFT INB: IRM1943484 / SANJAY KUMAR SINGH	30,000.00		11,82,996.44
29 May 2020	29 May 2020	DEBIT-000000 SBI 0000000240 SBI CREDIT CARD PAYMENT-		6,697.60		11,76,298.84
1 Jun 2020	1 Jun 2020	BY TRANSFER-NEFT*RBIS0GOUPEP*RBI153 2011363887*JHANSI TREASURY*-	TRANSFER FROM 3199678044303		1,25,789.00	13,02,087.84
1 Jun 2020	1 Jun 2020	TO TRANSFER-INB IMPS/P2A/015317670804/XXX XXXX548KKBK-	IMPS0012236907 9MOACUDEGA4 TRANSFER T	10,000.00		12,92,087.84
5 Jun 2020	5 Jun 2020	BY TRANSFER-1391439003 BLPGCM11580DT0406 21BZ1SB-	TRANSFER FROM 4599371105215		31.81	12,92,119.65
6 Jun 2020	6 Jun 2020	CASH CHEQUE-SUMIT KUMAR-767717	767717	24,000.00		12,68,119.65
6 Jun 2020	6 Jun 2020	TO TRANSFER-INB IMPS/P2A/015811515619/XXX XXXX548KKBK-	IMPS0012290668 0MOACUQXBZ3 TRANSFER T	10,000.00		12,58,119.65
15 Jun 2020	15 Jun 2020	WITHDRAWAL TRANSFER--	TRANSFER TO 11171538746	12,500.00		12,45,619.65
15 Jun	15 Jun	ATM WDL-ATM CASH 4134		7,500.00		12,38,119.65

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
23 Jun 2020	23 Jun 2020	ATM WDL-ATM CASH 2414 JHANSI JHANSI-		10,000.00		12,28,119.65
25 Jun 2020	25 Jun 2020	CREDIT INTEREST--			8,346.00	12,36,465.65
27 Jun 2020	27 Jun 2020	TO TRANSFER-INB NEFT UTR NO: SBIN320179045969-SANJAY KUMAR SINGH	NEFT INB: IRM4683079 / SANJAY KUMAR SINGH	30,000.00		12,06,465.65
29 Jun 2020	29 Jun 2020	DEBIT-000000 SBI 0000001748 SBI CREDIT CARD PAYMENT-		3,030.00		12,03,435.65
29 Jun 2020	29 Jun 2020	CHQ TRANSFER-NEFT UTR NO: SBIN420181059963-767719 UPAVP	767719 UPAVP	6,68,650.60		5,34,785.05
29 Jun 2020	29 Jun 2020	CHQ TRANSFER-NEFT UTR NO: SBIN420181071236-767718 E STAMP DUTY COLLECTION	767718 E STAMP DUTY COLLECTION	3,18,523.60		2,16,261.45
29 Jun 2020	29 Jun 2020	TRANSFER CREDIT-SWEEP DEPOSIT BY TRANSFER-	SWEEP FROM 37609688606		2,024.00	2,18,285.45
29 Jun 2020	29 Jun 2020	CHQ TRANSFER-NEFT UTR NO: SBIN420181074264-767720 UPAVP	767720 UPAVP	2,17,797.60		487.85
30 Jun 2020	30 Jun 2020	BY TRANSFER- For personal use-	TRANSFER FROM 38019548296		3,81,929.00	3,82,416.85
30 Jun 2020	30 Jun 2020	CHQ TRANSFER-NEFT UTR NO: SBIN520182103828-767721 UPAVP	767721 UPAVP	63,052.72		3,19,364.13
4 Jul 2020	4 Jul 2020	BY TRANSFER- NEFT*RBIS0GOUPEP*RBI187 2054239406*JHANSI TREASURY*-	TRANSFER FROM 3199420044306		1,25,789.00	4,45,153.13
6 Jul 2020	6 Jul 2020	CASH CHEQUE-S-956076	956076	25,000.00		4,20,153.13
8 Jul 2020	8 Jul 2020	CHQ TRANSFER-NEFT UTR NO: SBIN120190814563-956077 ADHYAKSH ARAWALI ENCLAVE FLATS	956077 ADHYAKSH ARAWALI ENCLAVE FLATS	1,61,238.72		2,58,914.41
9 Jul 2020	9 Jul 2020	ATM WDL-ATM CASH 956 JHANSI JHANSI-		10,000.00		2,48,914.41
10 Jul 2020	10 Jul 2020	ATM WDL-ATM CASH 01921 BIJNORE BIJNORE-		10,000.00		2,38,914.41
10 Jul 2020	10 Jul 2020	REVERSE ATM WDL--			10,000.00	2,48,914.41
10 Jul 2020	10 Jul 2020	ATM WDL-ATM CASH 01921 BIJNORE BIJNORE-		10,000.00		2,38,914.41
10 Jul 2020	10 Jul 2020	ATM WDL-ATM CASH 01921 BIJNORE BIJNORE-		10,000.00		2,28,914.41
19 Jul 2020	19 Jul 2020	ATM WDL-ATM CASH 02011 CBI SADAR BAZAR JHANSI-		7,500.00		2,21,414.41
20 Jul 2020	20 Jul 2020	SI FAILURE CHARGES-- 38976288	38976288	295.00		2,21,119.41
23 Jul 2020	23 Jul 2020	CASH CHEQUE-CASH WITHDRAWAL BY CHQ- 956078	956078	15,000.00		2,06,119.41
23 Jul 2020	23 Jul 2020	TO TRANSFER-NEFT UTR NO: SBIN120205460658-adhyaksh aravali enclave flats resi	TRANSFER TO 99506044303 / adhyaksh aravali enclave flats resi	4,634.00		2,01,485.41
27 Jul 2020	27 Jul 2020	TO TRANSFER-INB NEFT UTR NO: SBIN320209258791-SANJAY KUMAR SINGH	NEFT INB: IRM7436650 / SANJAY KUMAR SINGH	30,000.00		1,71,485.41
29 Jul 2020	29 Jul 2020	DEBIT-000000 SBI 0000000240 SBI CREDIT CARD PAYMENT-		79,798.30		91,687.11
1 Aug 2020	1 Aug 2020	BY TRANSFER- NEFT*RBIS0GOUPEP*RBI214 2077023651*JHANSI TREASURY*-	TRANSFER FROM 3199956044307		1,25,789.00	2,17,476.11

11675/20



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Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP07802338930257S

: 29-Jun-2020 04:30 PM

: NONACC (BK)/ upbobbk02/ VRINDAWAN YOGNA/ UP-LKN

: SUBIN-UPUPBOBBK0209516153525747S

: SANJAY KUMAR SINGH

: Article 23 Conveyance

: FLAT NO AR/C-13/404/2BHK C2/4 FLOOR, ARAVALI ENCLAVE, SECTOR 12, VRINDAVAN YOJNA-3, LUCKNOW

: 45,15,242

: (Forty Five Lakh Fifteen Thousand Two Hundred And Forty Two only)

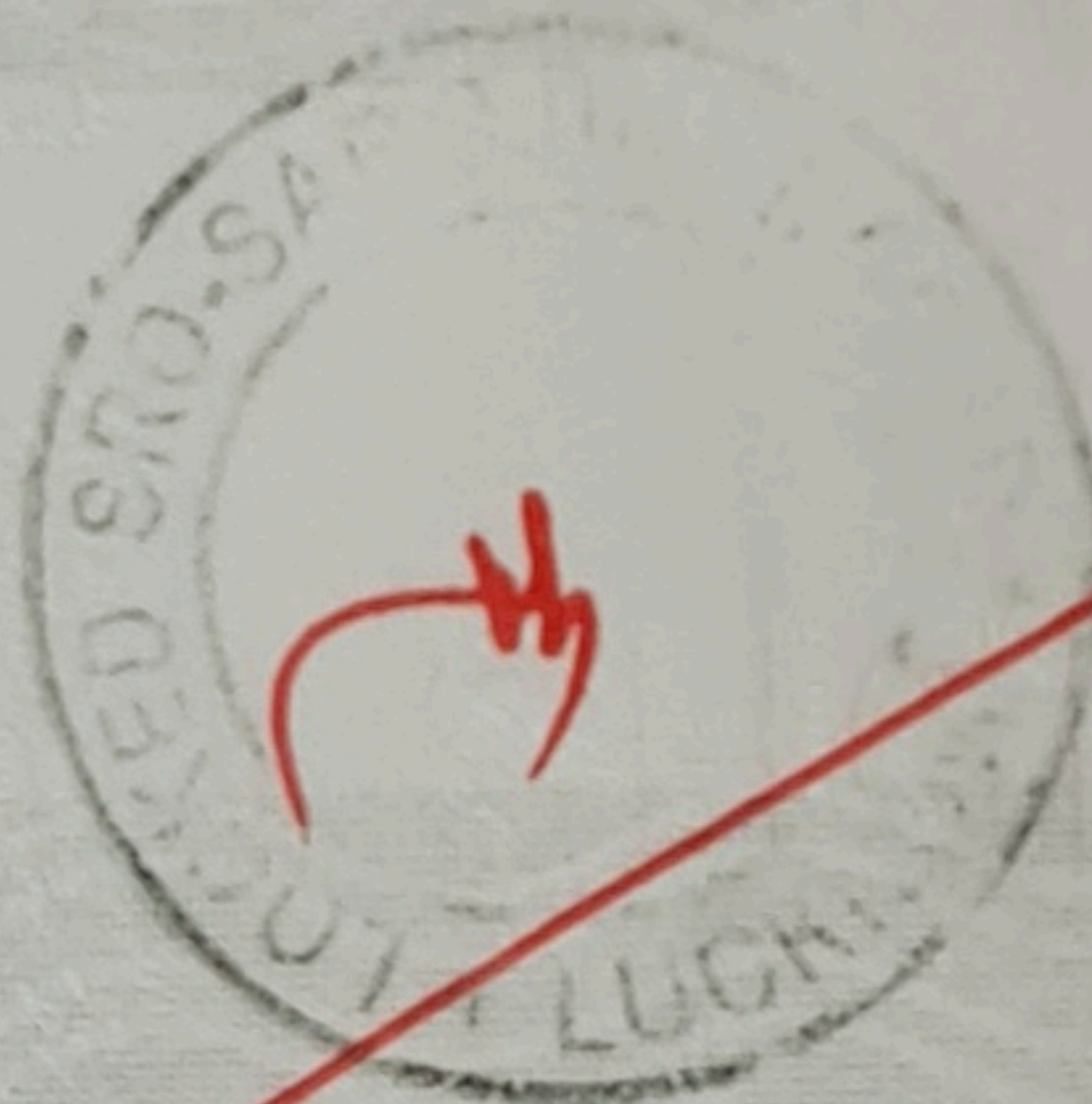
: U P AWAS EVAM VIKAS PARISHAD

: SANJAY KUMAR SINGH

: SANJAY KUMAR SINGH

: 3,18,500

: (Three Lakh Eighteen Thousand Five Hundred only)



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



Sanjay

क्रयकर्ता



विक्रेता

SR 0004950983

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.

विक्रय विलेख

यह विक्रय विलेख आज दिनांक 10 माह 07 वर्ष 2020 की उत्तर प्रदेश आवास एवं विकास परिषद अधिनियम 1965 के अधीन गठित उत्तर प्रदेश आवास एवं विकास परिषद, जिसका प्रधान कार्यालय लखनऊ में है। जिसे एतद् पश्चात "परिषद कहा गया है जिसका कार्य उसके आवास आयुक्त के माध्यम से होता है और जिस पद का तात्पर्य और जिसमें जब तक कि कोई बात प्रसंग के प्रतिकूल न हो, उक्त परिषद इसका पद धारक उत्तराधिकारी और अभ्यर्पिणी है और सम्मिलित हैं।

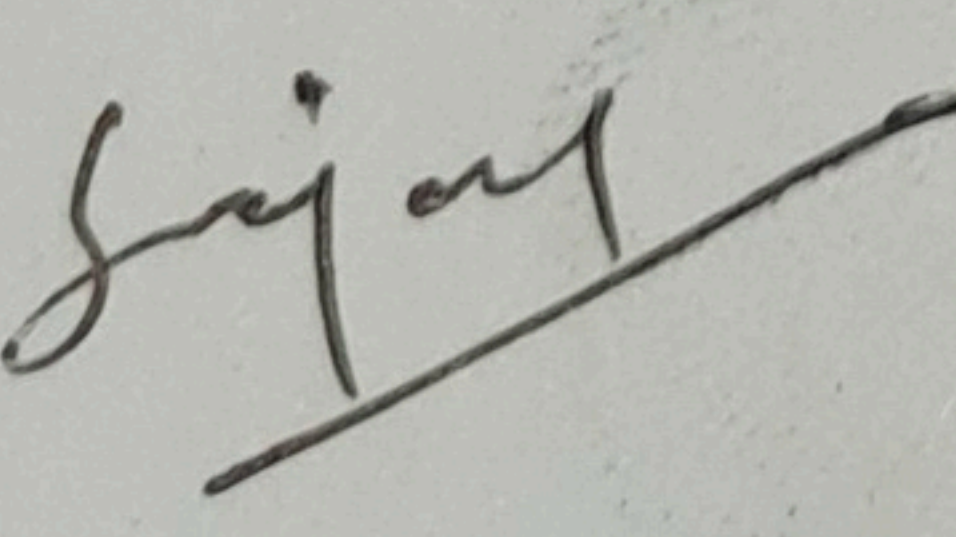
एक पक्ष और श्री संजय कुमार सिंह पुत्र श्री ठाकुर प्रसाद सिंह निवासी बी-3, जजेज कालोनी, सदर बाजार, झांसी जिसके एतद्पश्चात पंजीकृत इच्छुक क्रेता कहा गया है और जिस पद का तात्पर्य और जिस में जब तक कि कोई बात प्रसंग के प्रतिकूल न हो, उक्त पंजीकृत इच्छुक क्रेता, उसके उत्तराधिकारी, विधिक प्रतिनिधि, निष्पादक और प्रशासक से है और सम्मिलित है दूसरे पक्ष के बीच किया गया, यह प्रदर्शित करता है कि:-

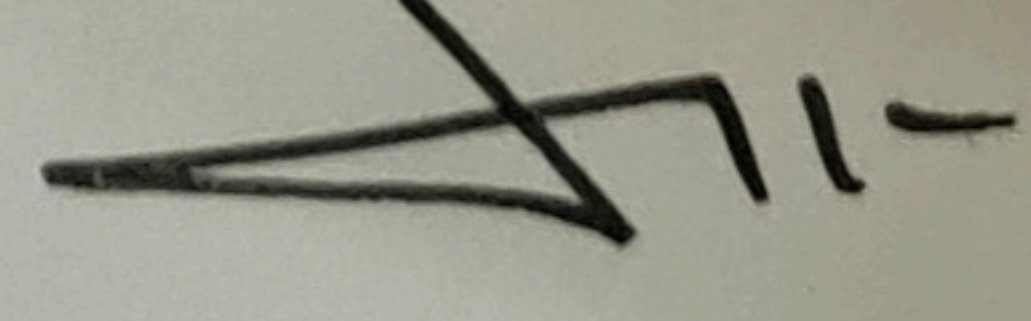
चूंकि उक्त परिषद भूमि की स्वामी है और उसने शहर/नगर लखनऊ तहसील लखनऊ जिला लखनऊ में वृन्दावन योजना संख्या-3 नामक मुहल्ले के सेक्टर-12 में निर्मित अरावली एन्क्लेव 2BHK-C2 का फ्लैट संख्या-AR/C-13/404 का कुल मूल्य है और चूंकि उक्त परिषद ने रू0 45,15,242.00 (रू0 पैतालिस लाख पन्द्रह हजार दो सौ बैयालिस मात्र) जिसका आधा रू0 22,57,621.00 (रू0 बाईस लाख सत्तावन हजार छः सौ इक्कीस मात्र) होता है, के प्रतिफल स्वरूप उक्त फ्लैट्स (संख्या-AR/C-13/404) को, जिसका पूर्ण विवरण और जिसकी माप इस विलेख से संलग्न अनुसूची "क" में उल्लिखित है। (जिसे एतद्पश्चात उक्त सम्पत्ति के रूप में निर्दिष्ट किया गया है) बेचने का प्रस्ताव किया है और चूंकि इच्छुक क्रेता उक्त सम्पत्ति को परिषद से उक्त मूल्य पर और इस विलेख में वर्णित निबन्धन और शर्तों के अधीन क्रय करने के लिए सहमत है।

अतएव रू0 45,15,242.00 (रू0 पैतालिस लाख पन्द्रह हजार दो सौ बैयालिस मात्र) की धनराशि के प्रति फलस्वरूप एतद्द्वारा उक्त सम्पत्ति अर्थात् फ्लैट संख्या-AR/C-13/404 क्रेता को उसे निम्नलिखित निबन्धन और शर्तों के अधीन सर्वदा धृत करने के लिए विक्रय और अन्तरित करती है:-

- 1) परिषद को उक्त सम्पत्ति का, जो ऐसे प्रयोजन के अनुसरण में जिसके लिए परिषद का गठन किया गया था, एतद् द्वारा विक्रय किया गया हो, हस्तान्तरण करने का पूर्ण अधिकार और स्पष्ट प्राधिकार है।
- 2) एतद्द्वारा हस्तान्तरित उक्त सम्पत्ति समस्त भार से मुक्त है।

क्रमशः 02 पर


क्रेता


विक्रेता

अनुसूचित "क"

विक्रय की गयी सम्पत्ति का विवरण

वार्ड:- इब्राहिमपुर वार्ड, लखनऊ

प्रतिफल की धनराशि (रूपये में)
मूल्य रू0 45,15,242.00
स्टाम्प पेपर रू0 3,18,500.00

उक्त फ्लैट का कुल मूल्य रू0 45,15,242.00 ब्याज/दण्ड ब्याज रू0 29,385.00 कुल रू0 45,44,627.00 आवंटी द्वारा परिषद को भुगतान किया गया है।

नोट:- (1) अतः शासनादेश सं0 वि0 क0 नि 5-2756/11-2008-500(115)-2007 दिनांक 30.06.2008 एवं शासनादेश सं0 772/स्टाम्प-लिपिक-2015 दिनांक 15-12-2015 के अन्तर्गत 7% की दर से ई-स्टाम्प प्रमाण पत्र नं0 IN-UP07802338930257S दिनांक 29.06.2020 रू0 3,18,500.00 के स्टाम्प पेपर पर विक्रय विलेख निष्पादित किया जा रहा है।

नोट:- (2) आवंटित फ्लैट सं0 AR/C-13/404 का जो निर्गत पत्र संख्या-602 दिनांक 27/01/2020 छायाप्रति संलग्न के अनुसार उत्तर प्रदेश शासन कर एवं निबन्धन अनुभाग-7, आदेश संख्या-13/संख्या-क0नि0 7-440/11-2015-700(111)/13 लखनऊ दिनांक 30 मार्च 2015 के शासनादेश अनुसार विक्रय विलेख निष्पादित किया जा रहा है तथा कब्जा दिया जाना प्रदत्त है।

वृन्दावन योजना संख्या-3 नामक मोहल्ले के
सेक्टर-12 में निर्मित अरावली एन्क्लेव का फ्लैट संख्या-AR/C-13/404
विक्रय की गई सम्पत्ति की अनुसूची

1	भूमि का प्रकार	:	फ्लैट्स
2	मोहल्ला / ग्राम	:	इब्राहिमपुर वार्ड, लखनऊ
3	ब्लाक	:	C-13
4	प्रकार	:	2BHK-C2
5	सम्पत्ति का विवरण	:	फ्लैट्स सं0 AR/C-13/404
6	फ्लैट का तल	:	4 Floor
7	फ्लैट का निर्मित क्षेत्रफल	:	100.83 वर्ग मीटर
8	फ्लैट का सुपर एरिया	:	118.42 वर्ग मीटर
9	फ्लैट का प्रकार	:	आवासीय फ्लैट्स
10	कुल क्षेत्रफल	:	118.42 वर्ग मीटर
11	कुल निर्मित क्षेत्रफल	:	100.83 वर्ग मीटर
12	स्टेट्स फिनिशड / सेमी फिनिशड / अन्य	:	फिनिशड
13	प्रतिफल की धनराशि	:	45,44,627.00
14	मूल्य	:	45,15,242.00
15	बाउन्ड्री आफ दा फ्लैट संख्या	:	उत्तर AR/C-13/403 दक्षिण Open to Sky पूर्व Tower No. 14 पश्चिम AR/C-13/401

Sanjay

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Sanjay
विक्रेता

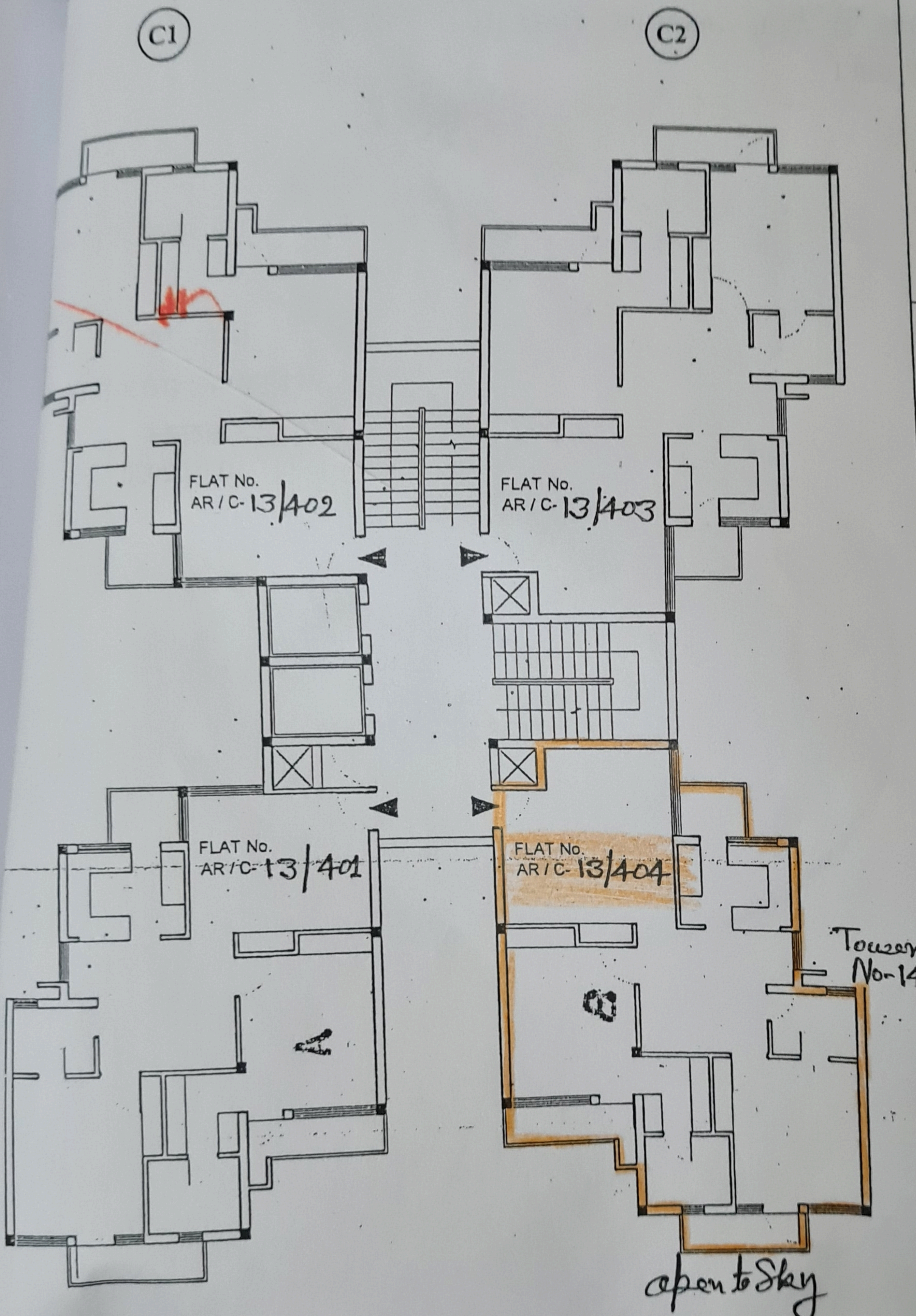
OFFICE OF THE PROJECT MANAGER C. U. - 3,
U.P. AWAS EVAM VIKAS PARISHAD, VRINDAVAN YOJNA,
LUCKNOW

IS 15700:2005



PLAN OF (2 BHK C1 & C2 TYPE) ARAVALI ENCLAVE, BLOCK-D, SECTOR-12, VRINDAVAN YOJNA No.-3, LUCKNOW

SITE PLAN ONLY FOR REGISTRY



ALLOTMENT LETTER No. :-

NAME OF ALLOTEE:

SRI./SMT./ KM. :-

FLAT No. **AR/C-13/404**

FLOOR :- **IVth** FLOOR PLAN

SUPER AREA :- **118.42** SQMT.

BUILDUP AREA :- **100.83** SQMT.

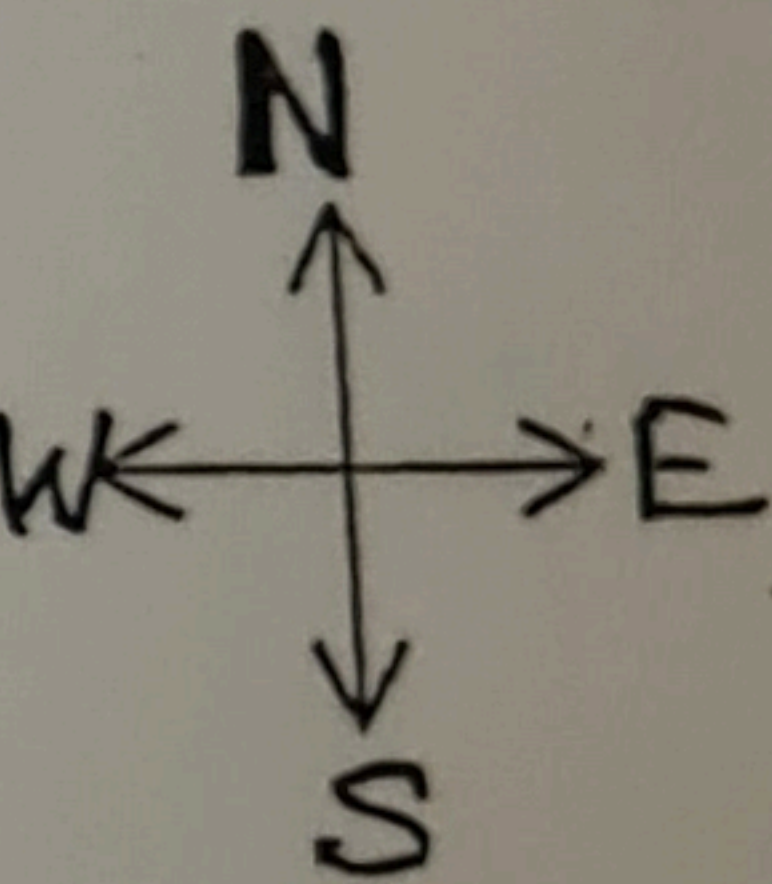
CARPET AREA :- **75.71** SQMT.

NORTH :- **C-13/403**

SOUTH :- **open to Sky**

EAST :- **Tower No-14**

WEST :- **C-13/401**



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07/07

J.E.

C1 *सिय*
क्रेला

C2

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विक्रेला

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A.E.