

**Registrar (J) (Budget)**

May kindly see the online application received from Sri Yogesh Kumar-III, Additional District & Sessions Judge, Budaun by which he has requested for grant of permission to purchase an immovable property i.e. plot in New Chandigarh Mullanpur, Distt. Mohali, Punjab through its 'Agreement to Sale' deed dated 26.07.2023.

In his application, Sri Yogesh Kumar has stated that he intends to purchase an immovable property i.e. plot in New Chandigarh, Distt. Mohali, Punjab which has been previously booked by the company to Sri Baldev Singh S/o Sri Lachhman Singh R/o Wara Pohwindian, Ferozepur, Punjab. Moreover, the agreement to sell has been entered into with the previous allottee of the plot in question and an advance money of Rs. 10,00,000/- has been paid to him. The balance amount of Rs. 60,00,000/- will also be paid to him. The Company, i.e M/s Altus Space Builder Pvt. Ltd. is the actual owner which has approved his request to transfer the aforementioned plot in officer's favour and the company will execute the conveyance deed at the prevailing Collector Rate in officer's favour. 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 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 service	08.05.2009
2.	Present Gross Salary Take home Salary	Rs. 2,35,903/- Rs. 1,77,353/-
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"><li>• One LG Split A.C. purchased for Rs. 54,000/- in 2020</li><li>• One L.G. fridge for Rs. 56,000/- in 2020</li></ul>
4.	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.	Details of the property proposed to be purchased	plot in New Chandigarh Mullanpur, Distt. Mohali, Punjab through its 'Agreement to Sale' deed dated 26.07.2023 (Copy of 'Agreement Deed' can be seen as attachment)
	(b) Cost price	Rs. 70,00,000/-
8.	Name and address of the seller(s)	M/s Altus Space Builders Pvt. Ltd., S.C.O., No. 22, First Floor, Phase-X, Mohali, Punjab
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	<ul style="list-style-type: none"> <li>• Rs. 10,00,000/- is stated to have been paid through cheque no. 670190 on 26.07.23</li> <li>• Rs. 50,00,000/- will be paid out of the loan proposed to be taken from HDFC, Bank repayable in 144 EMIs of Rs. 56,200/- (copy of 'loan related letter' can be seen as attachment).</li> <li>• Rest Rs. 10,00,000 &amp; stamp duty charges of Rs. 5,63,343/- will be paid from the arrears of pay commission received and from withdrawl from S.I.P. At present, he has Rs. 11,59,000/- in his S.B. A/c and Rs. 16,53,350/- as Securities held in Demat form and Investments in Mutual Funds as per Consolidated Account Statement (CAS).</li> </ul>
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In this connection, it is submitted that although the officer has stated that M/s Altus Space Builder Pvt. Ltd. is the actual owner of the said plot, but as in the instant case, major part of sale price has been paid to first/original allottee of the plot and as this transaction includes a private person in between so he has applied for prior permission to purchase the same.

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 Vivek Varma, Administrative Judge, Budaun, 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 Servants' Conduct Rules 1956" for the district Budaun, for His Lordship's kind perusal and if His Lordship approves, Sri Yogesh Kumar-III, Additiional District & Sessions Judge, Budaun may be granted permission to purchase plot in New Chandigarh, Distt. Mohali, Punjab for Rs. 70,00,000/- approx, which was originally booked by M/s Altus Space Builders Pvt. Ltd. company to one Sri Baldev Singh S/o Sri Lachhman Singh R/o Wara Pohwindian, Ferozepur, Punjab, as requested, subject to the condition that the relevant papers of the transaction alongwith copy of the sale deed be furnished by him immediately on completion of the transaction?

Munmun Narang S.O.

Meetu Verma A.R.

**Hon'ble Mr. Justice Vivek Varma,**

**Administrative Judge, Budaun**

Submitted for kind perusal & orders?

Registrar(Judicial)(Budget)