

प्रेषक,

डॉ०विदुषी सिंह,  
प्रधान न्यायाधीश,  
परिवार न्यायालय, मथुरा।

सेवा में,

श्रीमान महानिबन्धक महोदय,  
माननीय उच्च न्यायालय,  
इलाहाबाद।

पत्रांक सं- 674/P.J. दिनांक - 11.11.2022

विषय:-

गाजियाबाद स्थित पार्क व्यू अपार्टमेंट में आवास संख्या 201 को क्रय किये जाने की अनुमति प्रदान किये जाने के सन्दर्भ में।

महोदय,

निवेदन है कि माननीय उच्च न्यायालय से पूर्व अनुमति ( संलग्नक 1) प्राप्त कर मैंने अपना आवास संख्या 69A सनसिटी कालोनी सहारनपुर को प्रताप सिंह पुत्र श्याम सिंह को 60 लाख रुपये में विक्रय कर दिया है। वर्तमान मे मेरे पास अपना कोई निजी आवास रहने हेतु नहीं है। उक्त बिक्रीत धनराशि से मैं गाजियाबाद स्थित फ्लैट को क्रय करना चाहती हूँ।

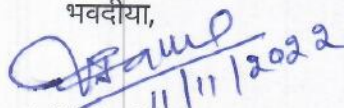
श्री शशि भूषण तिवारी निवासी उधम सिंह नगर उत्तराखण्ड उपरोक्त वर्णित फ्लैट को 80 लाख रुपये में बिक्रय करने हेतु सहमत है। इस सम्बन्ध में एक इकरारनामा भी निष्पादित किया गया है(संलग्नक 2)। मेरे द्वारा RTGS के माध्यम से बिक्रेता के खाते में दिनांक 01.11.2022 को एक लाख रुपये तथा दिनांक 05.11.2022 को सात लाख रुपये जमा कर दिये है। इस प्रकार कुल 8 लाख रुपये अदा कर दिये गये हैं। 72 लाख की धनराशि अदा की जानी शेष है। बिक्रय पत्र निष्पादित किये जाने की तिथि 31.01.2023 तक निर्धारित की गयी है।

मेरे द्वारा जो आवास बिक्रय किया गया था उससे मेरे खाते संख्या 41189732910 एवं 30171247053 ( संलग्नक 3) में 60 लाख रुपये प्राप्त हुए थे तथा शेष बीस लाख रुपये की धनराशि एवं रजिस्ट्री में लगने वाली धनराशि को मैं भारतीय स्टेट बैंक से ऋण द्वारा प्राप्त करके अदा करूंगी। इस हेतु मुझे 25 लाख रुपये के ऋण की आवश्यकता है। इस सम्बन्ध में बैंक से जानकारी प्राप्त कर ली गयी है। भारतीय स्टेट बैंक द्वारा 25 लाख रुपये पन्द्रह वर्ष की अवधि के लिए निर्धारित करते हुए प्रतिमाह 24618/- रुपये किस्त निर्धारित होना बताया गया है (संलग्नक 4)।

अतः महोदय से अनुरोध है कि मुझे फ्लैट संख्या 201 ब्लॉक ए पार्कव्यू अपार्टमेंट सेक्टर 5 बसुन्धरा गाजियाबाद को 80 लाख रुपये में श्री शशी भूषण तिवारी से क्रय करने की अनुमति प्रदान करने की कृपा करें।

सादर।

दिनांक 11.11.2022

भवदीया,  
  
(डॉ० विदुषी सिंह)  
प्रधान न्यायाधीश,  
परिवार न्यायालय, मथुरा



संलग्नक - 1

# APPROVED

## OTHER SERVICES APPLICATION OF DR. VIDUSHI SINGH

Case Id : S00022002022

Employee No. : 5715

Application	
1. Name of the Applicant	DR. VIDUSHI SINGH
2. Type of Application/Representation	Grant of permission to Judicial Officers of the state for purchase and sale of movable or immovable property in terms of Rules 24 of U.P. Government Servant conduct Rule 1956.
3. Designation	Principal Judge, Family Court
4. Application	Request letter and other documents scan copy attcheched





E Stamp Certificate No. \_\_\_\_\_

**AGREEMENT TO SELL**

This agreement to sell is made and executed at Ghaziabad on 05-11-2022 between **Mr. Bhuwan Chandra Tiwari (Aadhar Card No. 9475 3951 1415) S/o Late Sh. Gopal Datt Tiwari Resident of Deoria Malla Kichha, Udham Singh Nagar, Uttrakhand-263148 Care of Mr. Shashi Bhushan S/o Sh. Gopal Dutt R/o Deoria, Udham Singh Nagar, Uttrakhand-263148** hereinafter called the VENDOR (which expression shall include his heirs, administrators, executors, assigns) of the first part

“AND”

**Dr. Vidushi Singh (Aadhar Card No. 4216 4493 2393) D/o Late Om Prakash Resident of J-22, Judges Colony, Civil Line, Mathura, U.P** hereinafter called the VENDEE (which expression shall include his heirs, administrators, executors, assigns) of the second part.

The expression and words of the VENDOR and the VENDEE shall mean and include their respective legal heirs, successors, assigns, nominees, executors, administrators and legal representatives respectively.

Whereas the VENDOR aforesaid is the legal Owner/allottee and in possession of Residential Flat No. A-201, 2<sup>nd</sup> Floor, Block-A, Plot No.GH-6, Park View Apartment, Sector-5, Vasundhara, Ghaziabad, U.P-201012 hereinafter referred to as the Property.

And whereas the VENDOR aforesaid is desirous to sell the said plot/ flat/ house in favour of the VENDEE for total sale consideration of **Rs.80,00,000/-** only and the VENDEE has agreed to purchase the same for this very amount.

**NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:**

- 1 That the total consideration of the said residential/commercial house/flat/shop/plot property has been settled at **Rs.80,00,000/- (Rupees Eighty Lacs Only)** between both parties.
- 2 That the VENDOR aforesaid has received a sum of **Rs.8,00,000/- (Rupees Eight Lacs Only)** from the VENDEE in advance, the receipt of which the VENDOR hereby acknowledges.

In following manner:-

- a) Rs.1,00,000/- by RTGS SBIN422305299813 on Dated 1.11.2022
- b) Rs.7,00,000/- by RTGS SBINR52022110513357348 on Dated 5.11.2022

  
(VENDOR/FIRST PARTY)

  
(VENDEE/SECOND PARTY)



- 3 That the remaining balance amount of **Rs.72,00,000/- (Rupees Seventy Two Lacs only)** will be paid by the VENDEE to the VENDOR within **31-Jan-2023** from the date of this agreement to sell.
- 4 The involved transaction will attract the payment of TDS to Income Tax Department which is to be paid necessarily by the VENDEE. The due amount of TDS will be deducted from the remaining amount to be paid by VENDEE to VENDOR.
- 5 That the VENDOR aforesaid has assured the VENDEE that the said property hereby sold is free from all kinds of encumbrances such as prior sale, mortgage, hypothecation, sale, pledge, lien, gift, exchange, attachment, dispute, loan, litigation, injunction, acquisition, lease agreement is regard to the ownership of the property etc. and if it is ever proved otherwise or if the whole or any portion of the said property hereby sold is taken away or goes out free from the possession of the VENDEE on accounts of any legal defects in the ownership and title of the VENDOR, then the VENDOR will be liable and responsible to make good of loss suffered by the VENDEE.
- 6 That the expenses to be incurred on the stamp duty, registration fee and other legal expenses i.e. transfer/sale deed etc. shall be borne by the VENDEE.
- 7 That the VENDEE shall have the rights to get the transfer deed of the same property executed in his/her own favour or in favour of his/her nominee(s)/friends for which the VENDOR has got no objection.
- 8 That the VENDOR shall be liable to incur all outstanding dues and demand in respect of the said property to the date of and that all future dues/payments shall be paid by the VENDEE. That the VENDOR shall hand over the lawful actual peaceful and vacant physical possession of the said residential property flat to the VENDEE at the time of final payment/execution of the final transfer deed/sale deed.
- 9 That if the VENDOR fails to register the aforesaid property in stipulated period then the VENDOR shall be bound to pay the double of the earnest money to the VENDEE.
- 10 That if the VENDEE fails to get documents registered in his/her nominees favour within the stipulated period, in that case the VENDOR will forfeit the earnest money and agreement will stand as cancelled.
- 11 That the deal will depend on loan facility if the loan can't be sectioned the aforesaid property in that case the deal will be cancelled immediately and first party will refund the earnest money to the second party.
- 12 That in case the VENDOR violates the terms and conditions of this agreement, then the VENDEE can get the said transaction enforced after depositing the balance amount, if any through court of law by SPECIFIC PERFORMANCE OF THE ACT at the risk, cost and expenses of the VENDOR.

IN WITNESS WHEREOF, The VENDOR and the VENDEE aforesaid have set their respective hands on this AGREEMENT TO SELL on the day, month and the year above written in the presence of the following witnesses.

**WITNESSES:-**

Witness no. 1

*[Handwritten Signature]*

Witness no. 2

*[Handwritten Signature]*

*[Handwritten Signature]*  
**VENDOR**  
 (VENDOR/FIRST PARTY)

*[Handwritten Signature]*  
**VENDEE**  
 (VENDEE / SECOND PARTY)

Know **Bhawan Chandra Tiwari** personally he has LT/Signature before me  
*[Handwritten Signature]* Signature



Documents of Affidavit Document  
 did over and extained to sri. **Bhawan Chandra Tiwari**  
 who is identified by sri. **Rishon Singh**  
 and path attested to day on **11-11-2022**  
 at my office & noted down in the **11-11-2022**  
 Material Register No. **2052** Page **10**  
 and Charges **Rs. 100/-**  
**ASHOK KUMAR Advocate**  
 Distt Court, Mathura



a/c = Account/खाता	Csh = Cash/नकदी	Pos = Point of Sale/पॉइंट ऑफ सेल
adj = Adjustment/समायोजन	dep = Deposit/जमा	Pr = Principal/मूलधन
Amt = Amount/राशि	Dft = Draft/ड्राफ्ट	proc = Processing Charge/प्रक्रिया प्रभार
Ar = Arrear/बकाया राशि	dish/dsh = Dishonor/अस्वीकृत	rd = Recurring Deposit/आवर्ती जमा
bal = Balance/शेष	DR = Debit/नाश	ret/rtn = Return/वापसी
Capn = Capitalisation/पूंजीकरण	DOB = Date of Birth/जन्म तारीख	Rnd = Round off/पूर्णांकित
Chg/ch = Charge/प्रभार	eft = Electronic Fund Transfer/इलेक्ट्रॉनिक फंड ट्रांसफर	sb = Savings Bank/बचत बैंक
Chq = Cheque/चेक	Inop = Inoperative/निष्क्रिय	SC = Short Credit/शॉर्ट क्रेडिट
CIF = Customer Information File/ग्राहक सूचना फाइल	Ins = Insurance/बीमा	SI/So/SORD = Standing Instruction/स्थायी अनुदेश
Clos = Closure/समाप्ति	Int / In = Interest/ब्याज	S/D/W/H/o = Son/Daughter/Wife/Husband of/ सुपुत्र/ सुपुत्री/पत्नी/पति
Coll = Collection/समाहरण	lon/loan/कण	tr/trf/xfer = Transfer/अंतरण
Comm. = Commission/कमीशन	min = Minimum/न्यूनतम	txn = Transaction/लेनदेन
COR/CORR = Correction/संशोधन	os = Outstanding/बकाया राशि	Wdl = Withdrawal/आहरण
CR = Credit/जमा	P&T = Postal Charges/डाक प्रभार	*MOD bal = Total balance (SB+linked MOD a/c)/कुल जमा शेष (बचत बैंक + संलग्न खाता)

सलगनक - III



राज्यीय स्टेट  
STATE BANK OF INDIA

Branch: MATHURA CANTT.  
CIVIL LINES.

Code: 5716

Email: SBI.05716@SBI.CO.IN  
Phone No.: 2404094  
IFSC: SBIN0005716

Buss. Hrs: 10:00:00-16:00:00  
MICR: 281002009

Name: Dr. VIDUSHI SINGH  
S/D/W/o : OM PRAKASH  
QIF Number : 85092055596  
Account No.: 41189732910  
A/c Type : REGULAR SAVINGS BANK ACCOUNT  
Address : A 14 KADAMB VIHAR  
THANA REFINARY MATHURA 281001  
Phone No. :  
Email : vidu29singh@gmail.com  
D.O.B. (If Minor):  
PPG Number :

MOP: SINGLE  
A/c Opening Dt: 10/08/2022  
Nom Rec No: 000000037873058  
Customer's PAN: AXOPS8995H  
Date of Issue: 23/08/2022  
CONTINUATION  
Post Code: 206001  
Sr. Citz Flag:

STATE BANK OF INDIA  
MATHURA CANTT.  
23/08/22  
BRANCH MANAGER



DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
11.08.22	CASH DEPOSIT SELF AT 05716 MATHURA CANTT.			2100.00	2100.00Cr
22.08.22	MCC ISSUE Uncf Bal: 0.00 Clr Bal: 2046.90 Cr:+MOD BAL: 0.00		53.10		2046.90Cr
29.08.22	RTGS UTR NO: PSIBR52022082900749808 PSIB0000041 PARTAP SINGH			<u>390000.00</u>	392046.90Cr
01.09.22	BY CLEARING HDF 248240002-061895 281002009 Uncf Bal: 0.00 Clr Bal: 5392046.90 Cr:+MOD BAL: 0.00	61895		<u>5000000.00</u>	5392046.90Cr



DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
27.05.22	CASH WITHDRAWAL BY CHE PAID TO MANGAL SINGH AT 05716 MATHURA CANTT.	712417	40000.00		1087001.18Cr
27.05.22	CHEQUE TRANSFER TO 010158925024 OF Mrs. MIRA AT 06228 MATHURA REFINERY TOWNSHIP	712416	24371.00		1062630.18Cr
27.05.22	UPI/DR/214720762381/Add Mone/PYTH/add-mo 692603162093 AT 00125 LUCKNOW MAIN BRANCH		2000.00		1060630.18Cr
29.05.22	ACHDR NACH00000000057795 GROWW PAY SERV		1000.00		1059630.18Cr
01.06.22	NEFT RBI1522272305826			90275.00	1149905.18Cr

	RBIS06DUPEP MATHURA TREASURY				
03.06.22	INB Instamojo Technologies Pr 599571162094 AT 99922 INTERNET BANKING		47000.00		1102905.18Cr
06.06.22	CHE TRFR FROM 040307732199 OF Mr. PRATAP SINGH AT 50310 BADA BAKALA	737111		500023.60	1602928.78Cr
07.06.22	UPI/DR/215831374921/UTKARSH /SBIN/utkars 039414162093 AT 00125 LUCKNOW MAIN BRANCH		40000.00		1562928.78Cr
07.06.22	UPI/DR/215831397042/UTKARSH /SBIN/utkars 693966162092 AT 00125 LUCKNOW MAIN BRANCH		50000.00		1512928.78Cr



DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
	099603162098				
15.08.22	AT 00125 LUCKNOW MAIN BRANCH UPI/DR/222710052776/HARDIK /SBIN/hardik 099361162091		5000.00		2040015.98Cr
20.08.22	AT 00125 LUCKNOW MAIN BRANCH UPI/DR/223290903994/Paytm Bill/PYTH/bayb 692629162094		666.00		2039349.98Cr
21.08.22	AT 00125 LUCKNOW MAIN BRANCH UPI/DR/223337399593/UTKARSH /SBIN/utkars 695745162098		5000.00		2034349.98Cr
	AT 00125 LUCKNOW MAIN BRANCH				
21.08.22	UPI/DR/223337421420/HARDIK /SBIN/hardik 098122162091		5000.00		2029349.98Cr
	AT 00125 LUCKNOW MAIN BRANCH				
23.08.22	NEFT RB12362207520750 RBIS000UPEP MATHURA TREASURY			8267.00	2037616.98Cr
24.08.22	ACHDr NACH00000000057795 Groww Pay Serv		1000.00		2036616.98Cr
24.08.22	CHQ TRFR FROM 020249224305 OF Mr. PRATAP SINGH	167185		50000.00	2086616.98Cr
	AT 50310 BABA BAKALA				
25.08.22	ACHDr NACH00000000057795 Groww Pay Serv		1000.00		2085616.98Cr
25.08.22	INB LIFE INSURANCE CORPORATIO 694622162096		23593.16		2062023.82Cr
	AT 99922 INTERNET BANKING				



iv) **Products:**

HL+HR (Including Top Up and LAP)

v) **Enablers for the Campaign:**

a. Processing Fee Waiver:

Card Rate- Processing Fee – Home Loan, Top Up Loan & P-LAP	Proposed Processing Fee in Campaign
<b>For HL &amp; Top Up:</b> 0.35% of the loan amount, minimum Rs.2,000/- and maximum of Rs. 10,000/- plus applicable GST.	NIL
<b>For P-LAP:</b> 1% of the loan amount, maximum of Rs. 50,000/- plus applicable GST.	Flat Rs. 10,000/- plus applicable GST
Advocate & Valuer Fee- Actual expenses, will be collected from customer and realised separately as being done hitherto.	

b. Interest Rate for the Campaign Period (Oct - 22 to Jan – 23):

(i) Regular Home Loan including Flexipay, NRI, Non-salaried, Privilege / Shaurya, Apon Ghar						
CARD RATES (Term Loan)			REVISED RATES (Term Loan)			
CIBIL SCORE	EBR+Spread	Effective Rate	CIBIL SCORE	EBR+Spread	Effective Rate	Concession
> = 800	EBR+0 %	8.55%	> = 800	EBR - 0.15 %	8.40%	15 bps
750 - 799	EBR+0.10 %	8.65%	750 - 799	EBR - 0.15 %	8.40%	25 bps
700 - 749	EBR+0.20 %	8.75%	700 - 749	EBR+0	8.55%	20 bps
650 - 699	EBR+0.30 %	8.85%	650 - 699	No Change	8.85%	None
550 - 649	EBR+0.50 %	9.05%			9.05 %	
NTC/NO CIBIL/- 1	EBR+0.20 %	8.75%			8.75%	
<b>Floor Rate: 15 bps lower than EBR (i.e. 8.40 %), EBR at present-8.55%</b>						
The above rates are inclusive of 5bps concession available to women borrowers and 5 bps concession available for salary account holders for Privilege, Shaurya & Apon Ghar.						
Premium of 10 bps for loans up to 30 lacs for LTV >80% & < =90% shall continue to be charged hitherto.						

(ii) Top Up Loan

CARD RATES (Term Loan)	REVISED RATES (Term Loan)
------------------------	---------------------------

EMI for Rs. 25 lacs @ 8.50% for 15 years - Rs. 24618/-  
for 20 years - Rs. 21696/2

