

Registrar (J) (Budget)

May kindly see the online application received from Sri Asif Iqbal Rizvi, Additional District & Sessions Judge, Saharanpur by which he has requested for grant of permission to purchase two adjacent plots of Khasara No. 8 measuring 301.115 sq. mts. and Khasara No. 7 measuring 254.646 sq. mts. respectively (i.e. total area 555.762 sq. mts.) both plots are situated at Chakdadanpur(Navi Nagar), Post & Thana Kakori, Tehsil & Distt., Lucknow along with his spouse Smt. Shabih Zehra.

In his application, Sri Asif Iqbal Rizvi has stated that both of them (husband & wife) are judicial officers. In order to meet out the residential requirement of their own as well as future residential requirements of their both sons, they have entered into an agreement with Sri Mirza Kazim Ali S/o Sri Mirza Ahsan Ali, R/o Village Chakdadanpur(Navi Nagar), Post & Thana Kakori, Tehsil & Distt. Lucknow and Sri Arif Menhdi S/o Sri Abdul Mazid, R/o 563/5K-2, Hussainabad, Lucknow, Uttar Pradesh (owners of adjacent plots of Khasara No. 8 measuring 301.115 sq. mts. and Khasara No. 7 measuring 254.646 sq. mts. respectively i.e. total area 555.762 sq. mts. both plots are situated at Chakdadanpur(Navi Nagar), Post & Thana Kakori, Tehsil & Distt., Lucknow), in anticipation of getting kind permission of Hon'ble Court. The said agreement has been written and registered on 20.11.2021, by which owners of both plots have agreed to sell their plots which are adjacent to each other jointly to applicants for a total consideration of Rs. 48,00,000/-. He has 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 and has therefore, requested for grant of permission to purchase the above mentioned plots.

The information regarding transaction of the plots, 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	(1) Asif Iqbal Rizvi-28.08.2009 (2) Shabih Zehra -16.06.2006
2.	Present Gross Salary Take home Salary	(1) Asif Iqbal Rizvi Gross salary-Rs. 1,76,692/- Take home salary-Rs. 1,40,683/- (2) Shabih Zehra Gross salary-Rs. 1,80,616/- Take home salary-Rs. 1,34,252/-

3.	Details of purchases (Moveable property exceeding to value of Rs. 10,000/-and immovable property) made by the officer earlier	<ul style="list-style-type: none"> • Alto Lxi car purchased in 2008 for Rs. 2,92,200/- • Ertiga Vxi car purchased in 2020 for Rs. 9,77,858/- • Two adjacent residential plots measuring 473.976 sq. m. in total situated in village Chakdadanpur, Pargana Kakori, Tehsil & Distt. Lucknow for Rs. 26,00,000/- in 2020 • HP Laptop purchased for Rs. 30,990/- in 2018. • Smartphone Vivo Z1 Pro Price Rs. 15,000/- in 2019.
	Details of Advance or Loan taken from the High Court	Nil
5.	Details of loan taken from Bank etc.	Nil at present
6.	Details regarding purchase of second hand car.	N.A.
7.	a). Details of the property proposed to be purchased	Two adjacent plots of Khasara No. 8 measuring 301.115 sq. mts. and Khasara No. 7 measuring 254.646 sq. mts. respectively i.e. total area 555.762 sq. mts. both plots are situated at Chakdadanpur(Navi Nagar), Post & Thana Kakori, Tehsil & Distt., Lucknow, purchased through 'Agreement to Sell' deed on 20.11.2021 (copy of the same can be seen as attachment)
	(b) Cost price	Rs. 48,00,000/-
8.	Name and address of the seller(s)	Sri Mirza Kazim Ali S/o Sri Mirza Ahsan Ali, R/o Village Chakdadanpur(Navi Nagar), Post & Thana Kakori, Tehsil & Distt. Lucknow and Sri Arif Menhdi S/o Sri Abdul Mazid, R/o 563/5K-2, Hussainabad, Lucknow, Uttar Pradesh
9.	Status of the Seller /Dealer	Private persons
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

<p>11. Details of source of amount</p>	<p>To purchase the said residential plots, out of total agreed sale consideration, Rs. 12,00,000/- have been paid as advance with the following details-</p> <p>To Sri Mirza Kazim Ali (Rs. 7,00,000/-) Rs. 2,00,000/- on 30.07.2021 through RTGS Transfer by cheque no. 855702 by Sri Asif Iqbal Rizvi's A/c. (copy of statement of A/c of Sri Asif can be seen as attachment) Rs. 1,00,000/- on 30.07.2021 through RTGS Trnsnsfer by cheque no. 476013 by Smt. Shabih Rizvi's A/c. Rs. 4,00,000/- on 22.10.2021 through RTGS Transer by chequ no. 476016by Smt. Shabih Zehra's A/c.</p> <p>To Sri Arif Mehndi (Rs. 5,00,000/-) Rs. 3,00,000/-on 30.07.2021 through RTGS Transfer by cheque no. 476012 by Smt. Shabih Zehra's A/c (copy of statement of A/c of Smt. Shabih can be seen as attachment) Rs. 2,00,000/- on 04.08.2021 through RTGS Transfer by cheque no. 476014 by Smt. Shabih Zehra's A/c</p> <p>Remaining amount is proposed to be paid by taking home loan of Rs. 36,00,000/- from SBI, Mau (copy of 'loan offer letter' can be seen as attachment)</p> <p>Details of Stamp duty and Registration fees Stamp duty for agreement Rs. 96,200/- is stated to have been paid by RTGS of Rs. 96,200/- to SHCIL Extamping UP for purchsing e-stamp on 22.10.2021 by RTGS through SBI Cheque no. 855709 by Sri Asif Iqbal Registration fees of Rs. 24,100/- for registration of agreement was paid by cash out of cash withdrawal from salary A/c of Sri Asif Iqbal. Note- Stamp duty for execution of sale deed of Rs. 2,40,000/- and Registration fee of sale deed of s. 48,000/- will be paid at the time of Registration of sale deed from slaried A/c of applicants.</p>
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It is noteworthy to mention here that the officer has requested for grant of permission to purchase aformentioned plots along with his spouse Smt. Shabih Zehra who has also submitted application on separate Application ID no. S00016092021 which has also been processed separately and approved by the Hon'ble Court. At present, both the officers are posted at Saharanpur judgeship.

It is further submitted that as per Rule- 24 (1) of U.P. Government Servant's conduct Rule-1956:-

“No Government servant shall, except with the previous knowledge of the appropriate authority acquire or dispose of any immovable property by lease, mortgage, purchase, sale, gift or otherwise, either in his own name or in the name of any member of his family;

Provided that any such transaction conducted otherwise than through a regular & reputed dealer shall require the previous sanction of the appropriate authority.”

May therefore, if approved, the matter be laid before Hon'ble Mr. Justice Neeraj Tiwari, Administrative Judge, Saharanpur also nominated for "Disposal of the matters of Judicial Officers, wherein permission/information for sale or purchase of movable/ immovable property and permission/information to accept gift under U.P. Government Servants' Conduct' Rules 1956", for the District Saharanpur, for His Lordship's kind perusal and if His Lordship approves, Sri Asif Iqbal Rizvi, Additional District & Sessions Judge, Saharanpur be granted permission to purchase two adjacent plots of Khasara No. 8 measuring 301.115 sq. mts. and Khasara No. 7 measuring 254.646 sq. mts. respectively (i.e. total area 555.762 sq. mts.) both plots are situated at Chakdadanpur(Navi Nagar), Post & Thana Kakori, Tehsil & Distt., Lucknow along with his spouse Smt. Shabih Zehra from Sri Mirza Kazim Ali S/o Sri Mirza Ahsan Ali, R/o Village Chakdadanpur(Navi Nagar), Post & Thana Kakori, Tehsil & Distt. Lucknow and Sri Arif Menhdi S/o Sri Abdul Mazid, R/o 563/5K-2, Hussainabad, Lucknow, Uttar Pradesh for Rs. 48,00,000/-, as requested, subject to the condition that the relevant papers of the transaction alongwith copy of the sale deed be furnished by them immediately on completion of the transaction?

Vipin Yadav R.O

Munmun Narang S.O

Meetu Verma A.R

Hon'ble Mr. Justice Neeraj Tiwari,

Administrative Judge, Saharanpur

Submitted for kind perusal & orders?

Registrar(Judicial)(Budget)