

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

Prescribed Authority under Section (4) of J&K Migrant Immovable Property (Preservation
Protection and Restraint on Distress Sales) Act, 1997

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Subject - Application of Sh. Jugal Kishan Doomb S/o Late Zinda Lal Doomb R/o
Baqir Sunder Bala Chaltabal Srinagar AIP Migrants H. No. 15 Lane No.
1A Canal Anand Nagar Bahr 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 Pulwama's letter No. DCP-SQ/Mig/18-19/309
dated 26.11.2018. No. DCP-SQ/18-19/Mig/344 dated 09.01.2019. No.
DCP-SQ/19-20/66 dated 17.06.2019. No. DCP-SQ/19-20/Mig/108 dated
12.09.2019. No. DCP-SQ/20-21/202-03 dated 12.10.2020 and No. DCP-
SQ/23-24/Mig/364 dated 28.12.2023

ORDER NO: 54-DIVK OF 2024

DATED : 25-04-2024

Whereas, Deputy Commissioner, Pulwama's letter No. DCP-SQ/Mig/18-
19/09 dated 26.11.2018, No. DCP-SQ/18-19/Mig/344 dated 09.01.2019. No. DCP-SQ/
19-20/66 dated 17.06.2019, No. DCP-SQ/19-20/Mig/108 dated 12.09.2019. No. DCP-
SQ/20-21/202-03 dated 12.10.2020 and No. DCP-SQ/23-24/Mig/364 dated 28.12.2023
has reported that the alienor(s) intend to alienate land measuring 01 kanal falling
under Survey No. 156-min situated in estate Tantraypora, Tehsil Shahoora/Litter,
District Pulwama, and

Whereas, Deputy Commissioner, Pulwama 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 01 kanal falling
under Survey No. 156-min situated in estate Tantraypora, Tehsil Shahoora/Litter,
District Pulwama 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, Pulwama 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. DCP-
SQ/Mig/18-19/309 dated 26.11.2018, 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 of
land measuring 01 kanal falling under Survey No. 156-min situated in estate

Tantraypora, Tehsil Shahoora/Litter, District Pulwama BY Sh. Inder Krishan
Doomb S/o Late Zinda Lal Doomb R/o Baghi Sunder Bala, Chattabal, Srinagar A/P
Migrants, H. No. 15, Lane No. 1-A, Tomal, Anand Nagar, Bohri, Jammu IN FAVOUR
OF Ghulam Hassan Dar S/o Khazir Mohammad Dar R/o Petipora, Tehsil
Shahoora/Litter, District Pulwama, 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 signature;
- 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 agriculture category of land of estate Tantraypora, Tehsil Shahoora/Litter, District Pulwama as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011.
- c) That the alienee shall ensure right of pathway (08 feet in width) passing through Survey Nos. 159, 160-min, 154-min and 153-min to the left-over land of the alienors measuring 02 kanals falling under Survey No. 153.
- d) 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.
- e) That after completion of all registration formalities, the District Magistrate, Pulwama (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.

Sh
27/4/24
DIVISIONAL COMMISSIONER,
J&K KASHMIR
Dated: 25 - 04 - 2024

No: Div.Com/MLA/(2955)/2024

Copy to the: -

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Pulwama
4. Alienee namely Ghulam Hassan Dar S/o Khazir Mohammad Dar R/o Petipora, Tehsil Shahoora/Litter, District Pulwama.
5. Alienor namely Sh. Inder Krishan Doomb S/o Late Zinda Lal Doomb R/o Baghi Sunder Bala, Chattabal, Srinagar A/P Migrants, H. No. 15, Lane No 1-A, Tomal, Anand Nagar, Bohri, Jammu

..... FOR INFORMATION AND NECESSARY ACTION