

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

Prescribed Authority under Section 35 of J&K Migrant Immovable Property (Preservation, Protection and Restraint on Distress Sales) Act, 1997
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- Subject:** Application of S/o S. Narayan Nath Jad W/o Nazuk Mehalla, Tehsil & District Anantnag A/P Onnsita Vilav Nagar Lane No. 7, House of D. K. Kaul Gole Gujral Road, 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/1069/2014/520 dated 09.06.2014 and DCA/MLA/1069/22/23/1017 dated 18.11.2022

ORDER NO: 07 DIVK OF 2023

DATED 20 - 01 - 2023

Whereas, Deputy Commissioner, Anantnag's letter No. DCA/MLA/1069/2014/520 dated 09.06.2014 and DCA/MLA/1069/22/23/1017 dated 18.11.2022 has reported that the alienor(s) intend to alienate land measuring 10 marlas under Survey Nos. 1917-min (06 marlas) and 1918-min (04 marlas) situated in estate Gasba 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 10 marlas under Survey Nos. 1917-min (06 marlas) and 1918-min (04 marlas) situated in estate Gasba Baghat, Tehsil & District Anantnag vide the 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, the Deputy Commissioner Anantnag in terms of rule 1(b) of J&K Migrant Immovable Property (Preservation, Protection & Restraint on Distress Sales) Rules, 1997 has also issued 'No Objection Certificate' under endorsement DCA/MLA/1069/2014/520 dated 09.06.2014 and DCA/MLA/1069/22/23/1017 dated 18.11.2022 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 no sale has not been made at the address and consented to the grant of alienation permission in favour of the alienor(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 10 marlas under Survey Nos. 1917-min (06 marlas) and 1918-min (04 marlas) situated in estate Gasba Baghat, Tehsil & District Anantnag BY S/veer Jad S/o Narayan Nath Jad W/o Nazuk Mehalla, Tehsil & District Anantnag A/P Onnsita Vilav Nagar, Lane No. 7, House of D. K. Kaul Gole Gujral Road,

Jammu through Attorney Holder Abdul Wahid Parray S/o Ghulam Rasool Parray R/o Kamad, Tehsil & District Anantnag IN FAVOUR OF Bilal Ahmad Parray S/o Abdul Wahid Parray R/o Kamad, Tehsil & District Anantnag, subject to the following conditions: -

- Handwritten notes: *Handwritten signature*
M.A. 21/11/23
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- 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 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.
 - 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

Handwritten signature
28/12/23
**DIVISIONAL COMMISSIONER,
KASHMIR**

No: Div.com/MLA/ (1108)/2023

Dated: 28 - 02 - 2023

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Anantnag
4. Alienee namely Bilal Ahmad Parray S/o Abdul Wahid Parray R/o Kamad, Tehsil & District Anantnag
5. Alienor namely S/Sh. Suveer Jad S/o Naranjan Nath Jad R/o Nazuk Mohalla, Tehsil & District Anantnag A/P Opposite Vijay Nagar, Lane No. 2, House of Dr. K.K. Koul Gole Gujral Road, Jammu
6. Attorney Holder Abdul Wahid Parray S/o Ghulam Rasool Parray R/o Kamad, Tehsil & District Anantnag

.....FOR INFORMATION AND NECESSARY ACTION.