

**UNION TERRITORY OF JAMMU AND KASHMIR**  
**OFFICE OF THE DIVISIONAL COMMISSIONER, KASHMIR**

Prescribed Authority under Section (3) of J&K Migrant Immovable Property (Preservation, Protection and Restraint on Distress Sales) Act, 1997.

(Phone/ Fax: (0194) -2487777, 2477775, 2452558, 2455357 Email address: divcomk@gmail.com)

**Subject:** - Application of **Sh. Veerender Mohan Koul S/o Late Sh. Zanardhan Koul R/o Keegam Tehsil Keegam, District Shopian A/P Migrant, H. No. 18, Block-B, Lane No. 2, Roop Nagar Enclave, Jammu** for permission to alienate migrant immovable property in accordance with the provisions of J&K Migrant Immovable Property (Preservation, Protection & Restraint on Distress Sales) Act, 1997.

**Reference:-** Deputy Commissioner, **Shopian's** letter No: DCS/SQ/24-25/681 dated 24.06.2024.

**ORDER NO: 122 DIVK OF 2024**

**DATED : 03 - 09 - 2024**

Whereas, Deputy Commissioner, **Shopian** vide letter No: DCS/SQ/24-25/681 dated 24.06.2024 has reported that the alienor(s) intend to alienate **land measuring 05 kanals** covered under **Survey No. 61-min** situated in **estate Adoora Rampathri, Tehsil Keegam, District Shopian**; and

Whereas, Deputy Commissioner, **Shopian** after due enquiry from the field functionaries in terms of prescribed procedure laid down under law/rules/guidelines in vogue has verified title, / and possession of **land measuring 05 kanals** covered under **Survey No. 61-min** situated in **estate Adoora Rampathri, Tehsil Keegam, District Shopian** vide his above referred letters, has recommended the case for grant of permission for alienation under the provisions of J&K Migrant Immovable Property (Preservation, Protection & Restraint on Distress Sales), Act, 1997; and

Whereas, Deputy Commissioner, **Shopian** in terms of rule 3(b) of J&K Migrant-Immovable Property (Preservation, Protection & Restraint on Distress Sales), Rules, 1997 has also issued "**No Objection Certificate**" under endorsement **No. DCS/SQ/24-25/681** dated 24.06.2024; and

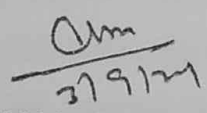
Whereas, to rule out the possibility of distress sale, the alienor(s) was heard on video call who authenticated the veracity of the documents executed by him and also intimated that the sale has not been made in distress/duress and consented to the grant of alienation permission in favour of the alienee(s).

Now, therefore, in pursuance of the powers vested upon me under Section 3 of the Jammu and Kashmir Migrant Immovable Property (Preservation, Protection and Restraint on Distress Sales) Act. 1997, sanction is hereby accorded to the alienation of **land measuring 05 kanals** covered under **Survey No. 61-min** situated in **estate Adoora Rampathri, Tehsil Keegam, District Shopian** BY **Sh. Veerender Mohan Koul S/o Late Sh. Zanardhan Koul R/o Keegam Tehsil Keegam, District Shopian A/P Migrant, H. No. 18, Block-B, Lane No. 2, Roop Nagar Enclave, Jammu** through Attorney Holder namely **Shaheena Akhter D/o Abdul Ahad Chopan W/o Sheeraz Ahmad Bhat R/o Nusipora, Musipora (Nusipora), District Shopian** IN FAVOUR OF  
(1) **Hameeda Banoo D/o Ali Mohammad Wagay W/o Mohammad Abdullah Bhat**

R/o Nasipora Hawl, District Shopian (04 kanals) and (2) Arifa Jan D/o Nazir Ahmad Bhat W/o Sajad Ahmad Shah R/o Keegam Shopian (01 kanal), subject to the following conditions: -

- a) That the applicant(s) is/are rightful owners/occupants of the property proposed to be alienated and is free from all encumbrances and the title of the proposed alienor(s) is certified by the Tehsildar concerned under his seal and signatures.
- b) That the value of the property under proposed alienation shall be calculated as per the stamp rate prevailing at the time of execution/ registering of Sale Deed applicable under **irrigated horticulture category** of land of **estate Adoora Rampathri**, Tehsil Keegam, District Shopian as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011.
- c) That any permission under this Act i.e., J&K Migrant Immovable Property (Preservation, Protection & Restraint on Distress Sales) Act, 1997 and rules made thereunder, shall not be construed as permission for conversion or change of land use which may otherwise be prohibited by any Act/Rules made thereunder for the time being in force.
- d) That after completion of all registration formalities, the District Magistrate, Shopian (Custodian of the Migrant Immovable Property) shall handover the possession of the property to the alienee(s) thereof through prescribed procedure.

**DISCLAIMER: 1) THE INSTANT PERMISSION SHALL NOT BE TREATED AS A SUBSTITUTE FOR TITLE DOCUMENTS/SHARE OF THE APPLICANT/ DISPUTE FREE NATURE OF THE PROPERTY/LAND USE PERMISSION ETC.**

  
DIVISIONAL COMMISSIONER,  
KASHMIR

No: Div.Com/MLA/(3349)/2024

Dated: 03 - 09 - 2024

Copy to the: -

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Shopian
4. Alienees namely (1) Hameeda Banoo D/o Ali Mohammad Wagay W/o Mohammad Abdullah Bhat R/o Nasipora Hawl, District Shopian and (2) Arifa Jan D/o Nazir Ahmad Bhat W/o Sajad Ahmad Shah R/o Keegam Shopian.
5. Alienor namely Sh. Veerender Mohan Koul S/o Late Sh. Zanardhan Koul R/o Keegam Tehsil Keegam, District Shopian A/P Migrant, H. No. 18, Block-B, Lane No. 2, Roop Nagar Enclave, Jammu
6. Attorney Holder namely Shaheena Akhter D/o Abdul Ahad Chopan W/o Sheeraz Ahmad Bhat R/o Nusipora, Musipora (Nusipora), District Shopian

.....FOR INFORMATION AND NECESSARY ACTION.