

Registrar (J) (Budget)

May kindly see the online application of Sri Ajay Kumar I, presently posted as Additional District Judge (F.T.C.), Pratapgarh regarding information about purchase of residential villa no. 409, Armonia Villa, constructed on plot no. 409, measuring area 162 sq.metre, Palmwood Enclave, Wave City, Ghaziabad purchased through sale deed dated 06.10.2022 (copy of sale deed can be seen as attachment namely- annexure 23 of information), intimated through application dated 19.10.2023 jointly along with his spouse (Smt. Parul Verma, Additional District & Sessions Judge(POCSO), Pratapgarh.

The information regarding purchase of villa 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	15.06.2006
2.	Present Gross Salary Take home Salary	Rs. 2,77,373/- Rs. 2,11,676/-
3.	Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property) made by the officer earlier	Purchased a two bedroom flat from Agra development authority, Agra and informed to this Hon'ble High Court vide letter no. 852/2010, JP Nagar dated 13.09.2010, 743/I dated 24.08.2013, Etawah, 1095/I dated 01.08.2016, Saharanpur.
4.	Details of Advance or Loan taken from the High Court	Nil
5.	Details of loan taken from Bank etc.	Rs. 8,00,000/- is stated to have been taken as personal loan by him from SBI Bank, repayable in 27 montly EMIs of Rs. 18,928/-. (copy of personal loan account statement can be seen as attachment namely- annexure 1 to 5 for C.L for property information, page no. 6) Rs. 45,00,000/- is sanctioned as Joint home loan from Punjab & Sindh Bank, Delhi repayable in monthly EMIs of Rs. 44,500/-. (copy of sanction letter can be seen as attachment namely- annexure 5A part 3 to 11 of information, page no. 5)
6.	Details regarding purchase of second hand car	N/A
7.	a) Details of the property purchased	Residential villa no. 409, Armonia Villa, constructed on plot no. 409, measuring area 162 sq.metre, Palmwood Enclave, Wave City, Ghaziabad purchased through sale deed dated 06.10.2022 (copy of sale deed can be seen as attachment namely- annexure 23 of information)
	(b) Cost price	Rs. 62,59,077/- (Sale consideration) Rs. 4,28,700 (Stampy duty) and other charges.
8.	Name and address of the seller(s)	M/s Uppal Chadha, Hi-Tech developers Pvt. Ltd. South Ex Part-II, New Delhi
9.	Status of the Seller /Dealer	Regular and Reputed one.
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>Rs. 20,60,197/- (disbursed out of sanctioned loan amount) is stated to have been taken as joint home loan from Punjab & Sindh Bank, Delhi repayable in monthly EMIs of Rs. 44,500/- (copy of sanction letter can be seen as attachment namely- annexure 5A part 3 to 11 of information, page no. 5)</p> <p>Rs. 25,43,347/- is stated to have been paid out of his saving bank account (copy of statement of A/c can be seen as attachment)</p> <p>Rs. 8,64,515/- is stated to have been paid out of his spouse saving bank account (copy of statement of A/c can be seen as attachment)</p> <p>Rs. 4,28,723/- is stated to have been paid as stamp duty out of his saving bank account.(copy of statement of A/c can be seen as attachment)</p> <p>Rs. 1,92,729/- is stated to have been paid as remaining amount out of his saving bank account.(copy of statement of A/c can be seen as attachment)</p> <p>Rs. 16,74,634/- is stated to have been adjusted by builder as compensation for the delay in possession and recovery of interest as per the RERA judgement (copy of RERA judgement can be seen as attachment namely- annexure 18 to 20 of information, page no. 8-24)</p>
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Note:- It is pertinent to mention here that the officer has stated that the last demand notice dated 02.08.2022 for Rs. 20,92,325/- raised by builder alongwith intimation of possession against which the officer and his spouse approached UP RERA, G. Noida for compensation in respect of delay in possession and recovery of interest. By order dated 04.07.2022 UP RERA directed the O.P. M/s Uppal Chadha pvt. Ltd. to handover possession along with interest for the period of delay (copy of RERA judgement can be seen as attachment namely- annexure 18 to 20 of information, page no. 8-22) .The net delay penalty to be paid by the O.P. (builder) amounted to Rs. 16,74,634/- (copy of delay penalty compensation can be seen as attachment namely- annexure 18 to 20 of information, page no. 23-24) and Rs. 2,16,279/- with regard to the demand of preferential location charges, PLC, were waived off, as they were wrongly levied.

It is noteworthy to mention here that the officer has received an amount of Rs. 5,00,000/- as gift from his father (copy of pension account of his father and 'consent letter' can be seen as attachment namely- annexure 12 to 17 of information, page no. 21 and page no. 22)

It is also noteworthy to mention here that the officer's wife (Smt. Parul Verma, presently posted as Additional District & Sessions Judge(POCSO), Pratapgarh) has also submitted information regarding the purchase of aforementioned plot in a separate application Id S00036312023, which has also been processed separately. At present, both the officers are posted at Pratapgarh judgship.

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 Neeraj Tiwari, Administrative Judge, Pratapgarh 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 Pratapgarh, for His Lordship's kind perusal and information under rule 24(1) of U.P. Government Servant's Conduct Rules, 1956?

Ashwani Yadav R.O

Munmun Narang S.O

Meetu Verma A.R

Hon'ble Mr. Justice Neeraj Tiwari,

Administrative Judge, Pratapgarh

Submitted for kind perusal & orders?

Registrar(Judicial)(Budget)

