

Registrar (J) (Budget)

May kindly see the online application of Talewar Singh, Additional District Judge, Bijnor regarding information about purchase of Plot no. A-58, Site-C, Zeta-2, Surajpur, Greater Noida, GB Nagar, measuring 300 sq. meters from U.P.S.I.D.C., Kasna, Greater Noida, GB Nagar in his name alongwith his wife name Smt. Alka Singh. In the application, Sri Talewar Singh has stated that he has purchased Plot no. A-58, Site-C, Zeta-2, Surajpur, Greater Noida, GB Nagar, measuring 300 sq. meters from U.P.S.I.D.C., Kasna, Greater Noida, GB Nagar in his name alongwith his wife name Smt. Alka Singh through registered lease deed dated 06.12.2018 for 79 years. Earlier, the plot was allotted by UPSIDC to one Sri Vikas Kumar, S/o Sri Rajan Kumar, R/o G-83, Preet Vihar, New Delhi, but later on, Sri Vikas Kumar has returned the plot to UPSIDC and by permission of UPSIDC, the plot has been allotted to himself and his wife's name by UPSIDC and the sale deed i.e. lease deed of the plot has directly executed by UPSIDC in their names. For allotment change and plot transfer, an 'Agreement deed' had been executed between them and previous allottee Sri Vikas Kumar (Attachment- Annexure A) and a sum of Rs. 27,98,000/- had been paid to Sri Vikas Kumar for the plot with market rate premium. As per the said agreement, UPSIDC has changed the allotment of the plot into the name of Sri Talewar Singh and his wife Smt. Alka Singh instead of earlier allottee Sri Vikas Kumar by "Permission for transfer letter dated 20.11.2018 (Attachment- Annexure B), transfer levy for which is payable to UPSIDC @ Rs. 1630/- per sq meter. Thereafter, by paying such due payments, he has got executed Lease deed of the plot directly from UPSIDC. He has also submitted pointwise details of the transaction, as required under the provisions of this Court's Circular Letter No. 25/ Admin (A) dated 13.07.1998 regarding information about purchase of the plot.

The information regarding 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 of service	14.06.2006
2.	Present Gross Salary Take home Salary	Rs.1,76,692/- Rs.1,45,683/-
3.	Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property) made by the officer earlier	a-Earlier a Hyundai santro car for Rs. 3,50,000/-in 2006. b- 3 BHK flat at Modipuram, Meerut for Rs. 18,30,000/- in 2014. c- Tata Nexon car for Rs.9,95,000/- in 2017. Note: All these purchases were duly intimated to the Hon'ble Court.
4.	Details of Advance or Loan taken from the High Court	None
5.	Details of loan taken from Bank etc.	Two Home Loans of Rs. 12,00,000/- each taken for the purchase from ICICI bank, repayable in 156 EMIs of Rs. 13146/-and Rs. 12974/- and also a personal loan of Rs. 10,00,000/- from ICICI bank, repayable in 60 EMIs of Rs. 22540/- (Loan sanction letters of the loans may be seen as attachments- Annexure E,F & G)
6.	Details regarding purchase of second hand car	N.A.
7.	(a) Details of the property purchased	Plot no. A-58, Site-C, Zeta-2, Surajpur, Greater Noida, GB Nagar, measuring 300 sq. meters for Rs. 9,05,475/-against lease deed sum, whereas he has spent a total of Rs. 37,34,000/- against the purchase (Copy of Lease deed may be seen in attachment- Annexure H)
	(b) Cost price	Rs. 27,98,900/-
8.	Name and address of the seller(s)	U.P.S.I.D.C., Kasna, Greater Noida, GB Nagar
9.	Status of the Seller /Dealer	Reputed and regular/ Government Organisation
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	Rs. 1,98,000/- paid to the previous allottee through cheque no. 110943, SBI from his salary savings. Rs. 15,00,000/-, Rs. 9,00,000/- and Rs. 2,00,000/- paid through RTGS, cheque no. 000262 & cheque no. 000263 from bank home loans and personal loan amounts. Rs.5,37,000/- for transfer levy paid to UPSIDC and Rs. 3,99,000/- for stamp duty paid from his ICICI bank account no. 126601506426. Note: The source of money in officer's account is salary savings and his wife has also sold gold ornaments of Rs. 3,17,429/- on 20.10.2018 (Attachment- Annexure I), amount of which is credited into her account of UBI. All the transfer of amounts is shown by the officer in supporting papers in attachments. He has also submitted that he has spent a total of Rs. 37,34,000/- against this purchase which includes premium amount paid to previous allottee, however, in lease deed UPSIDC mentioned the lease sum paid as Rs. 9,05,475/- only which is the said sum already paid by previous allottee to UPSIDC against the previous allotment.

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

Munmun Narang S.O.

Meetu Verma A.R.

Hon'ble Mr. Justice Vivek Varma,
Administrative Judge, Bijnor

Submitted for kind perusal & orders?

Registrar(Judicial)(Budget)