

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: (01941)-2487777, 2477775, 2452558, 2455337 Email address: divcomd@gmail.com)

Subject: - Application of S/Sh. (1) Raj Kumar Tickoo (son), (2) Smt. Prana Bhat (Tickoo) D/o Prem Nath Tickoo, (3) Shambu Nath Tickoo and (4) Brij Mohan Tickoo S's/o Late Maheshwar Nath Tickoo A/P Migrants at 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, Anantnag's letter No: DCA/MLA/1333/22-23/25 dated 05.04.2022, and No. DCA/MLA/1333/22-23/437 dated 02.07.2022.

ORDER NO: 54 DIVK OF 2023

DATED : 25 - 05 - 2023

Whereas, Deputy Commissioner, Anantnag's letter No: DCA/MLA/1333/22-23/25 dated 05.04.2022, and No. DCA/MLA/1333/22-23/437 dated 02.07.2022 has reported that the alienor(s) intend to alienate land measuring 5.5 marlas covered under Survey No. 4169/1623-min situated in estate Qasba Baghat, Tehsil & District Anantnag; and

Whereas, Deputy Commissioner, Anantnag 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 the land measuring 5.5 marlas covered under Survey No. 4169/1623-min situated in estate Qasba Baghat, Tehsil & District Anantnag vide his above referred letter, 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, the Deputy Commissioner Anantnag 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. DCA/MLA/1333/22-23/25 dated 05.04.2022; and

Whereas, to rule out the possibility of distress sale, the alienor(s) were heard on video call who authenticated the veracity of the documents executed by them 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 land measuring 5.5 marlas covered under Survey No. 4169/1623-min situated in estate Qasba Baghat, Tehsil & District Anantnag BY S/Sh. (1) Raj Kumar Tickoo (son), (2) Smt. Prana Bhat (Tickoo) D/o Prem Nath Tickoo, (3) Shambu Nath Tickoo and (4) Brij Mohan Tickoo S's/o Late Maheshwar Nath Tickoo A/P Migrants at Jammu IN FAVOUR OF (1) Gulzar Ahmad Dar, (2) Bilal Ahmad Dar, (3) Jan Mohammad Dar S's/o Nazir Ahmad Dar R's/o Old Eidgah, Anantnag, (4) Irfan

Salim Dar, (5) Umer Salim Dar, (6) Zahid Salim Dar S's/o Mohammad Salim Dar R's/o Lal Chowk, Anantnag, (7) Javald Ahmad Sofi, (8) Ajaz Ahmad Sofi S's/o Abdul Gani Sofi R's/o Lal Chowk, Anantnag, (9) Kafeel Ahmad Shergojree S/o Gul Mohammad Shergojree R/o Ferooz Shah Mohalla, Bijbehara, Anantnag, (10) Shameema Banoo W/o Ghulam Rasool Shergojree R/o Mohman Mohalla, Anantnag and (11) Farooq Ahmad Mir S/o Abdul Ahad Mir R/o Monghall, Anantnag, 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 alionor(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 for the calendar year 2023 of estate Qasba Baghat, Tehsil & District Anantnag as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011. Besides, an amount of Rs. 8.52 lacs (Rupees eight lacs fifty-two thousand), value of the structure as assessed by the concerned agency, shall added to the value of the property in question
- 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, Anantnag (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.
- 2) AS THE MARKET VALUE OF IMMOVABLE PROPERTY IS FIXED ANNUALLY ON CALENDAR YEAR BASIS, THE VALIDITY OF THE PERMISSION SHALL CEASE TO EXIST AT THE END OF THE CURRENT CALENDAR YEAR I.E. 31ST OF DECEMBER, 2023.

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DIVISIONAL COMMISSIONER,
KASHMIR

No: Div.Com/MLA/(1403)/2023

Copy to the: -

Dated: 25.05.2023

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Anantnag
4. Alienees namely (1) Gulzar Ahmad Dar, (2) Bilal Ahmad Dar, (3) Jan Mohammad Dar S's/o Nazir Ahmad Dar R's/o Old Eldgah, Anantnag, (4) Irfan Salim Dar, (5) Umer Salim Dar, (6) Zahid Salim Dar S's/o Mohammad Salim Dar R's/o Lal Chowk, Anantnag, (7) Javald Ahmad Sofi, (8) Ajaz Ahmad Sofi S's/o Abdul Gani Sofi R's/o Lal Chowk, Anantnag, (9) Kafeel Ahmad Shergojree S/o Gul Mohammad Shergojree R/o Ferooz Shah Mohalla, Bijbehara, Anantnag, (10) Shameema Banoo W/o Ghulam Rasool Shergojree R/o Mehman Mohalla, Anantnag and (11) Farooq Ahmad Mir S/o Abdul Ahad Mir R/o Monghall, Anantnag
5. Alienors namely S/Sh. (1) Raj Kumar Tickoo (son), (2) Smt. Prana Bhat (Tickoo) D/o Prem Nath Tickoo, (3) Shambu Nath Tickoo and (4) Brij Mohan Tickoo S's/o Late Maheshwar Nath Tickoo A/P Migrants at Jammu.

.....FOR INFORMATION AND NECESSARY ACTION.