

~~PS/15000~~
11/2/15

SOUTH WESTERN RAILWAY
STATEMENT OF IMMOVABLE PROPERTY FOR THE YEAR 2014 AS ON 1st JANUARY 2015

1. Name of Officer (in full) and service to which the Officer belongs : **M.K. KAUSHIK**
2. Date of Birth : **24/12/1959** Present post held : **CMM/M** **TRSS**
3. Present Scale & Pay : **37400-67000-10000** - **Rs.73180/-**

Name of Dist. Of Sub-Divn. Taluk and Village in which property is situated	Name and details of property		Present Value	If not on own name, state in whose name held and his/her relationship to Govt. Servant.	How acquired whether purchase lease @ mortgage, inheritance, gift or otherwise, with date of acquisition and name which details of persons from whom acquired	Annual income from the property	Remarks
	Housing and other building	Lands					
1	2	3	4	5	6	7	8
No.467 MIG'A' Block Yelahanka New Town Bangalore-46.	--	60x45' alongwith shed measuring 200 sq.ft Middle Income Group Housing Scheme formed by Karnataka Housing Board.	Rs.8,61,240/-	77% on own name and the balance 23% in the name of my mother, Smt. M.K. Rukmini	Purchased on 31.3.01 from Mr.H.N.Janardhan, Gandhinagar, No.8, Yelahanka Town, Bangalore 64.	Nil	i)Purchased using the following finance: Pers savings Rs.1,11,240/- Sale of inherited property by self Rs.4,00,000/- Sale of inherited property by mother Rs.2,00,000/- PF withdrawal Rs.1,50,000/- Total Rs.8,61,240/-

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As above	Front portion of the house measuring approx. 960 sq.ft Sanctioned plan No.KAB/A GM/P/MU/YNK/PLAN APPROVAL OM/124/20 01-02 dt. 15.10./01	--	Rs.7,87,486 (Value at the end of completion) (Rs.7,77,000/- shown in last years statement + additional expenditure of Rs.10,486/-)	85.44% on own name and the bal.14.56% in the name of my mother Smt.M.K.Rukmini	<p>Construction work commenced on 22.11.01 Completion report sent to CPO on 23.5.2003.</p> <p>Permn. accorded vide letter No.WAP/PF/MKK/5030 dt. 13.11.01 for constn.of house at a cost of Rs.4,75000/- .</p> <p>Permn. accorded vide even ltr No. dated 17.10.02 for constn. of house at enhanced cost of Rs.7,77000/-</p> <p>Permn. accorded vide even ltr No. dated 14.07.01 for drilling the borewell at the cost of Rs.31250/-.</p> <p>Addl. expenditure of Rs.10486/- was communicated vide ltr dated 23.5.03.</p>	<p>a) Vide ltr No.MKK/PF/03 dt. 29.7.03 CPO/WAP was intimated of letting out the said house. Further CPO/WR has been intimated vide ltr dt. 24.2.06 about renewal of Lease agreement for 11 months from 1.11.05. The annual income works out to Rs.36000/- (Interest of self works out to Rs.30,000 & interest of Mother works out to Rs.6000/- (Further the Tenants had deposited 10 months refundable Advance of Rs.30,000/- which was kept in FD at SBI/YNK and earning interest.</p> <p>b) Further the above Tenants have vacated the house w.e.f 2.3.06 and advance remitted by them has been refunded after deducting last two months rent which was not paid by them and Electricity and Water Charges which were not paid by them. Net amt refunded Rs23500/-. This was intimated to CPO/W.R vide Ltr</p>	The construction is financed from Pers. Savings Rs.1,60,118/- PF Rs.2,00,000/- SBI Loan Rs.2,00,000/- CGA of Mother Rs.1,14,643/-CGA of Self Rs.1,12,725/-
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						<p>No.CMM(M&G)Pers/04 dated 18.9.06. Further with effect from 9.6.06 house has been let out jointly by Self & Mother to new Tenants Shri Pankaj Chaturvedi, Manager Bleaching of M/s. Bombay Reyons Fashions Ltd., at a monthly rent of Rs.3500/- (Rs.3000/- towards basic rent and Rs.500/- towards monthly usage charges towards furnishings, fixtures & other fitments . The lessee had paid interest Free deposit of Rs.35000/- constituting 10 months rent. The amount has been kept in FD at SBI/YNK vide STD No.3007 022 9581 and rent are deposited on SBI. A/C No. 1050324795-4 in the same Bank. The interest of each of Lessors in rent is as follows 1) Self Rs.2915/- & Mother Rs.585/-.</p> <p>The above transaction was intimated to CPO vide Ltr No. CMM(M&G) /Pers/04 dated 18.9.06 enclosing copies of receipts towards Advance.</p>
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(Op kaushty)

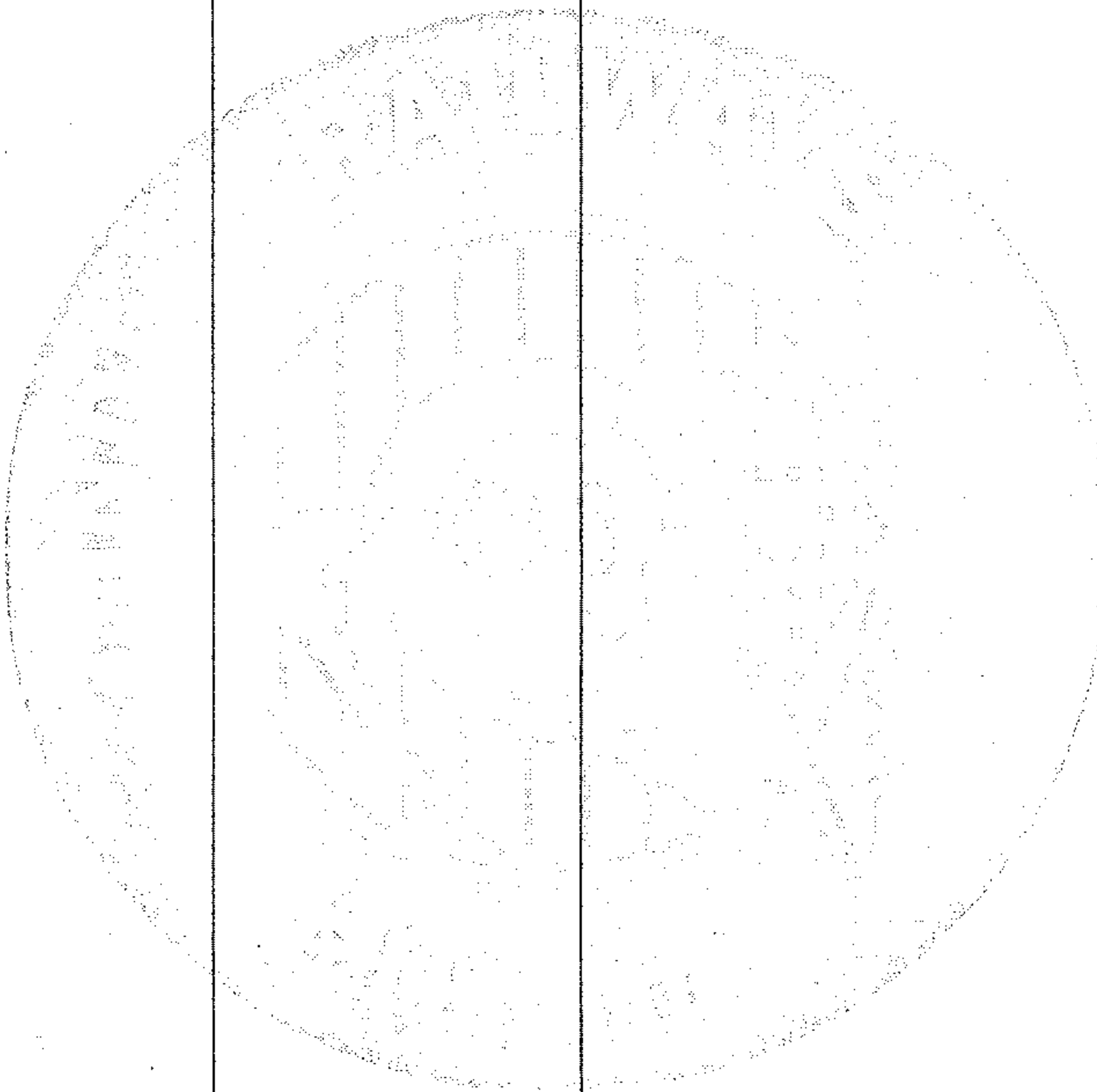
						<p>c) Further the above rental agreement mentioned at 2 b) has been renewed vide renewal of lease agreement dtd. 23.9.07 for a further period of 11 months w.e.f 10.5.07 at a monthly enhanced rental of Rs.3675/- (Rs.3150/- towards basic rent and Rs.525/- towards monthly usage charges towards furnishings, fixtures & other fitments. The interest of each of Lessors in rent is as follows 1) Self Rs.3140/- & Mother Rs.535/-.,</p> <p>d) Further the above rental agreement has been renewed vide agreement dt. 14th May 08, from 9th April 08 to 8th March, 09 at a monthly rent of Rs.3858/-. The interest of each of lessors in rent is 1) Self Rs.3213/- and Mother Rs.645/-.</p> <p>e) The above rental agreement mentioned at 2 b) has been further renewed for a further</p>
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						<p>period of 11 months from 09/03/09 to 08/02/10 at a monthly enhanced rental of Rs.4051/- per month. The interest of Self Rs.3444/- & Mother Rs.607/-. The above has been intimated to CPO/SWR vide letter No. SWR/CMM/Sales/MKK/Misc. dt. 22/01/2010.</p> <p>f) The above rental agreement mentioned at 2e) above has been further renewed for a further period of 11 months from 09/03/10 to 08/01/11 at a monthly enhanced rental of Rs.4253/- per month, on 26/8/2010. The interest of Self Rs.3648/- & Mother Rs.605-. The above has been intimated to CPO/SWR vide letter No. SWR/CMM/Sales/MKK/Misc. dt. 28/02/2011.</p> <p>g) The above rental agreement mentioned at (f) above has been further renewed for a further period of 11</p>
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Copy as per self

						<p>months from 09/01/11 to 08/12/11 at a monthly enhanced rental of Rs.4466/- per month, on 23/4/2011. The interest of Self Rs.3831/- & Mother Rs.635/-. The above has been intimated to CPO/SWR vide letter No. S/CMM/S/Misc./ 2011-12 dt. 02/05/11.</p> <p>h)The above rental agreement mentioned at (g) above has been further renewed for a further period of 11 months from 09/12/11 to 08/11/12 at a monthly enhanced rental of Rs.4690/- per month, on 21/4/2012. The interest of Self is Rs.3986/- & Mother Rs.704/-. The above has been intimated to CPO/SWR vide letter No. S/CMM/S/Misc./ 2012-13 dt. 04/05/12.</p> <p>i)The above rental agreement mentioned at (h) above has been further renewed for a further period of 11 months from 09/11/12 to 08/10/13 at a monthly</p>	
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					<p>enhanced rental of Rs.4926/- per month, on 21/4/2012. The interest of Self is Rs.4187/- & Mother Rs.739/-. The above has been intimated to CPO/SWR vide letter No.S/CMM/S/Misc./2013-14 dt.23/07/13.</p> <p><u>New Transaction in 2014:</u></p> <p>j) The above rental agreement mentioned at (i) above has been further renewed for a further period of 11 months from 09/10/13 to 08/04/14 at a monthly enhanced rental of Rs.5172/- per month, on 23/03/2014. The interest of Self is Rs.4396/- & Mother Rs.776/-. The above has been intimated to CPO/SWR vide letter No.S/CMM/S/Misc./2014-15 dt.09/04/2014. The tenant has vacated the premises w.e.f. 23.03.2014 vide termination of Lease Agreement. This was intimated to CPO vide letter mentioned above.</p>	
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<p><u>New transaction in 2013.</u></p> <p>No.37, 8th Main Road, Gokul 1st stage 2nd Phase, Mathiker e, Bangalore 560054. (Herein after referred as "said property")</p>	<p>Existing Old Building comprising of Ground Floor, First Floor and Side Portion of Total built up area approx 646 sq ft.</p>	<p>Total Plot including Built up area measuring EW 19 ft. and NS 44.5ft. (Average) and 5 ft Passage upto 8th Main Road.</p>	<p>No consideration was involved in the transaction being Gift/Release Deed.</p>	<p>---</p>	<p>Inheritance of undivided 1/4th share of said property from Father Late Sri M.K.Thirumalachar and Gift of undivided 1/4th share of said property from Mother of self - Smt.M.K.Rukmini, and release of 1/4th undivided share of said property from Two Sisters of Self Ms.M.K.Indira, & Smt.M.K.Mangala, who all got undivided 1/4th share of said property by inheritance from Husband/Father - Late Sri M.K.Thirumalachar, respectively</p>	<p>Nil</p>	<p><u>New transaction in 2013.</u></p> <p>i) Transaction effected vide Gift Deed dtd.12.11.13 between self and Mother of self - Smt.M.K.Rukmini registered with Sub Registrar Vijayanagar, Bangalore on 12.11.13 - Vol-1-3109-2013-14 Pg.2 and Release Deed dtd.12.11.2013 between self and Two Sisters of Self Ms.M.K.Indira & Smt.M.K.Mangala, registered with Registrar Vijayanagar, Bangalore on 12.11.13 - Vol-1-3109-2013-14 Pg.6. Prior to execution of above the proposed transaction was intimated to CPO in advance vide S/CMM/S/Misc/2013-14 dtd.30.07.13 and subsequently on execution vide S/CMM/S/Misc/2013-14 dtd.06.12.13. Further it is mentioned that it has been intimated to CPO/SWR vide above letters that the intention of above transaction was for purpose of availing loan from Bank by self for demolition of existing building on the said plot and construction of new building on the said plot. On transfer of Khatha by BBMP in my name, an MOU between</p>
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							<p>Self, Mother of Self and two Sisters of self referred above will be entered into, according their right of residence/sublet in the respective floors of the building proposed to be constructed on the scheduled property after demolition of existing building, with loan from a Nationalised bank.</p> <p><u>New Transaction in 2014:</u></p> <p>ii) As the length of 5' passage leading from Outhouse to Main Road was not indicated in the original Gift Deed and Release Deed referred at (i) above, a Rectification to Gift Deed and Rectification to Release Deed dtd. 25.08.14 referred at (i) above was executed and registered with Sub Registrar, Vijayanagar in Pages 1-9 of Document No. 2005/2014-15 of Book 1. and Pages 1-10 of Document No. 2006/2014-15 of Book 1. This was intimated to CPO vide letter No. S/CMM/M/Misc/2014-15 dtd. 14.10.2014.</p>
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Signature *Gyanmoy*

Date 30.1.15

Inapplicable clause to be struck out.

In case where it is not possible to assess the value accurately, the approximate value in relation to present conditions may be indicated.

@ Includes short-terms lease also.