

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: (0104) 2487777, 2477775, 2452668, 2466367 Email address: divcomk@gmail.com)

**Subject: -** Application of S/Shri Jawahar Lal Kachroo S/o Late Kailash Ram Kachroo R/o 70/9, Trikuta Nagar, Jammu presently H. No. 695, Sector-29, Faridabad, Haryana 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, Budgam's letter No: DCB/SQ/Val/18/F-29/2047 dated 31.03.2018, No. DCB/SQ/2021/F-29/10268 dated 22.02.2021 and No. DCB/SQ/2023/F-29/3314 dated 14.10.2023.

**ORDER NO: 18 DIVK OF 2024**

**DATED : 14 - 02 - 2024**

Whereas, Deputy Commissioner, Budgam's letter No: DCB/SQ/Val/18/F-29/2047 dated 31.03.2018, No. DCB/SQ/2021/F-29/10268 dated 22.02.2021 and No. DCB/SQ/2023/F-29/3314 dated 14.10.2023 has reported that the alienor(s) intend to alienate land measuring 3200 Sfts (40'x80' sft) (11M-208 Sfts) falling under Survey No. 1689-min (Plot No: 1207) situated in estate Ompora, Tehsil & District Budgam, Tehsil & District Budgam; and

Whereas, Deputy Commissioner, Budgam 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 3200 Sfts (40'x80' Sft) (11M-208 Sfts) falling under Survey No. 1689-min (Plot No: 1207) situated in estate Ompora, Tehsil & District Budgam; 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, Budgam 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. DCB/SQ/Val/18/F-29/2047 dated 31.03.2018; 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/her/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 for transfer of lease hold rights of land measuring 3200 Sfts (40'x80' Sft) (11M-208 Sfts) falling under Survey No. 1689-min (Plot No: 1207) situated in estate Ompora, Tehsil & District Budgam BY S/Shri Jawahar Lal Kachroo S/o Late Kailash Ram Kachroo R/o 70/9, Trikuta Nagar, Jammu presently H. No. 695, Sector-29,

Faridabad, Haryana IN FAVOUR OF Syed Fouzia Bukhari D/o Syed Showkat  
Ahmad Bukhari R/o Harduwall, Budgam, subject to the following conditions:

- a) This permission shall not be construed as approval for transfer of lease hold rights which shall be taken care of by J&K Housing Board Srinagar/Jammu, as per their rules/policy in vogue and 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 requisite deed applicable under **residential category** of land of **Ompora, Tehsil & District Budgam** as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011.
- b) 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.
- 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, Budgam (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.

  
14/02/24  
DIVISIONAL COMMISSIONER,  
KASHMIR

No: DivCom/MLA/(2946)/2024  
Copy to the: -

Dated: 14 - 02 - 2024

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Budgam
4. Managing Director, J&K Housing Board, Srinagar/Jammu
5. Alienee namely Syed Fouzia Bukhari D/o Syed Showkat Ahmad Bukhari R/o Harduwall, Budgam.
6. Alienor namely S/Shri Jawahar Lal Kachroo S/o Late Kailash Ram Kachroo R/o 70/9, Trikuta Nagar, Jammu presently H. No. 695, Sector-29, Faridabad, Haryana.

.....FOR INFORMATION AND NECESSARY ACTION.