

## **Registrar(J)(Budget)**

May kindly see the online application of Sri Mayank Tripathi, Civil Judge (Senior Division), Gautambuddha Nagar regarding information about purchase of plot PCP-S4-P-D001 measuring 325 square meters, in Pintail Park City (Phase-1-Plots) village- Mastemau, Sultanpur Road, Lucknow purchased through sale deed dated 26.10.2023 along with his spouse Smt. Babita Pathak, intimated through his recent application dated 10.06.2024.

In his application/ letter dated 10.06.2024, the officer has stated that he alongwith his wife Mrs. Babita Pathak, Chief Judicial Magistrate Gautambuddhanagar have given the booking amount of three lacs for purchase of plot PCP-S4-P1-E045 admeasuring area 239.20 Sq.yd (200 Sq.mtr) in Pintail Park city (phase 1 Plots). Pintail Park city is approved from Lucknow Development Authority and is registered with RERA. Total value of the plot was Rs.60,11,844/-, out of which Rs 52,29,197/- was to be paid by loan from ICICI bank. They both entered into registered agreement with Pintail on 14.09.2018 (annexure attached). Earlier he has sent this information to Hon'ble High Court case Id S0000232912020, old case 557 on 18.03.2020, in which objection was raised by ADMIN-A4 to submit the information about purchase of plot on completion of the transaction also along with a copy of sale deed of the plot & other relevant papers, in the light of the directions contained in Court's Circular letter no25/Admin (A) dated 13.7.1998 for taking further necessary action in the matter.

He further stated that after promotion from Junior Division cadre to Senior Division cadre, they both decided to change the above-mentioned plot with the plot having a larger area 325 Square meters and Pintail offered them Plot no. PCP-S4-P1-D001, for which Pintail has canceled its earlier agreement, hence this plot was available to Pintail as fresh for which they entered into a registered agreement of sale with Pintail (dated 16.7.21-annex.). They cancelled their earlier agreement of previous plot with Pintail on 16.07.2021 (Annex attached) in which Rs.44,12,640/- was paid (annex loan agreement papers, statement of account & loan closing papers), out of which bank paid Rs.36,23,135/- and rest amount was paid by them. The amount of earlier plot of Rs.44,12,640/- was adjusted into the new plot by Pintail. Out of which the co-applicant received Rs 9,03,600/- on behalf of Pintail & paid to the previous allottee of the new plot Rs.7,77,004/- on behalf of Pinail (annex-copy of passbook entry of A/C 6177000400002188). Both the agreement, cancellaton of previous plot and new agreement was registered on 16.07.2021 (annex-copy of both regd. agreement). Total cost of the new plot is Rs.1,24,90,456/- out of which Rs 1,03,92,791/- has been financed by ICICI loan A/C no. LBALD00005682187, loan tenure 454 months, initial EMI was Rs 40377 (annexure-loan agreement). Sale deed (Conveyance deed) of plot PCP-S-4-P1-D001 was registered on 26.10.2023 and the sale deed executed and possession letter was handed over (annexure-Registered sale deed) to them. Statement of account of this plot is attached as annexure. He has, therefore, requested to place his application for kind consideration of Hon'ble High Court, for which she shall be grateful.

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 in his attachment namely "Proforma Property" dated 28.06.2024, is given below:

1.	Date of joining service	02.07.2013
2.	Present Gross Salary Take home Salary	Rs.2,45,793/- Rs.1,99,300/-
3.	Details of purchases (Moveable property exceeding to value of Rs. 10,000/- and immovable property) made by the officer earlier	As already informed
4.	Details of Advance or Loan taken from the High Court	Nil

5.	Details of loan taken from Bank etc.	Home Loan Bank's name:- ICICI Bank Loan Amount:- Rs. 1,03,92,791/- No. of EMI's:- 454 Amount of EMI:- Rs. 40,377/- (copy of 'Loan Arrangement Letter' can be seen as attachment namely- "Bank loan Agreement Papers")
6.	Details regarding purchase of second hand car	N.A.
7.	(a) Details of the property purchased (b) Cost price	Plot PCP-S4-P-D001 measuring 325 square meters, in Pintail Park City (Phase-1-Plots) village- Mastemau, Sultanpur Road, Lucknow purchased through Sale deed (Conveyance deed) dated 26.10.2023 (copy of 'Sale Deed' can be seen as attachment namely- "Sale deed of PCP S4-P1-D001") Rs.1,23,78,151/- as per sale deed other charges
8.	Name and address of the seller(s)	Pintail Park City, Eldeco Corporate Tower, 7th Floor, Pickup Bhawan Road, Vibhuti Khand, Gomti Nagar, Lucknow
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	Rs. 1,03,92,791/- has been taken as home loan from ICICI Bank, repayable in 454 monthly EMIs of Rs. 40,377/- Rest of the amount is stated to have been paid out of the amount refunded by Pintail from their earlier booked plot. (Details of all the payments are shown on page 15 of the sale deed, page 53 of attachment )

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."*

It is also to mention here that as the plot has been purchased by the officer jointly with his wife Smt. Babita Pathak, Chief Judicial Magistrate, Gautambuddha Nagar and his wife also submitted the same purchase information separately in Case Id : S000045362024, that application has also processed separately and has been submitted before the Hon'ble Mr. Justice Rajiv Gupta, Administrative Judge, Gautambuddha Nagar in that particular application/ case ID.

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

Munmun Narang S.O.

Meetu Verma, A.R.

**Hon'ble Mr. Justice Rajiv Gupta,**

**Administrative Judge, Gautambuddha Nagar**

Submitted for kind perusal & orders?

Registrar(Judicial)(Budget)

