

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 **S/Shri (1) Roshan Lal Below and (2) Tej Nath Below S's/o Sh. Shrikanth R's/o** village Zainapora, Tehsil Zainapora, District Shopian **A/P Migrants at H. No. 46, Lane-5, Anand Nagar, Bohri, 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/18-19/1390 dated 31.10.2018, No. DCS/SQ/18-19/2061 dated 15.01.2019 and No. DCS/SQ/23-24/3547 dated 26.12.2023.

ORDER NO: 42 DIVK OF 2024
DATED : 08 - 04 - 2024

Whereas, Deputy Commissioner, **Shopian's** letter No: DCS/SQ/18-19/1390 dated 31.10.2018, No. DCS/SQ/18-19/2061 dated 15.01.2019 and No. DCS/SQ/23-24/3547 dated 26.12.2023 has reported that the alienor(s) intend to alienate **land measuring 01 kanal 15 marlas** covered under **Survey No. 904-min** situated in **estate Zainapora, Tehsil Zainapora, 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 01 kanal 15 marlas** covered under **Survey No. 904-min** situated in **estate Zainapora, Tehsil Zainapora, 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/18-19/1390 dated 31.10.2018; 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 15 marlas** covered under **Survey No. 904-min** situated in **estate Zainapora, Tehsil Zainapora, District Shopian** BY **S/Shri (1) Roshan Lal Below and (2) Tej Nath Below S's/o Sh. Shrikanth R's/o** village Zainapora, Tehsil

Zainapora, District Shopian A/P Migrants at H. No. 46, Lane-5, Anand Nagar, Bohri, Jammu IN FAVOUR OF (1) Irshad Ahmad Rather S/o Abdul Razak Rather R/o Rakh Litter and (2) Javaid Ahmad Sheikh S/o Ghulam Mohammad Sheikh R/o Zainapora, Shopian, 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 agriculture category of land of estate Zainapora, Tehsil Zainapora, District Shopian 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.

Anu
8/4/24
DIVISIONAL COMMISSIONER,
KASHMIR

Dated: 08 - 04 - 2024

No: Div.Com/MLA/(2948)/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) Irshad Ahmad Rather S/o Abdul Razak Rather R/o Rakh Litter and (2) Javaid Ahmad Sheikh S/o Ghulam Mohammad Sheikh R/o Zainapora, Shopian.
5. Alienors S/Shri (1) Roshan Lal Below and (2) Tej Nath Below S's/o Sh. Shrikanth R's/o village Zainapora, Tehsil Zainapora, District Shopian A/P Migrants at H. No. 46, Lane-5, Anand Nagar, Bohri, Jammu

..... FOR INFORMATION AND NECESSARY ACTION.