

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: 01941-2487777, 2477775, 2452558, 2455357 Email address: divcomk@gmail.com)

Subject: - Application of S/Sh. (1) Shibani Lal Bhat and (2) Ravinder Bhat S's/o Late Sh. Shiv Ram Bhat R's/o Chandpora, Harwan, Tehsil North, District Srinagar A/P Migrants Talab Tilloo, 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, Srinagar's letter No: DMS/RD/3324-MR/E-1672/130 dated 03.12.2024.

ORDER NO: 164 DIVK OF 2024

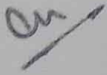
DATED : 04 - 12 - 2024

Whereas, Deputy Commissioner, Srinagar vide letter No: DMS/RD/3324-MR/E-1672/130 dated 03.12.2024 has reported that the alienor(s) intend to alienate land measuring 06 marlas 136 Sfts falling under Khasra No. 224-min situated at estate Chandpora, Tehsil North, District Srinagar;

Whereas, Deputy Commissioner, Srinagar 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 06 marlas 136 Sfts falling under Khasra No. 224-min situated at estate Chandpora, Tehsil North, District Srinagar vide his above referred letter and 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;

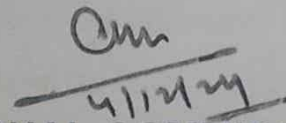
Whereas, the Deputy Commissioner, Srinagar in terms of rule 3(b) of J&K Migrant Immovable Property (Preservation, Protection & Restraint on Distress Sales), Rules, 1997 has also issued "No Objection Certificate" under endorsement No: DMS/RD/3324-MR/E-1672/130 dated 03.12.2024; and

Whereas, to rule out the possibility of distress sale, the alienor(s) was/were heard on video call who authenticated the veracity of the documents executed by him/them. Further, 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 06 marlas 136 Sfts falling under Khasra No. 224-min situated at estate Chandpora, Tehsil North, District Srinagar BY S/Sh. (1) Shibani Lal Bhat and (2) Ravinder Bhat S's/o Late Sh. Shiv Ram Bhat R's/o Chandpora, Harwan, Tehsil North, District Srinagar A/P Migrants Talab Tilloo, Jammu (in person) IN FAVOUR OF Mst. Rabiya W/o Gulzar Ahmad Mir R/o Chandpora, Harwan, Tehsil North, District Srinagar, 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 (land) under proposed alienation shall be calculated as per the stamp rate prevailing at the time of execution/ registering of Sale Deed applicable under **residential category** of land of **estate Chandpora, Tehsil North, District Srinagar** 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 there under, shall not be construed as permission for conversion or change of land use which may otherwise be prohibited by any Act / Rules there under for the time being in force.
- d) That after completion of all registration formalities, the District Magistrate, Srinagar (Custodian of the Migrant Immovable Property) handover the possession 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/(3398)/2024

Dated: 04 - 12 - 2024

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Srinagar
4. Alienee namely **Mst. Rabiya W/o Gulzar Ahmad Mir R/o Chandpora, Harwan, Tehsil North, District Srinagar.**
5. Alienors namely **S/Sh. (1) Shibhan Lal Bhat and (2) Ravinder Bhat S's/o Late Sh. Shiv Ram Bhat R's/o Chandpora, Harwan, Tehsil North, District Srinagar A/P Migrants Talab Tilloo, Jammu.**

.....FOR INFORMATION AND NECESSARY ACTION.