

## I/c Joint Registrar (J) (Budget)

May kindly see the online application of Smt. Toolika Bandhu, the then Secretary, DLSA, Aligarh, presently posted as Additional Civil Judge (Senior Division)/ Additional Chief Judicial Magistrate, Hardoi & her spouse Sri Kuldeep Singh-II, the then Additional Chief Judicial Magistrate (Rly.), Aligarh, presently posted as Civil Judge (Senior Division), Hardoi regarding information about purchase of residential plot no. 3/157 in Kingswood Enclave, Wave City, NH-24, Distt. Ghaziabad through registered sale deed dated 06.11.2019, intimated through letter dated 09.01.2021 respectively.

In her application, Smt. Toolika Bandhu & her spouse have stated that they have purchased a residential plot no. 3/157 in Kingswood Enclave, Wave City, NH-24, Distt. Ghaziabad. Earlier, they have talked to Mr. Rohit Chauhan (allottee of the said plot) & Wave city for the purchase of another residential plot no. 3/396 in the same project for Rs. 70,00,000/- . In that plot, Mr. Rohit Chauhan is only in the capacity of transferer/allottee and Wave city holds the capacity of the registered owner. But due to some technical problem, Wave city refused for registration of above mentioned plot & after one month Wave city gave them a new option of plot no. 3/157 in Kingswood enclave (company offer letter is as attachment). But Mr. Rohit Chauhan has declined the deal of Rs. 70,00,000/- and wanted Rs. 28,00,000/- extra as a market premium on that plot. They have also submitted pointwise details of the proposed transaction, as required under the provisions of this Court's Circular Letter No. 25/ Admin (A) dated 13.07.1998 regarding information about the purchase of the plot.

The information regarding the transaction of the plot, as required under Court's Circular Letter No. 25/ Admin (A) dated 13.07.1998 as furnished by the officer is given below: -

1.	Date of joining service	Smt. Toolika Bandhu- 26.07.2013 Sri Kuldeep Singh-II- 17.12.2009
2.	Present Gross Salary Take home Salary	<b>Smt. Toolika Bandhu</b> Rs. 1,22,473/- Rs. 1,12,073/- <b>Sri Kuldeep Singh-II</b> Rs. 1,28,898/- Rs. 1,02,249/-
3.	Details of purchases (Movable property exceeding to value of Rs. 10,000/-and immovable property) made by the officer earlier.	<b>Smt. Toolika Bandhu</b> Flat no. A6, 2203 crossing republic Dundahera, Ghaziabad was purchased jointly where she was a co-applicant. <b>Sri Kuldeep Singh-II</b> Flat no. A6, 2203 crossing republic Dundahera, Ghaziabad was purchased jointly in Sept. 2016 for Rs. 36,00,000/- where he was an applicant. Intimation was duly submitted. Last year a new Baleno car was purchased on October 2019 for Rs. 7,40,000/- by him and intimation was duly submitted.
4.	Details of Advance or Loan taken from the High Court.	Nil

5.	Details of loan taken from Bank etc.	<p><b>Smt. Toolika Bandhu</b>  ICICI, Aligarh  Rs. 70,00,000/-  208  Rs. 62,981/- (Copy of loan arrangement can be seen as attachment).</p> <p><b>Sri Kuldeep Singh-II</b>  For purchase of earlier flat, a loan sum of Rs. 30,00,000/- was taken from Axis Bank, Ghaziabad by him &amp; Rs. 25,035/- EMI deducted from his salary a/c.  For purchase of earlier car, a loan sum of Rs. 5,40,000/- was taken from SBI, Aligarh by him &amp; repayable only by him &amp; Rs. 9,000/- EMI deducted from his salary a/c.</p>
6.	Details regarding purchase of second hand car.	N.A.
7.	(a) Details of the property purchased (b) Cost price	Plot no. 3/157 in Kingswood Enclave, Wave City, NH-24, Distt. Ghaziabad measuring 448.02 sq. meters through registered sale deed dated 06.11.2019. (Copy of 'Sale Deed' can be seen as attachment). Rs. 97,43,800/- in total
8.	Name and address of the seller(s).	Uppal Chadha Hi-tech Developers Pvt. Ltd. M-4 Mezzaine floor, South Extension Part-II, New Delhi, India-110049, State Code-07, Sales Pavillion-Sardar Kulwant Singh Chadha Marg, NH-24, Wave City, Ghaziabad.
9.	Status of the Seller /Dealer	Regular & Reputed
10.	Whether the seller is related to the officer in any manner and whether any case against him is pending/decided by the officer.	No
11.	Details of source of amount	<p>1. Rs. 70,00,000/- has been taken as loan from ICICI, Aligarh.</p> <p>2. Rs. 28,00,000/- in total is stated to have been paid in two installments of Rs. 10,00,000/- through cheque no. 153846 out of her own S.B. A/c &amp; Rs. 18,00,000/- through cheque no. 254514 out of her same S.B. A/c (copy of statement of A/c of Smt. Toolika Bandhu can be seen in attachment dated 09.01.2021 namely Toolika Bandu statement and at Page 4 of attachment dated 11.11.2021 namely Reply/ declaration/ bank statement ).</p> <p>Note: The officer has indicated that in her said A/c some earlier savings &amp; maturity of PPF A/c no have been deposited i.e. a sum of Rs. 11,88,187/- &amp; Rs. 13,52,551/-.</p> <p>3. For e-stamp Mr. Kuldeep Singh (spouse) issued a cheque no. 107373 from his salary A/c, a sum of Rs. 4,71,500/- in favour of stock holding corporation of India Ltd. For the purchase of amount of e-stamp, her father-in-law (Mr. Prem Singh) helped them to transfer a sum of Rs. 4,71,500/- through NEFT Syndicate Bank to SBI A/c no.20148769728 of Mr. Kuldeep Singh (spouse). Her father-in-law helped them in natural love &amp; affection (copy of 'Gift Deed' can be seen as attachment).</p> <p>Note: A sale deed was executed by Wave City in their name on a sum of Rs. 69,00,000/- because wave city had allotted the old plot (3/396) to Mr. Rohit Chauhan on a sum of Rs. 69,00,000/- and as such, the sale deed has been executed on previously allotted amount.</p>

It is also to submit that on asking to specify as to why Rs. 28,00,000/- (i.e. Rs. 97,43,800/-Rs. 69,00,000/-) paid as extra market premium on the aforesaid plot no. 3/157 has not been indicated anywhere in the sale deed and to specify the actual identity of Mr. Rohit Chauhan, the officers have subsequently submitted that they purchased the plot from the developer of the Wave City where Mr. Rohit Chauhan was allottee of plot no. 3/396 and the deal was done on the consideration of an amount of Rs. 70 lac, but due to some technical problems Wave City had changed the plot location & Wave City offered them the plot no. 3/157 Kingwood Enclave. Wave city is very popular and reputed Hi-tech City in Delhi NCR region. As per circle rate, sale deed has been executed on amount of Rs. 70 lac approx but the net value of the plot is about Rs. 97 lac, so Mr. Raohit Chauhan has chared extra as market premium that's the reason it was not indicated in the executed Sale deed. Mr. Rohit Chauhan is a businessman and his Adhar card no. is 840976705101 and he is not connected to them in any form and no criminal and civil case was pending in their Courts.

Under the facts & details mentioned above and as the officer has purchased the plot from a regular & reputed dealer, if approved, the matter may kindly be laid before Hon'ble Mr. Justice Abdul Moin, Administrative Judge, Hardoi, also nominated for "Disposal of the matters of the Judicial Officers wherein permission/information for sale or purchase of movable/immovable property and permission/information to accept gift under U.P. Government Servant's Conduct Rules, 1956", for the district Hardoi, for His Lordship's kind perusal and information under Rule 24 (1) of U.P. Government Servant's Conduct Rules, 1956?

Munmun Narng, R.O.,

Mohd. Arshad, A.R., Admin (A-4)

**Hon'ble Mr. Justice Abdul Moin,**

**Administrative Judge, Hardoi**

Submitted for kind perusal & order

I/c Joint Registrar (Judicial) (Budget)

