

From,

Mohd. Rizwan Ahmad,
Judicial Member, C.T.T.,
Bench III, Varanasi.
J.O. Code - UP5984

To,

The Registrar General,
High Court of Judicature at Allahabad.

Through,

The Chairman,
C.T.T., Lucknow.

Subject - Information regarding purchase of immovable property in compliance of C.L. No. - 25/Admn.(A): Dated - 13th July 1998.

Respected Sir,

It is mostly humbly submitted that I don't have any kind of immovable property, i.e, neither any house nor any vacant land, in my name for the residence of my family. Therefore, I was in need of a permanent residence for my family of five including myself, my wife and three daughters.

It is respectfully informed that I have purchased an immovable property i.e., a residential apartment Flat Number 607, 6th Floor, Rolex Estate, Tower- B, Kamta, Faizabad Road, Lucknow, measuring 1853 sq. ft. (approx.) from a reputed dealer/registered company viz. M/S. Commercial Shelter Pvt. Ltd., through a registered sale deed dated 28.03.2022, jointly in the name of myself and my wife, Mrs. Akhtar Hina in sale consideration of Rs. 54,00,000/- (Rupees Fifty-Four Lakhs Only). Copy of sale deed dated 28.03.2022 has been attached as **Annexure 1**.

For purchasing the above mentioned apartment, it is stated that I have entered into an agreement with M/S. Commercial Shelter Pvt. Ltd. (a company registered under the Companies Act, 1956, Office located at 79-A, Chodbari Mohalla, Chowk, Lucknow) through their authorized Director viz. Shri Nadeem-Ur-Rahman, S/o Late Shafiq-Ur-Rahman for sale consideration of Fifty Four Lakh Rupees Only. Copy of the agreement dated 28.08.2021 is placed at **Annexure - 2**.

The construction of the above project/residential apartment has been allowed by the Lucknow Development Authority vide their order dated 23.09.2011. In this regard, Permit No. 32060 issued on 5th November, 2011, may kindly be pursued at **Annexure - 3**.

The project of the above-mentioned multi-story building known as Rolex Estate is also approved by the SBI, Nishatganj Branch, Branch Code - 03223, Lucknow vide project approval No.- luc081292-11/09/2012 RM RBO-V LUCKNOW. The photocopy of the same is placed at **Annexure - 4**.

In pursuance of C.L. No. 25/Admn. (A): Dated 13th, July 1998, the detail information regarding purchase of the above immovable property, as required are as follows:

1. Date of Joining : **25.05.2001**
2. Present Gross Salary & Take Home Salary:
 - a. **Gross Salary - Rs. 2,01,011/month.**
 - b. **In-Hand Salary - Rs. 1,40,061/month**

The copy of the reconciliation statement and pay bill for the month of March is annexed as **Annexure - 5**.

3. Details of purchases (movable property exceeding the value of Rs. 10,000/- and immovable property made by him earlier with complete details, date of purchase, amount spent, etc.) -

Maruti Swift D-zire VXI Car Reg. No. UP15AY6786 purchased on 16.03.2012, through a car loan of Rs. 4,00,000/- (Rupees Four Lakhs Only) sanctioned from S.B.I., Medical College, Branch Meerut, which was to be paid through 84 monthly payment installments of Rs. 7,116/- over a period of 7 years; and information of which had already been given to the Hon'ble Court vide letter No. 874/1 dated 24.05.2012 through the Distt. Judge. The car loan was paid off and liquidated on 28.01.2015.

4. If any advance or loan taken from the High Court its amount and in what manner the loan will be repaid namely, the number of installments, its amount and till what date the deduction will be made etc.

No advance or loan has been taken by the applicant from the High Court.

5. If any loan taken from the Bank, etc., details of amount, mode of repayment, period of deduction, number and amount of installments, etc. -

Car loan of Rs. 4,00,000/- sanctioned from S.B.I., Medical College, Branch Meerut, which was to be paid through 84 equal monthly installments of Rs. 7,116/- over a period of 7 years. The car loan was paid off and liquidated on 28.01.2015. The photocopy of the liquidation certificate and statement of car loan account is being attached as Annexure - 6 & 7.

6. Regarding purchase of a second hand car name of the vehicle, its model, cost price etc. date of the first purchase (month and year) of vehicle from car dealer to the first purchaser and a copy of the insurance policy showing the amount for which the vehicle was insured prior to its purchase by the officer.

No second-hand vehicle has been purchased by the applicant.

7. Detail of Property (Area of plot, locality, City/ District if building or flat then its size)

Flat No. - 607, Tower- B, Rolex Estate, Kamta, Faizabad Road, Lucknow.

Area - 1853 sq. ft. (172.14 sq. mt. super area and covered area 1505 sq. ft.)

8. Name and full Address of the Seller:

M/S. Commercial Shelters Pvt. Ltd. A company incorporated under the Companies Act, 1956, having its registered office at Grandeur Apartments-II, 93-I, Butler Road, Dalibagh, Lucknow through its Authorized Signatory Sri Mohammad Husain son of Mohammad Islam Hussain authorized vide resolution dated 05.03.2021.

9. Whether the dealer is a regular and reputed one.

Yes, the Seller/Dealer is a reputed and registered pvt ltd. company.

10. Whether the Judicial officer is related to the seller in any way and whether any case against the seller is pending in or decided by the Judicial Officer,

No, the applicant and his wife are not related to the dealer/seller in any way, neither any case against the dealer is pending before me nor has been decided by me.

11. Detail of source of the amount with papers in support thereof.

A. Out of the total sale consideration which is of Rs. 54,00,000/-, Rs. 2,00,000/- (Two Lakh Rupees Only) as earnest money through Cheque No. - 120020 dated 25-08-2021 and Rs. 5,70,881/- (Five Lakh Seventy Thousand Eight Hundred and Eighty One Rupees Only) as margin money through Cheque No. - 120032 dated 28-02-2022; total - Rs. 7,70,881/-, has already been paid from my SBI (Salary) Savings A/c No. 11181423289. The photocopy of the cheque and relevant bank account passbook statements are being attached as Annexure - 8, 9 & 10.

B. For the remaining Rs. 46,29,119/- (Forty Six Lakhs Twenty Nine Thousand One Hundred and Nineteen Rupees Only), a Home Loan of Rs. 43,20,000/- (Forty Three Lakhs and Twenty Thousand Rupees Only) has been sanctioned to me from SBI, Branch - Nishatganj, Lucknow (03223), the EMI of which is Rs. 38,837/- (Thirty Eight Thousand Eight Hundred and Thirty Seven Rupees Only) for repayment period of 178 months. The above sanctioned home laon has been paid to the seller by the bank directly through D.D. No. 148751 dated 03.03.2022 issued by the State Bank of India,

RACPC, Lucknow. The photocopy of the certificate dated 07.03.2022 of Home Loan sanction issued by SBI, Branch - Nishatganj, Lucknow, home loan arrangement letter and D.D. No. 148751 dated 03.03.2022 are attached as Annexure - 11-A & 11-B and 12.

- C. Out of the remaining amount, which is Rs. 3,09,119/- (Three Lakh Nine Thousand Nine Hundred and Nineteen Rupees Only) Rs. 2,55,119/- (Two Lakh Fifty-Five Thousand One Hundred Nineteen Rupees only) has been paid from my SBI (Salary) Savings A/c No. 11181423289 vide cheque No. 120036 dated 25.03.2022 and remaining amount of Rs. 54,000/- (Fifty Four Thousand Rupees Only) has been deposited as TDS vide challan No. 06456 and dated 28.03.2022 in the State Bank of India, SBI Reference No. IK0BPJPOW8 through Adv. Arun Khanna and the payment of TDS amount of Rs. 54,000/- was paid to the Adv. Arun Khanna through Cheque No. 120037 dated 28.03.2022 from my savings A/c No. 11181423289. Copy of the above mentioned Salary Savings A/c of SBI, Branch- Maldahiya (31495), Varanasi and Cheque No. 120036 dated 25.03.2022 and TDS Deposit SBI Reference No. IK0BJPOW8 are attached as Annexure 13, 14, 15, 16 & 17.*
- D. Stamp fees of Rs. 3,68,000/- (Three Lakh Sixty-Eight Thousand Rupees Only) has been paid through RTGS vide Cheque No. 120035 dated 24.03.2022 from my salary savings banks A/c No. 11181423289 to the Govt. of Uttar Pradesh for e-stamping in the account of Stock Holding Corporation of India Ltd., e-stamping, U.P., Account No. SHCINL4851092, Account Reference No. SHCIL(FI)/upshcil01/QAISERBAGH/UP-LKN and in lieu thereof, e-stamp certificate No. IN-UP49915498844506U dated 25.03.2022 were issued. Photocopies of RTGS slip, Cheque No. 120035 dated 24.03.2022 and photocopy of relevant entry of bank passbook of my salary savings A/c No. 11181423289 are attached as Annexure 18, 19 & 20.*
- E. Registration fees of Rs. 54,000/- (Fifty-Four Thousand Rupees Only) and advocate's fees of Rs. 5,000/- (Five Thousand Rupees Only) has been paid in cash, which was withdrawn from my salary savings A/c No. 11181423289 on 22.03.2022. Cheque No. 120033 dated 22.03.2022. The photocopy of the relevant entry in the bank passbook of my salary savings A/c No. 11181423289 is attached as Annexure 21.*
- F. The photocopy of the passbook of the last six months of my above salary savings banks A/c No. 11181423289 has been attached as Annexure 22.*

It is therefore, most humbly requested that the above information may kindly be placed before the hon'ble Court for their kind perusal.

I shall be highly grateful and obliged for the same.

With Utmost Regard,

Dated -12.07.2022

Mohd. Rizwan Ahmad,
Judicial Member, C.T.T.,
Bench III, Varanasi.
J.O. Code No. - UP5984.