

Registrar (J) (Budget)

May kindly see the online application of Sri Hemant Kumar Kushwaha, Additional District Judge (POCSO), Banda regarding grant of permission to purchase plot Arazi no. 767, measuring 189.59 sq. m., Mauza-Khusipur, Pargana-Dehat Amanat, Tehsil-Sadar, Distt.-Varanasi (U.P.) through its 'Agreement Deed' dated 23.05.2024, intimated through letter dated 20.05.2024.

In his application, the officer has stated that he has entered into an agreement to sale on 23.05.2024 to purchase plot Arazi no. 767, measuring 189.59 sq. m., Mauza-Khusipur, Pargana-Dehat Amanat, Tehsil-Sadar, Distt.-Varanasi (U.P.) from Smt. Prabha Devi Jaiswal W/o Late OmPrakash Jaiswal, R/o House No. J-11/102A Nati Imali, Ward-Jaitpura, City Varanasi Distt-Varanasi (U.P.) through its 'Agreement Deed' dated 20.05.2024. The total value of the property is 45,00,000/- out of which earnest money 5,00,000/- is paid by him. 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 land.

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 is given below:-

1.	Date of joining service	18.12.2009
2.	Present Gross Salary Take home Salary	Rs. 2,68,845/- Rs. 2,03,990/-
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"> • Maruti Alto K-10 car in 2011 • Gold ornaments of 23.070 gm of Rs. 1,61,356/- in 2024 • Plot measuring 188.20 sq. m., arazi no. 936, Tehsil Roberts Ganj, Distt. Sonbhadra U.P. for Rs. 10,00,000/- in 2024 (with due permission of this Court through Case ID no. S00044842024)
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.	(a) Details of the property to be purchased	Plot Aarazi no. 767, measuring 189.59 sq. m., Mauza-Khusipur, Pargana-Dehat Amanat, Tehsil-Sadar, Distt.-Varanasi (U.P.) through its 'Agreement Deed' dated 20.05.2024 (Copy of 'Agreement Deed' & 'Khatauni' can be seen as attachment)
	(b) Cost price	Rs. 45,00,000/-
8.	Name and address of the seller(s)	Smt. Prabha Devi Jaiswal W/o Late OmPrakash Jaiswal, R/o House No. J-11/102A Nati Imali, Ward-Jaitpura, City Varanasi Distt-Varanasi (U.P.)
9.	Status of the Seller /Dealer	Private person
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"> • Rs. 5,00,000/- is stated to have been paid as advance through cheque no. 241089 out of his FD (copy of FD can be seen as attachment) • Rest of the amount i.e. Rs. 40,00,000/- will be paid out of his own S.B. A/c in which he has sufficient balance (copy of statement of A/c can be seen as attachment) <p>Note: In the financial year 2023-24, he got arrears of Rs. 10,77,890/- of which Rs. 10,00,000/- has been deposited in SBI as FD & Rs. 30,12,715/- as arrears of allowances. Currently Rs. 30,57,084/- is available in his S.B A/c (copy of statement of A/c can be seen as attachment). He also has a FD of Rs. 5 lac of the year 2019. (Copies of FDRs is in attachment)</p>

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 Krishan Pahal, Administrative Judge, Banda, 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 Banda, for His Lordship's kind perusal and if His Lordship approves, Sri Hemant Kumar Kushwaha, Additional District Judge (POCSO), Banda may be granted permission to purchase Plot Arazi no. 767, measuring 189.59 sq. m., Mauza-Khusipur, Pargana-Dehat Amanat, Tehsil-Sadar, Distt.-Varanasi (U.P.) from Smt. Prabha Devi Jaiswal W/o Lte OmPrakash Jaiswal, R/o House No. J-11/102A Nati Imali, Ward-Jaitpura, City Varanasi Distt-Varanasi (U.P.) for Rs. 45,00,000/- 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 Krishan Pahal,
Administrative Judge, Banda

Submitted for kind perusal & orders?

Services/Judicial)(Budget)

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