

सामान्यतः प्रयोग किए जाने वाले संक्षेपाक्षर / GENERALLY USED ABBREVIATIONS

a/c = Account/खाता	Csh = Cash/नकदी	Pos = Point of Sale/पॉइंट ऑफ सेल
adj = Adjustment/समावोजन	dep = Deposit/जमा	Pr = Principal/मूलधन
Amnt = Amount/रशि	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/नामे	ret/rtn = Return/वापसी
Capn = Capitalisation/पूंजीकरण	DOB = Date of Birth/जन्म तिथि	Rnd = Round off/पूर्णांकित
Chg/ch = Charge/प्रभार	eft = Electronic	sb = Savings Bank/बचत बैंक
Chq = Cheque/चेक	Inop = Inoperati	SC = Short Credit/शॉर्ट क्रेडिट
CIF = Customer Information File/ग्राहक सूचना फाइल	Ins = Insurance/	SI/So/SORD = Standing Instruction/स्थायी अनुदेश
Clos = Closure/समाप्ति	Int / In = interes	S/D/W/H/o = Son/Daughter/Wife/Husband of/ सुपुत्र/ सुपुत्री/पत्नी/पति
Coll = Collection/समाह्वय	Ion/loan/ऋण	tr/trf/xfer = Transfer/अंतरण
Comm. = Commission/कमीशन	min = Minimum	txn = Transaction/लेनदेन
COR/CORR = Correction/संशोधन	os = Outstandi	Wdl = Withdrawal/आहरण
CR = Credit/ऋण	P&T = Postal Ch	+MOD bal = Total balance (SB+linked MOD a/c)/कुल जमा शेष (बचत बैंक + सहकारी खाता)

संलग्नक - 6/1



भारतीय स्टेट बैंक
STATE BANK OF INDIA

Med 178869
2/12/2023



Photo copy of Passbook
Salary Bank A/C No - 3233694170
SBI Pratapgarh



PPO Number :

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANC
19.08.23	NEFT RB12322333714934 RBISOGUPEP PRATAPGARH TREAS			4175.00	2555534.360
01.09.23	ITDTAX REFUND 2023-24 AMKPS9717Q			1500.00	2557034.360
01.09.23	CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	86910	110000.00		2447034.360
01.09.23	NEFT RB12452362260513 RBISOGUPEP PRATAPGARH TREAS			195417.00	2642451.360
✓ 04.09.23	NEFT RB12482369415138 RBISOGUPEP PRATAPGARH TREAS			1695072.00	4337523.360

"Annexure of Page of SUI JPC"

3.34 00:00 00:00

Passbook S.N. (8)

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मनीष

संलग्नक-6/3

सामान्यतः प्रयोग किए जाने वाले संक्षेपाक्षर / GENERALLY USED ABBREVIATIONS

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 dish/dsh = Dishonor/अस्वीकृत
 DR = Debit/नले
 DOB = Date of Birth/जन्म तारीख
 eft = Electronic Fund Transfer/इलेक्ट्रॉनिक फंड ट्रांसफर
 Inop = Inoperative/अकार्यक्षम
 Ins = Insurance/बीमा
 Int / In = interest/ब्याज
 Ion/loan/ऋण
 min = Minimum/न्यूनतम
 os = Outstanding/अदा
 P&T = Postal Charge/पोस्टल चार्ज



Pos = Point of Sale/पॉइंट ऑफ सेल
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 SI/So/SORD = Standing Instruction/स्थायी अनुदेश
 S/O/W/H/o = Son/Daughter/Wife/Husband of/ सुपुत्र/ सुपुत्री/पत्नी/पति
 tr/trn/transfer = Transfer/अंतरण
 txn = Transaction/लेनदेन
 Wdl = Withdrawal/आहरण
 *MOD bal = Total balance (SB+linked MOD a/c)/कुल जमा शेष (बचत बैंक + सहजकर्ता खाता)



भारतीय स्टेट बैंक
STATE BANK OF INDIA

Branch: PRATAPGARH
MUTCHERY ROAD

Code: 497

Email: sbi.001@sbi.co.in
 Phone No.: 496
 IFSC: SBIN00497

Bus. Hrs: 10:00:00 - 16:00:00
 MICR: 230902901

Name: Mr. HARVINDER SINGH
 S/O/W/o: KAPDEWAK
 A/c Number: 32336941701
 Account No.: 32336941701
 A/c Type: SB SBSP PLATINUM
 Address: ANKAIYA ANAS NO.-3-10
 JUDGES COLONY
 PRATAPGARH, U.P. PIN-230001
 Phone No.:
 Email:
 M-Code (if any):
 YPC Number:

New it's cool
97/06/2024

MOP: SINGLE
 A/c Opening Dt: 12/09/2012
 Nom Reg No: 000000048754176
 Customer's PAN: ANKPS9712G
 Date of Issue: 21/12/2023
 CONTINUATION

BRANCH MANAGER

Photo copy of salary Bank Account
 Pass Book A/c No - 32336941701
 SBI Pratapgarh

[Signature]

PRO Number

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
01.03.24	CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	86919	130000.00		4126038.36Cr
02.03.24	NEFT RB10632419506363 RBISOGOUPEP PRATAPGARH TREAS			135204.00	4261242.36Cr
25.03.24	INTEREST CREDIT			28553.00	4289795.36Cr
30.03.24	NEFT RB10912478375829 RBISOGOUPEP PRATAPGARH TREAS			3129477.00	7419272.36Cr
31.03.24	NEFT RB10922479541332 RBISOGOUPEP PRATAPGARH TREAS			284301.00	7703573.36Cr
				<i>Annex of Allowance of SNJPC</i>	
				<i>Annex of Allowance of SNJPC</i>	
31.03.24	RBISOGOUPEP PRATAPGARH TREAS NEFT RB10922480035398 RBISOGOUPEP PRATAPGARH TREAS			40495.00	7790618.36Cr
31.03.24	NEFT RB10922480150020 RBISOGOUPEP PRATAPGARH TREAS			180000.00	7950618.36Cr
03.04.24	CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	86920	160000.00		7790618.36Cr
Uncl Bal: 0.00 Clr Bal: 7790618.36 Cr; +MOD BAL: 0.00					

सामान्यतः प्रयोग किए जाने वाले संक्षेपाक्षर / GENERALLY USED ABBREVIATIONS

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Amt = Amount/राशि	Dft = Draft/ड्राफ्ट	proc = Processing Charge/प्रक्रिया प्रभार
Ar = Arrear/बकायराशि	dish/dsh = Dishonor/अस्वीकृत	rd = Recurring Deposit/आवर्ती जमा
bal = Balance/शेष	DR = Debit/नामे	ret/rtn = Return/वापसी
Capn = Capitalisation/पूँजीकरण	DOB = Date of Birth/जन्म तारीख	Rnd = Round off/पूर्णांकित
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भारतीय स्टेट बैंक Branch: PRATAPGARH Code: 157
STATE BANK OF INDIA KUTCHERY ROAD

Email: sbi.00157@sbi.co.in
Phone No.: 297490 Buss. Hrs: 10:00:00-16:00:00
IFSC: SBIN0000157 MICR: 230002001

Name: Mr. HARVINDRA SINGH
S/D/H/o : RAMSEWAK
CIF Number : 86335257323
Account No.: 32336941701
A/c Type : SB SGSP PLATINUM
Address : RAJKIYA AWAS NO.-J-10
JUDGES COLONY
PRATAPGARH, U.P. PIN-230001
Phone No. :
Email :
D.O.B. (If Minor):

MOP: SINGLE
A/c Opening Dt: 17/05/2012
Nom Reg No: 0000000048754176
Customer's PAN: AMKPS9717Q
Date of Issue: 27/06/2024
CONTINUATION



Photo copy of salary Account
Pass Book A/c No - 32336941701
of SBI Pratapgarh

PPO Number :

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
27.06.24	CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	548084	125000.00		8065141.36Cr
01.07.24	NEFT RBI1832461572786 RBISOGOUPEP			220690.00	8285831.36Cr
02.07.24	PRATAPGARH TREAS CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	548088	120000.00		8165831.36Cr
03.07.24	Cha No. 548085 IDB AADRIKA INFRA CON P	548085	50000.00		8115831.36Cr
Uncl Bal: 0.00 Clr Bal: 8115831.36 Cr;+MOD BAL: 0.00					

Paid by cheque
at the time of Agreement to
sale.

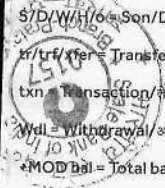
Total Balance

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 Ar = Arrear/बकायाराशि
 bal = Balance/शेष
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 Ion/loan/ऋण
 min = Minimum/न्यून
 os = Outstanding/र
 P&T = Postal Char

Pos = Point of Sale/पॉइंट ऑफ सेल
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 ret/rtn = Return/वापसी
 Rnd = Round off/पूर्णांकित
 sb = Savings Bank/बचत बैंक
 SC = Short Credit/शॉर्ट क्रेडिट
 SI/So/SORD = Standing Instruction/स्थायी अनुदेश
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 Wd = Withdrawal/आहरण
 MOD Bal = Total balance (SB+linked MOD a/c)/कुल जमा शेष (बचत बैंक + सहवर्ती खाता)

6/7



भारतीय स्टेट बैंक Branch: PRATAPGARH
 STATE BANK OF INDIA BUTCHERY ROAD

Code: 157

Email: sbi.00157@sbi.co.in
 Phone No.: 297490
 IFSC: SBIN0000157

Buss. Hrs: 10:00:00-16:00:00
 MICR: 230002001

Name: Mr. HARVINDRA SINGH
 S/D/H/o : RAMSEWAK
 CIF Number : 86335257323
 Account No.: 32336941701
 A/c Type : SB SGSP PLATINUM
 Address : RAJKIYA AWAS NO.-J-10
 JUDGES COLONY
 PRATAPGARH, U.P. PIN-230001
 Phone No. :
 Email
 D.O.B. (If Minor):

MOP: SINGLE
 A/c Opening Dt: 17/05/2012
 Nom Reg No: 000000048754176
 Customer's PAN: AMKPS9717Q
 Date of Issue: 27/06/2024
 CONTINUATION



Photo copy of salary Bank Account
 Pass book A/c No - 32336941701 of
 SBI Prapatgarh

(Handwritten signature)

PPO Number :

6/2

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANC
27.06.24	CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	548084	125000.00		8065141.36
01.07.24	NEFT RBI1832461572786 RBISOGUPEP			220690.00	8285831.36
02.07.24	PRATAPGARH TREAS CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	548088	120000.00		8165831.36
03.07.24	Chq No. 548085 IDB AADRIKA INFRA CON P	548085	50000.00		8115831.36
Uncl Bal: 0.00 Clr Bal: 8115831.36 Cr;+MOD BAL: 0.00					
				<u>Total</u>	<u>Balance</u>

*Paid By cheque At the
time of Agreement to
sale*

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
12.07.24	CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	548089	170000.00		7945831.36Cr
22.07.24	PROCESSING FEE DEBIT TO SAVING ACCOUNT 043177133949 OF Mr. HARVINDRA SINGH AT 10319 RACPC AGRA		4130.00		7941701.36Cr
22.07.24	IMPS MOB NO: 4204171827 ACCT NO: hsb-XX eCHQ:MAP000134706323			1.00	7941702.36Cr
23.07.24	Chq No. 548094 IDB AADRIKA INFRA CON P	548094	5230000.00		2711702.36Cr
23.07.24	CERSAI FEE 043177133949 OF Mr. HARVINDRA SINGH AT 10319 RACPC AGRA		118.00		2711584.36Cr
23.07.24	RTGS UTR NO: SBINR52024072337305832 HDFC0001267 HDFC BANK LTD. STOCK HOLDING CORPORATION OF INDIA	548091	490000.00		2221584.36Cr
23.07.24	CRN 24072200574645 ,CHQ 548090	548090	70000.00		2151584.36Cr
23.07.24	SBILF RINN SBILF10319202420542155411		39089.00	TDS	2112495.36Cr
24.07.24	IMPS MOB NO: 4206086487 ACCT NO: kmb-XX eCHQ:MAJ000125862781			1.00	2112496.36Cr
24.07.24	OTHER 54196 TIR AND VALUATION FEES	548086	4360.00		2108136.36Cr
25.07.24	CASH WITHDRAWAL BY CHQ	548095	120000.00		1988136.36Cr
Uncl Bal: 000001571rPBATAPG					1988136.36 Cr; +MOD BAL: 0.00

श्रीवत्सल - 7/11

भारतीय स्टेट बैंक
State Bank Of India

(00157) - PRATAPGARH
KUTCHERY ROAD PRATAPGARH
U.P. 230001
Tel. 5342-297490 Fax: IFS Code: SBIN0000157

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY
0 1 0 7 2 0 2 4
D D M M Y Y Y Y
1w38j3

या धारक को OR BEARER

PAY " कैसर आदिका इन्फोकॉम डाइजिटल सिस्टिम्स
रुपये RUPEES पचास हजार रुपये मात्र /-

अदा करें ₹ 50000/-

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

02/01/2024
बैं. सं.
A/C No. 32336941701

10714963323

SAVINGS A/C

PREFIX:
1516000008

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



MR. HARVINDRA SINGH
Please sign above

⑈ 548085⑈ 23000200⑈ 024879⑈ 31

शेअर्स - 7/2

Book No. 13

Receipt No. 633

AADRIKA INFRACON (P) LTD.
6/231, Bheron Bazar, Belanganj, Agra

Dated 01.07.2024

RECEIVED From Shri Harvinder Singh

Rupees (in Words) Fifty Two thousand only

By Cash/Cheque/Draft No. 548085

Dated 01.07.2024 of S.B.I. Pratap Grah

On account of A-7E (unit No 103) in Building 487

Regd. No. DLA-RS 47619-00 + GSTSR 2381-00

Rs. 50000/-

[Signature]
Mg. Director

Accounts Officer

सेलंक 8/1

भारतीय स्टेट बैंक
State Bank Of India

(00157) - PRATAPGARH
KUTCHERY ROAD PRATAPGARH
U.P. 230001
Tel: 5342-297490 Fax: IFS Code: SBIN0000157

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY

22072024
D D M M Y Y Y Y

5sEvYY

या धारक को OR BEAREF

PAY AADRIKA INFRACON PVT. LTD.

रुपये RUPEES Fifty Two Lac Thirty Thousand only/-

अदा करें

₹ 52,30,000/-

02/01/2024

खा. सं.
A/c No.

32336941701

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

10714963323

SAVINGS A/C

PREFIX:
1516000008

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

Mr. HARVINDRA SING
Please sign above

⑈ 548094 ⑈ 23000 200 ⑈ 0 248 79 ⑈ 3 ⑈

Book No. 13

Receipt No. 635

AADRIKA INFRACON (P) LTD.

6/231, Bheron Bazar, Belanganj, Agra

RECEIVED From Shri Harvindra Singh

Dated 22-07-24

Rupees (In Words) Fifty Two Lacs Twenty Thousand only

By Cash/Cheque /Draft No. 518094

Dated 22.07.24 of Sisi Patel garh.

On account of A-72 / unit no 103? window RST.

Regd. No. 4980952 + GST No. RS 24904R-0

Rs. 52,30,000/-

Cashier



Mg. Director



Accounts Officer

भारतीय स्टेट बैंक
State Bank Of India

(00157) - PRATAPOGARH
KUTICHERY ROAD PRATAPOGARH
U.P. 225201
TIN: 5342 287450 FAX: IFS CODE: SBIN0000157

22/07/2014
D D M M Y Y Y Y

AC No. 1071A961123
PAY Yourself for Income Tax

दुसरे रुपये शहर एगार रुपये मात्र/-

शुद्ध रु० ₹ 70000/-

VALID UP TO 418 LAKH AT SOME BANKS BRANCHES FOR NON-CASH TRANSACTION ONLY

अ/c नं.
A/C No. 32336941701

SAVINGS A/C

PREFIX:
151600000

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

548090# 230002001# 024879# 31

Harvindra Singh

MR. HARVINDRA SINGH
Please sign across

50LV23
शु धारक को OR BEARER

शुद्ध रु० 9/11

Challan-cum-statement of deduction of tax under section 194-IA (Form 26QB)



Acknowledgement Number: AL07561282
Challan Identification Number (CIN): 24072200574645SBIN
Date of e-Filing: 23-Jul-2024
PAN: AMKPS9717Q

Payment Details			
Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2025-26	2024-25	Corporation Tax (0020)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Cheque	State Bank Of India

Buyer Details			
Name	PAN		Category of PAN
HARVINDRA SINGH	AMKPS9717Q		Individual
Mobile Number	Email ID	Whether more than one Buyer	Aadhaar Number
+91 9568706850	mathuragsttds@gmail.com	No	XXXX XXXX 8894
Address Details			
Civil Court, Pratapgarh, Pratapgarh H.O, PRATAPGARH, Uttar Pradesh, INDIA, 230001			

Seller Details			
Name	PAN		Category of PAN
AADRIKA INFRACON PRIVATE LIMITED	AAICA0207G		Company
Mobile Number	Email ID	Whether more than one Seller	
+91 9456239829	KAVERIGROUPS18@GMAIL.COM	Yes	
Address Details			
6/231, BAHIRON BAZAR BELANGANJ, AGRA, Agra, Agra Fort H.O, AGRA, Uttar Pradesh, INDIA, 282003			

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
BUILDING	01-Jul-2024	₹ 70,00,000	103 ARYA'S 72 APARTMENT, MAUJA MOHAMMADPUR, Agra, Sikandra S.O (Agra), AGRA, Uttar Pradesh, INDIA, 282007
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	22-Jul-2024	22-Jul-2024	₹ 70,00,000
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	No	₹ 4,90,000	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 70,00,000
TDS Amount	₹ 70,000
(a) Basic Tax	₹ 70,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 70,000
In words	Rupees seventy thousand Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

सलानक-9/4



INCOME TAX DEPARTMENT

Challan Receipt

e-Filing Anywhere Anytime
Income Tax Department, Government of India

PAN	: AMKPS9717Q
Name	: HARVINDRA SINGH
Assessment Year	: 2025-26
Financial Year	: 2024-25
Major Head	: Corporation Tax (0020)
Minor Head	: TDS on Sale of Property (800)
Amount (in Rs.)	: ₹ 70,000
Amount (in words)	: Rupees Seventy Thousand Only
CIN	: 24072200574645SBIN
Acknowledgement Number	: AL07561282
Mode of Payment	: Pay at Bank Counter
Bank Name	: State Bank Of India
Bank Reference Number	: 90047100SBIN
Date of Deposit	: 23-Jul-2024
BSR code	: 0002271
Challan No	: 85604
Tender Date	: 23/07/2024

Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 70,00,000
TDS Amount	₹ 70,000
A Basic Tax	₹ 70,000
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 70,000
Total (In Words)	Rupees Seventy Thousand Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



संलग्नक-9/5

Book No. 13

Receipt No. 637

AADRIKA INFRACON (P) LTD.

6/231, Bheron Bazar, Belanganj, Agra

Dated 23-07-2024

RECEIVED From Shri Harvinder Singh

Rupees (In Words) Seventy Thousand only

By Cash/Cheque /Draft No. TDS

Dated 23/7/24 of the Bank

On account of A-72, (unit no 103) including GST.

Regd. No. Deposit Rs 66667.00 + GST 5% Rs 3333.20 (-) TDS Rs 7000/-

Rs. 70,000/-

Cashier

Mg. Director

Accounts Officer

21/07/2019
2019/07/21
21/07/2019 - 10/11

State Bank of India
Issuing Branch RASMECCO AGRA
A/c Payee's Only
Tel No. 0562-2265392

बैंकर्स चेक
BANKERS CHEQUE

Key CHELIN
Sr. No: 353741

2	2	0	7	2	0	2	4
D	D	M	M	Y	Y	Y	Y

के वॉर्ड्स आदेश पर
OR ORDER

प्राप्त्यं RUPEES Twenty Lakh Only

अंश करें ₹

2000000.00

श्री शक्ति रेट बैंक
FOR STATE BANK OF INDIA

IOI 000550674715
Name of Applicant HARVINDRA SINGH

Key CHELIN Sr. No: 353741
AMOUNT BELOW 2000000 (10/7)

अंतरांतरणीय / NOT TRANSFERABLE

Deputy Manager
S.S.-K-153159

Nitendra Kumar
Branch Manager
R-151926

674715 0000020000 000550 15

संलग्नक - 10/2

Book No. 13

Receipt No. 638

AADRIKA INFRACON (P) LTD.

6/231, Bheron Bazar, Belanganj, Agra

Dated 26-07-2024

RECEIVED From Shri Harvindra Singh

Rupees (In Words) Twenty Lac only

By Cash/Cheque /Draft No. 674715

Dated 22/07/24 of SBI RASMECC AGR

On account of A-72, (Unit no. 103) including GST.

Regd. No. DEPOSIT RS 19,04,762.20 + GST 5% RS 95,238.20

Rs. 20,00,000/-

Cashier 

Mg. Director

Accounts Officer



FINAL SANCTION LETTER

STATE BANK OF INDIA,
RACPC AGRA,
SBI RACPC MAIN BRANCH,
COMPOUND CHHIPITOL,
AGRA,
AGRA,
AGRA,
AGRA,
UTTAR PRADESH, PIN- 282001

To

1) Mr.Harvindra Singh

Address: RAJKIYA AWAS NO.-J-10,
JUDGES COLONY, DAHILAMAU,
PRATAPGARH, PRATAPGARH,
UTTAR PRADESH,
PIN- 230001

Ref. No.:SBI/RACPC/
Proposal ID: 501240701022345

Date: 17/07/2024

Madam/Dear Sir,

SBI HOME LOAN- HOME LOAN

Term Loan of ₹ 20,00,000.00

Further to the Financial Sanction Letter dated 16/07/2024 issued by us, we are pleased to advise you that the loan has been sanctioned for the property as described below :

Property Address:

FLAT NO. 103, FIRST FLOOR,ARYAS 72, KHASRA NO. 177,AGRA, UTTAR PRADESH, PIN- 282007

We, therefore, request you to please execute the documents at the earliest convenience.

Validity of this letter will be 3 months from the data of issue. If no amount is disbursed during the validity period, you will be required to seek fresh sanction.

The contact detail of Documentation Officer are as under:

1. Name and contact details of documentation officer
(In case of Non-BPR Centre- Credit Officer)

Name: Nitendra Kumar, Mobile: 9897124348, eMail: NITENDRA.KUMAR@SBI.CO.IN

Assuring of our best service, we remain.

Yours faithfully,

DIGITAL AUTHENTICATION -LOG

(This is a digitally authenticated document and does not need a signature)

Name	EktaSingh
PF Index	5165814
Designation	Chief Manager
Date & Time of Digital Authentication	17/07/2024 16:16:38



ARRANGEMENT LETTER

HOME LOAN - HL FOR INDIVIDUALS

STATE BANK OF INDIA
RACPC AGRA,
SBI RACPC MAIN BRANCH,
COMPOUND CHHIPITOL,
AGRA,
AGRA,
AGRA,
AGRA,
UTTAR PRADESH, PIN- 282001

To

1) Mr. Harvindra Singh
RAJKIYA AWAS NO.-J-10,
JUDGES COLONY, DAHILAMAU,
PRATAPGARH, PRATAPGARH,
UTTAR PRADESH,
PIN- 230001

Reference No.

Date: 22/7/2024

Madam/Dear Sir,

HOME LOAN FOR INDIVIDUALS: ₹ 20,00,000.00

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 01/07/2024, we have decided to sanction a Home Loan limit of ₹ 20,00,000.00 (Rupees twenty lakh only) to you, on the following terms and conditions.

2. Purpose:

- (i) The loan is sanctioned to you for the purpose of **Purchase Of New House / Flat** (hereinafter referred to as the 'project') as described below-

Property Address : FLAT NO. 103, FIRST FLOOR, ARYAS 72, KHASRA NO. 177, MAUZA MOHAMMADPUR, SHASTRIPURAM, AGRA, UTTAR PRADESH, PIN-282007

3. Margin: 72.79% of the total cost of the project.

3.a Margin Amount: ₹ 53,50,000.00

4. INTEREST RATE: 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	
Present Repo Rate (a)	6.50%
Common Spread (b)	2.65%
External Benchmark Rate (EBR) c=a+b	9.15%

(Signature)



Specific Spread for Product/ Borrower	Credit Risk Premium (d)	0.43%
	Women Concession (e)	0.00%
	LTV Premium (f)	0.00%
	Business Strategy Premium (BSP) (g)	0.00%
	Business Strategy Discount (BSD) (h)	0.88%
Effective Rate [c+(d)-(e)+(f)+(g)-(h)]		8.70%

The present effective rate of interest being 8.70% 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 88 bps, in the spread, is being offered to you and as a result, the present effective interest rate applicable will be 8.70%, 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 ₹ 30,333.00 commencing from 21/08/2024. 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.

6 SHAURYA FLEXI HOME LOAN (Wherever applicable):

You will have to execute any of the following option, at the time of superannuation from the Armed Force Services.

- To make a bulk partial repayment of the Home Loan Outstanding at the time of Superannuation, so as to reduce the monthly repayment obligation to match the pensionable income.
- To continue with the existing arrangement of Monthly Repayment obligation until liquidation of the loan, without making any additional repayment at the time of Superannuation, subject to satisfactory source of income, post superannuation.

7. Penal Charge in case of default:

For Home Loans above ₹ 25000/-, if the irregularity for any reason, including a bounced cheque/NACH/SI exceeds EMI or Instalment amount, for a period of one month, then penal charge will be recovered @2% p.a applied on overdue amount on a monthly basis for completed months. If the account is regularized on any date of the month, no penal charges will be applied of default. 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).

7a. Penal Charge in case of non-compliance to Agreed Term and Conditions-

In case valid mortgage is not created by the borrower (s) in favour of the Bank for any reasons within 60 days of execution of Sale Deed, or the issue of possession letter by builder, whichever is earlier, penal charge will be recovered @2% p.a, applied on entire outstanding on a monthly basis for completed months.

8. Pre-closure / Pre-Payment Charges:

- Floating Rate Loans:** No prepayment charge

9. Security:

The loan will be secured by:

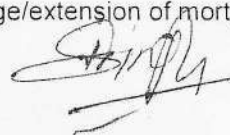
a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at **FLAT NO. 103, FIRST FLOOR, ARYAS 72, KHASRA NO. 177, MAUZA MOHAMMADPUR, SHASTRIPURAM, AGRA, UTTAR PRADESH, PIN-282007** for which the loan has been sanctioned, valued at ₹ 95,60,000.00 belonging to **Mr. Harvindra Singh S/O D/O W/O RAMSEWAK** {Borrower(s)} in favour of the Bank.

b) Third Party Guarantee of

.....

.....

c) Collateral Security: Equitable / Registered mortgage/extension of mortgage of land and building / flat details are as below



Details of Immovable Collateral

Type of Collateral	Situated At	Owned By	Collateral Value
--------------------	-------------	----------	------------------

d) Liquid Collateral: Term Deposit / NSCs/ KVPs/ Life Insurance policies /Govt. Promissory Notes /Others, details are as below

Details of Liquid Collateral

Nature of Specified Security (TD/NSC/KVP/LIC, Etc.)	Owned By	Collateral Value	Type of Charge (Proposed)
---	----------	------------------	---------------------------

10. 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.

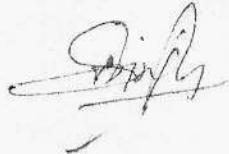
11. Insurance: The house/flat shall be insured comprehensively for the market value covering fire, flood, etc in the name of the Borrower(s) and the Charge of Bank noted in the Policy along with the Loan Account Number. Cost of the same shall be borne by the borrower(s). The borrower(s) shall always be responsible to ensure that the insurance policy in respect of the hypothecated / mortgaged assets remain valid till all the dues of the Bank are repaid and to keep such insurance policy renewed and remains in force during the tenor of Loan. 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 / mortgaged assets by debiting the borrower's account for failure of the borrower(s) to renew such insurance policy.

12. MORTGAGE GUARANTEE COVER FROM IMGC (strike off, if not applicable) As you have opted for IMGC mortgage guarantee cover, the Mortgage Guarantee Fee in connection with the loan shall be borne by you. The Mortgage guarantee shall be governed by the terms and conditions of the master guarantee between IMGC and the Bank and the deed of Mortgage Guarantee issued by IMGC in favour of the bank, to which you shall adhere by executing Letter of adherence. IMGC officials will have the right to severally review the loan application and other supporting documents. IMGC officials might ask for additional data, if considered necessary.

Repayment obligations under the housing loan will continue as per the terms of the housing loan. Neither the issuance of the Mortgage Guarantee nor payment by IMGC under the Mortgage Guarantee shall dilute, set off, adjust, settle, compromise, reduce pay or in any manner impact your payment obligations under the housing loan. Any payment made by IMGC under the Mortgage guarantee shall not absolve you from making any payment under the loan agreement

13. For loans under SBI Realty scheme for acquiring residential plots

I/We undertake to construct the house on the plot financed by the Bank and submit the completion certificate within a period of 3 years (5 years where extension has been approved by competent authority) from the date of first disbursement of the loan by the Bank. In case of my/our failure to construct the house and/or non-submission of completion certificate within the stipulated period from the date of first disbursement, the Realty Loan will become due for repayment immediately and the Bank reserves the right to initiate legal proceedings to recover the Loan Amount.





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

15. Processing Fee:

You will be required to pay a processing fee of ₹ 4,130.00 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.

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

17. Pre-EMI interest: Interest to be served during the moratorium period. Please tender SI/ ECS/NACH mandates for servicing of the amount of pre-EMI interest applied per month during the moratorium period.

18. Disbursement:

The loan will be disbursed only on the following conditions:

- a) Title of the property (ies) 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&Undertakings
 - (iii) Any other documents, as specified
- c) The loan will be disbursed as under: (applicable where loans for construction is desired or purchase is through payment in instalments)

Disbursement Schedule:

Construction Stages	Description	Amount(₹)
Completed		₹ 20,00,000.00
		Total: ₹ 20,00,000.00

d. You will have to bring in proportionate margin at each stage of disbursement.

Disbursement will be made in favour of the seller/builder from whom you are buying the property funded through this loan, or in favour of the Financial Institution from where your loan is being taken over

19. In case of Loan for construction of house:

Borrower(s) shall not violate the sanctioned plan, construction shall be strictly as per the sanctioned



plan and it shall be the sole responsibility of the borrower(s) to submit completion certificate within 3 months of completion of construction, failing which the Bank shall have the power and the authority to recall the entire loan with interest, costs and other usual Bank charges.

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

21. 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.

22. 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. A fees of 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 the , change in RBI's REPO RATE, and as a result the effective rate may vary.

23. **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.

24. 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.

25. The Borrower(s) 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)

26. 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. Harvindra Singh S/O D/O W/O **RAMSEWAK**
RAJKIYA AWAS NO.-J-10, JUDGES COLONY, DAHILAMAU, PRATAPGARH, PRATAPGARH,
UTTAR PRADESH, PIN- 230001

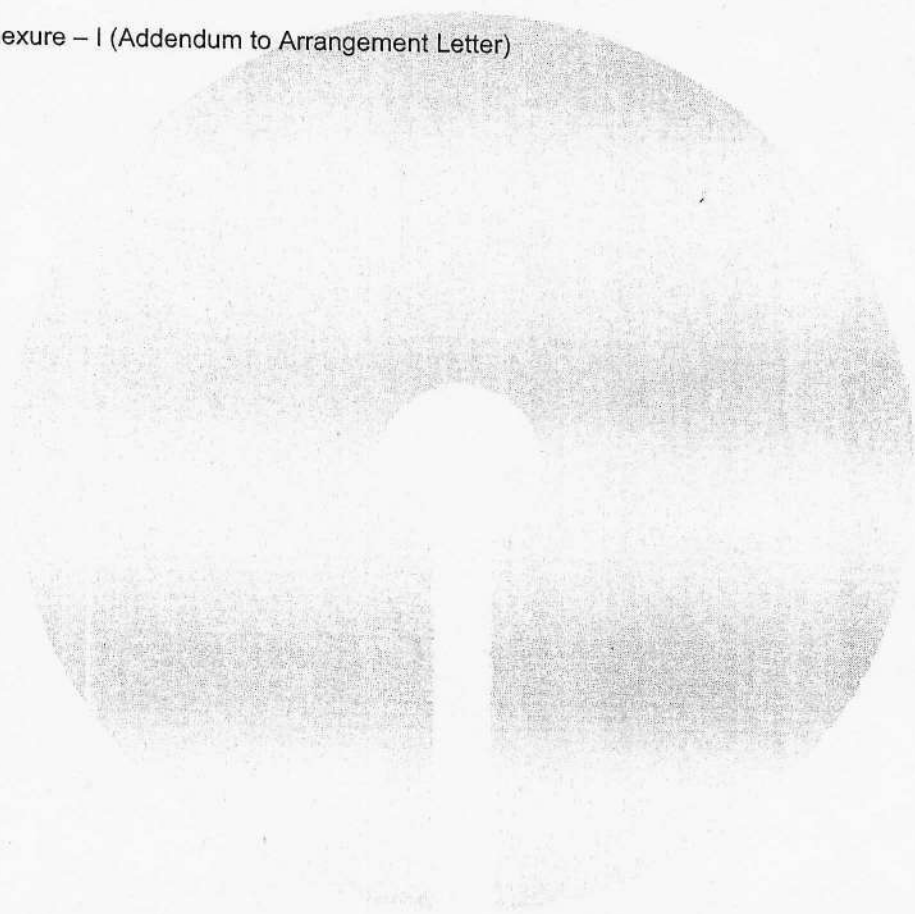
(Signature)

(Borrower)

Date: 22/7/2024

Place: Agra

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



संलग्नक - 11/9



भारतीय स्टेट बैंक
State Bank of India

E-Mail : sbi.15446@sbi.co.in

59-61/4 Sanjay Place
Agra (U.P.)
Pin - 282002

शाखा कोड : 15446 Branch Code : 15446

09.08.2024

प्रमाण पत्र

प्रमाणित किया जाता है कि श्री हरविन्द सिंह S/o श्री रामसेवक वर्तमान पता राजकीय आवास संख्या जे-10, जजेज कॉलोनी, दहिलानऊ, प्रतापगढ़, उत्तर प्रदेश ने दिनांक 22.07.2024 को फ्लॉट नं. 103 फर्स्ट फ्लोर आर्या 72, खसरा संख्या 177 (मिंजुमला) मौज़ा मोहम्मदपुर, शास्त्रीपुरम आगरा उत्तर प्रदेश के लिए रु 20.00 लाख (रु बीस लाख मात्र) का गृह ऋण हमारी बैंक शाखा भारतीय स्टेट बैंक संजय प्लेस आगरा से प्राप्त किया। जिसका होम ऋण खाता संख्या 43177133949 है एवं प्रति माह किस्त रु 30,333 है तथा ऋण की अवधि 90 माह है।

शाखा प्रबन्धक
संजय प्लेस आगरा



MINOR 5902407933
7305839



COUNTERFOIL

STATE BANK OF INDIA

Branch -

Date: 23/7/24

Received From

By Cheque/ Transfer for RTGS

On

Bank: S.B.I. PRATHAPARRH

Branch: PRATHAPARRH

Favouring

A/c No. 3233 6961701

Amount Rs. 4,90,000/-

Bank's Charges State Bank of India

Total Rs. 4,90,000/-

(Rupees)

State Bank of India
Prathaparrh (0457)
23 JUL 2024
Vivek Prathap Singh PF ID: 6590789

2405095-12/1

सामान्यतः प्रयोग किए जाने वाले संक्षेपक्षर / GENERALLY USED ABBREVIATIONS

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/रशि	Dft = Draft/ड्राफ्ट	proc = Processing Charge/प्रक्रिया प्रभार
Ar = Arrear/बकायाशशि	dish/dsh = Dishonor/अस्वीकृत	rd = Recurring Deposit/आवर्ती जमा
bal = Balance/सेप	DR = Debit/गाने	ret/rtn = Return/वापसी
Capn = Capitalisation/पूंजीकरण	DOB = Date of Birth/जन्म तारीख	Rnd = Round off/पूर्णांकित
Chg/ch = Charge/प्रभार	eft = Electronic Fund	sb = Savings Bank/संचत बैंक
Chq = Cheque/चेक	Inop = Inoperative/निष्प्रभाव	SC = Short Credit/छोटा क्रेडिट
CIF = Customer Information File/ग्राहक सूचना फाइल	Ins = Insurance/बीमा	SI/So/SORD = Standing Instruction/स्थायी अनुदेश
Clos = Closure/समाप्ती	Int / In = interest/ब्याज	S/D/W/H/o = Son/Daughter/Wife/Husband of/ सुपुत्र/ सुपुत्री/पत्नी/पति
Coll = Collection/समाह्वय	lon/loan/ऋण	trf/xf = Transfer/अंतरण
Comm. = Commission/कमीशन	min = Minimum/न्यून	txn = Transaction/संवदेन
COR/CORR = Correction/संशोधन	os = Outstanding/बाकी	Wd = Withdrawal/आहरण
CR = Credit/जमा	P&T = Postal Charge	MOD bal = Total balance (SB+linked MOD a/c)/कूल जमा सेप (संचत बैंक + सहबन्धी खाता)



भारतीय स्टेट बैंक Branch: PRATAPGARH Code: 157
STATE BANK OF INDIA KUTCHERY ROAD

Email: sbi.00157@sbi.co.in
Phone No.: 297490
IFSC: SBIN0000157

Buss. Hrs: 10:00:00-16:00:00
MICR: 230002001

Name: Mr. HARVINDRA SINGH
S/D/H/o : RAMSEWAK
CIF Number : 86335257323
Account No.: 32336941701
A/c Type : SB SGSP PLATINUM
Address : RAJKIYA AWAS NO.-J-10
JUDGES COLONY
PRATAPGARH, U.P. PIN-230001
Phone No. :
Email
D.O.B. (If Minor):

MOP: SINGLE
A/c Opening Dt: 17/05/2012
Nom Reg No: 0000000048754176
Customer's PAN: AMKPS9717Q
Date of Issue: 27/06/2024
CONTINUATION



Photo copy of Passbook
Salary account No 32336941701
SBH Pratapgarh

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
12.07.24	CASH WITHDRAWAL BY CHQ AT 00157 PRATAPGARH	548089	170000.00		7945831.36Cr
22.07.24	PROCESSING FEE DEBIT TO SAVING ACCOUNT 043177133949 OF Mr. HARVINDRA SINGH AT 10319 RACPC AGRA		4130.00		7941701.36Cr
22.07.24	IMPS MOB NO: 4204171827 ACCT NO: hsb-XX eCHQ:MAPO00134706323			1.00	7941702.36Cr
23.07.24	Chq No. 548094 IDB AADRIKA INFRA CON P	548094	5230000.00		2711702.36Cr
23.07.24	CERSAI FEE 043177133949 OF Mr. HARVINDRA SINGH AT 10319 RACPC AGRA		118.00		2711584.36Cr
23.07.24	RTGS UTR NO: SBINR52024072337305832 HDFC0001267 HDFC BANK LTD. STOCK HOLDING CORPORATION OF INDIA	548091	490000.00		2221584.36Cr
23.07.24	CRN 24072200574645 ,CHQ 548090	548090	70000.00		2151584.36Cr
23.07.24	SBILF RINN SBILF10319202420542155411		39089.00		2112495.36Cr
24.07.24	IMPS MOB NO: 4206086487 ACCT NO: kmb-XX eCHQ:MAJ000125862781			1.00	2112496.36Cr
24.07.24	OTHER 54196 TIR AND VALUATION FEES	548086	4360.00		2108136.36Cr
25.07.24	CASH WITHDRAMAL BY CHQ	548095	120000.00		1988136.36Cr
Uncl Bal: 000001571 PRATAPGARH					1988136.36 Cr; +MOD BAL: 0.00

697189044300
AT 04430 PAYMENT SYSTEMS GROUP - DAU (P)

6822

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मदर प्रथम आगरा क्रम संख्या 2024001012036

आवेदन संख्या : 202400766047030

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-07-26 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम हरविन्दर सिंह

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 7000000 / 4794000.00

1 . रजिस्ट्रीकरण शुल्क 70000

2 . प्रतिलिपिकरण शुल्क 60

3 . निरीक्षण या तलाश शुल्क

4 . मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

1 से 6 तक का योग 70060

शुल्क वसूल करने का दिनांक 2024-07-26 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-07-26 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



(00157) - PRATAPGARH
 KUTCHERY ROAD PRATAPGARH
 U.P. 230001
 Tel: 3342-297490 Fax: IFS Code: SBIN0000157

कमाल 3 महिना अग्रे लिए वैध / VALID FOR 3 MONTHS ONLY
 2 5 0 7 2 0 2 3
 D D M M Y Y Y Y

8021v3
 या धारक को OR BEARER

PAY *Self*
 रुपये RUPEES *One Lac Twenty thousand only/-*

अदा करें

₹ *1,20,000/-*

02/01/2024
 अ. नं. A/c No. 32336941701

VALID UP TO ₹10 LACS AT NON-HOME BRANCH FOR NON-CASH TRANSACTION ONLY
 10714963323

SAVINGS A/C
 PREFIX:
 1516000008

MR. HARVINDRA SINGH
 Please sign above

Harvindra Singh

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

⑈518095⑈ 230002001⑈ 021879⑈ 31

25/01/2024 - 14

शेड्यूल 15/1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
125	ताज सिटी	अर्धनगरीय	8000	9500	11000	40000	31000	22000	66000	57000	48000			
126	गायवपुरम	अर्धनगरीय	8000	9500	11000	40000	31000	22000	66000	57000	48000			
	गघटई													
127	भघटई -आगरा विद्युत् रोड	अर्धनगरीय	7000	9000	9500	40000	31000	22000	66000	57000	48000			
128	भघटई -175 फीट नरसी विलेज	अर्धनगरीय	8000	9000	9500	40000	31000	22000	66000	57000	48000	195	170	155
129	अनुपम वाटिका	अर्धनगरीय	8500	9000	10000	40000	31000	22000	66000	57000	48000	250	200	160
130	अनुपम	अर्धनगरीय	8500	9000	10000	40000	31000	22000	66000	57000	48000			
131	अनुपम आशियाना	अर्धनगरीय	8500	9000	10000	40000	31000	22000	66000	57000	48000			
132	आइकोन सिटी / ग्रीन	अर्धनगरीय	8500	9000	10000	40000	31000	22000	66000	57000	48000			
133	एकता स्टेट एक्स्टेंशन	अर्धनगरीय	9000	10000	11000	40000	31000	22000	66000	57000	48000			
134	जी जी गार्डन टारनशिय	अर्धनगरीय	8500	9000	10000	40000	31000	22000	66000	57000	48000			
135	डीम रिट्टी	अर्धनगरीय	8500	9000	10000	40000	31000	22000	66000	57000	48000			
136	नरसी विलेज	अर्धनगरीय	8500	9000	10000	40000	31000	22000	66000	57000	48000			
137	बी आर एकलव	अर्धनगरीय	11000	12000	14000	40000	31000	22000	66000	57000	48000			
138	महादय नगर	अर्धनगरीय	8500	9000	10000	40000	31000	22000	66000	57000	48000			
139	मिलल कालोनी	अर्धनगरीय	8500	9500	10000	40000	31000	22000	66000	57000	48000			
140	नवर्धन धाम रंजी0	अर्धनगरीय	8500	9500	10500	40000	31000	22000	66000	57000	48000			
	मिदाकुर		8500	9500	10500	40000	31000	22000	66000	57000	48000			
141	मिदाकुर	अर्धनगरीय	5000	5500	6000	40000	31000	22000	66000	57000	48000			
	मुडहेरा													
142	मुडहेरा	अर्धनगरीय	4000	4200	4500	40000	31000	22000	66000	57000	48000	195	150	145
	मौहम्मदपुर													
143	मौहम्मदपुर	अर्धनगरीय	10000	11000	12000	40000	31000	22000	66000	57000	48000	75	60	45
144	अहमदनगर	अर्धनगरीय	10500	11000	12000	40000	31000	22000	66000	57000	48000			
145	कोशल्या कृज / अर्धनगरीय	अर्धनगरीय	15000	16000	17000	40000	31000	22000	66000	57000	48000			

उप निदेशक द्वितीय

आगरा

तहसीलदार सदर

आगरा

सहायक सहायक निदेशक

उप निदेशक द्वितीय

आगरा

अपर जिलाधिकारी (विद्युत/संगणक)

आगरा

जिलाधिकारी/कलेक्टर

आगरा

Sub Registrar
E Agia

श्रीवाणिक - 15/2

2- यदि भवन की वास्तविक वर्तमान आयु इसी सूची में दी गयी न्यूनतम अधिवर्धता आयु से अधिक है तो सूची में दी गयी न्यूनतम अधिवर्धता आयु ही अधिवर्धता आयु माननी जायगी। किसी भी दशा में मूल्यह्रास 50 प्रतिशत से अधिक नहीं होगा। भवन का रकप मूल्य 50 प्रतिशत से कम नहीं होगा। यदि भवन की आयु केवल 20 वर्ष या उससे कम है तो ऐसे भवन पर कोई मूल्य ह्रास अनुमत्त नहीं होगा।

3) तीन मजिल से अधिक मजिल वाला बहुमजिले गैरवाणिज्यिक भवनों (अपार्टमेंट) के अन्तर्गत स्थित फ्लैट के निर्माण की दरें 17,000/रु० वर्गमी०।

1 गैरवाणिज्यिक भवनों का मूल्यांकन निम्न प्रकार से किया जायेगा:-
भूमि का आनुपातिक अंश X भूमि की दर + फ्लैट का निर्मित क्षेत्रफल X निर्माण की दर + कामगमन क्षेत्रफल X निर्माण की दर।

रूरीस्टरीड/गुपताउसिन स्कौम/अपार्टमेंट/बहुखण्डीय भवन में स्थित फ्लैट के अन्तर्गत विलेखों में भूमि का मूल्य की गणना विलेख में अंकित विक्रीत अधिभाजित अंश के त्रिकल के अनुसार की जायेगी। कामलैक्स में निहित भूमि के कुल क्षेत्रफल को सम्यक्थित शिल्डिंग में निर्मित किये गये कवर्ड एरिया से भाग देने के बाद जो भागफल आयेगा, उसमें तथा फ्लैट के विक्रीत क्षेत्रफल की गुणा करके सम्यक्थित

फ्लैट का भूमि में निहित/विक्रीत अधिभाजित अंश निकाला जायेगा अर्थात्-
विक्रीत फ्लैट के हिस्से में आने वाली भूमि का अधिभाजित अंश-
कामलैक्स में निहित भूमि का कुल क्षेत्रफल X फ्लैट का विक्रीत क्षेत्रफल

कामलैक्स में निर्मित कुल आच्छादित क्षेत्रफल

नोट-

फ्लैट का तात्पर्य वही है जैसा कि 2000 ओनरशिप आफ फ्लैट एक्ट 1975 में परिभाषित है।

फ्लैट से सम्यक्थित विलेख में सम्यक्थित बहुमजिले भवन/कामलैक्स में निहित कुल भूमि का क्षेत्रफल तथा उस कामलैक्स में कुल निर्मित क्षेत्रफल का उल्लेख करना अनिवार्य होगा।

फ्लैट के अन्तर्गत में लेखपत्र में केवल सुपर विलेख क्षेत्रफल का उल्लेख किया जायेगा तो उसका मूल्यांकन 10% घटाकर किया जायेगा व फ्लैट पर फ्लैट का मूल्यांकन अपरोक्त प्रकार से निकाले गये 10% अधिक होगा।

फ्लैट से सम्यक्थित विलेख में सम्यक्थित बहुमजिले भवन/कामलैक्स में निहित कुल भूमि का क्षेत्रफल, बहुमजिले भवन/कामलैक्स में कुल निर्मित क्षेत्रफल एवं कानून परिषद के क्षेत्रफल का उल्लेख करना अनिवार्य होगा। फ्लैट के मूल्यांकन पर ह्रास नियम प्रभावी नहीं होगा।

उपनिवेशक पंचम

5 परिसर आवास

ACDA

तहसीलदार सादर

आगरा

सहायक सहायक निरीक्षक निरन्धन
राज्य सरकार, आगरा

आगरा

अपर वित्तधिकारी (20/र10)
आगरा

कलेक्टर
आगरा

OFFICE NAME: Printing Date :29-06-2024

I.P.A.O SYSTEM FOR GOVT. OF U.P.
 PAYBILL FOR THE MONTH OF JUN-2024

Treasury : PRATAPGARH(5300)

DDO : (1231) SHRI HARVINDAR SINGH A.D.J. ESTD DDO : (4031)ZILA JUDGE BILL CODE: (58)

DEPARTMENT : Subordinate Court(072) OFFICE :CIVIL COURT SELF DDO(07210)

HEAD OF ACCOUNT : (2014) - ADMINISTRATION OF JUSTICE (105) - CIVIL AND SESSION COURTS

(03) - GPF Detailed Head : (00)

SN.	EMPLOYEE CODE	BASIC PAY	G. PAY	ADD. PAY	DA-PAY	HRA	GROSS PAY	GPF/NPST/II&III	CVR	HEA1	HB1	GIS-INS	VEH ADV-1	TOT DED	PAY	SOC. DED.	NET PAY
1	Pay Matrix:J-6 LJU-22886 SHRI HARVINDRA SINGH	194660	0	0	97330	0	311090	20000	0	0	0	120	0	90400	220690	0	0
	ADDITIONAL DISTRICT JUDGE CLASS I DAYS: 30	194660	0	0	0	0	12100	0	70000	0	0	0	0	0	220690	0	220690
	RESA 300 MA 3000 SUMA 8800 Total for Bill No :58:->	194660	0	0	97330	0	311090	20000	0	0	0	120	0	90400	220690	0	0
		194660	0	0	0	0	12100	0	70000	0	0	400	0	0	220690	0	220690

Rs . Two Lakh Twenty Thousand Six Hundred Ninety Only


D.D.O.
 District Court
 Pratapgarh

2025
 27/07/25-16