

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

May kindly see the online application of Smt. Bhavya Tiwari, Additional Chief Judicial Magistrate, Lucknow regarding information about purchase of plot no. GGP-B-B04/23, measuring 200 sq.m., M/s EMR, MGF Land Ltd. company 'Gomti Greens' Gomtinagar Extension, Sector-7, Lucknow purchased through sale deed dtd. 22.12.2020, intimated through application dated 02.09.2021 along with her spouse Sri Sandeep Tripathi.

In her application, Smt. Bhavya Tiwari has stated that she has purchased the above mentioned plot which has been earlier allotted to Smt. Sadhna Singh W/o Sri Ranvir Singh R/o 6/232, Vineet Khand, Gomtinagar, Lucknow. Smt. Sadhna Singh has paid Rs. 17,25,000/- to the company but in the due course of time, she neither seem interested in further payment of the said plot nor in the execution of sale deed. The officer & her spouse showed their interest in the purchase of the said plot. Thus, they entered into a verbal agreement with the company as well as the earlier allottee & an 'Agreement to sell' deed has been executed on 30.06.2020. Moreover, a 'Transfer of Allottee Rights' has been framed in which it has been mentioned that the payment of Rs. 17,25,000/- has been paid by the first allottee to the company will be returned back to them by the officer & her spouse & Rs. 67,15,623/- will be paid to the company itself (copy of 'Agreement of sell' deed & 'Transfer of Allottee Rights' can be seen as attachment). He has submitted pointwise details of the proposed transaction. The information regarding purchase of 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	21.03.2015
2.	Present Gross Salary Take home Salary	Rs. 1,31,028/- Rs. 1,04,664/-
3.	Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property) made by the officer earlier.	Maruti Alto K-10 car purchased for Rs. 4,25,504/- in 2015.
4.	Details of Advance or Loan taken from the High Court	Nil
5.	Details of loan taken from Bank etc.	<b>Home Loan</b> Bank's name:- HDFC, Lucknow Loan Amount:- Rs. 90,00,000/- No. of EMI's :- 240 Amount of EMI:- Rs. 72,504/- (copy of 'Loan Arrangement Letter' can be seen as attachment). <b>Note:</b> It is noteworthy to mention here that the bank has paid Rs. 62,15,623/- to the dealer for the purchase of the said plot. Rest Rs. 27,84,377/- will be paid by the bank at the time of construction. The officer is paying Rs. 22,843/- & her spouse is paying Rs. 15,229/- as EMI amount out of their respective bank A/cs. Thus, Rs. 38,072/- is stated to have been paid in total as EMI amount from both husband & wife.
6.	Details regarding purchase of second hand car	N.A.
7.	(a) Details of the property purchased	Plot no. GGP-B-B04/23, measuring 200 sq.m., M/s EMR, MGF Land Ltd. company 'Gomti Greens' Gomtinagar Extension, Sector-7, Lucknow purchased through sale deed dtd. 22.12.2020
	(b) Cost price	84,40,623/-

8.	Name and address of the seller(s)	M/s EMR M.G.F. Land Ltd. company 'Gomti Greens', Lucknow. Regd. ofc 306-308, Square 1,C-2, District Centre, Saket, New Delhi
9.	Status of the Seller /Dealer	The dealer is an international real estate registered company whose RERA reg. no. is UPRERAPRJ5635.
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	<ul style="list-style-type: none"> <li>• Out of the total price of the plot Rs. 62,15,623/- is stated to have been paid by HDFC Bank to the dealer i.e. (Rs. 24,08,376/- through cheque no. 067905 &amp; Rs. 38,07,247/- through cheque no. 125141).</li> <li>• Rs. 2,00,000/- is stated to have been paid by the officer out of her S.B. A/c no. 3671000400032910, PNB, Lucknow through cheque no. 321304 (copy of passbook can be seen as attachment)</li> <li>• Rs. 20,25,000/- is stated to have been paid by her spouse Sri Sandeep Tripathi, out of his S.B. A/c no. 20233712731 (copy of passbook can be seen as attachment).</li> <li>• Rs. 5,69,000/- is stated to have been paid for stamp charges through cheque no. 486417 out of her S.B. A/c no. 2029777055 (copy of passbook can be seen as attachment).</li> </ul> <p><b>Note:</b>It is pertinent to mention here that the father of the officer Sri Girija Shanker Tiwari is stated to have been gifted Rs. 4,50,000/- in total (out of which Rs. 1,50,000/- is for closure of earlier car loan &amp; rest Rs. 3,00,000/- for the purchase of the abovementioned plot) out of his S.B. A/c no. 20297774055 (copy of gift deed can be seen as attachment). The amount thus transferred is out of natural love &amp; affection &amp; is non-refundable.</p>

Under the facts & details mentioned above and as the officer has purchased the plot from a regular & reputed dealer and has submitted sufficient details about purchase and source of money, if approved, the matter may kindly be laid before Hon'ble Mr. Justice Mahesh Chandra Tripathi, Administrative Judge, Lucknow 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"?

Munmun Narang R.O.

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

**Hon'ble Mr. Justice Mahesh Chandra Tripathi,**

**Administrative Judge, Lucknow**

Submitted for kind perusal & order

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