

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, 2455357 Email address: divcomk@gmail.com)

Subject:- Application of S/Sh. (1) Manmohan Koul, (2) Vijay Kumar Koul S's/o Late Janki Nath Koul, (3) Smt. Shana Koul D/o Shamboo Nath Koul W/o Surinder Koul, (4) Bushan Lal Koul, (5) Ravinder Koul S's/o Late Gopi Nath Koul (6) Subash Koul S/o Late Soom Nath Koul R's/o Mohalla Budgair, Aali Kadal, Srinagar A/P Migrants (1) H. No. 36, Gandhi Chowk, Subash Nagar, Jammu, (2) H. No. 20, Lane No. 5, Bhawani Nagar, Talab Tilloo, Jammu, (3) Flat No. 199, Pocket-1, Sector-7, West Delhi, (4) H. No. 15, Sector-2, Govind Nagar, Talab Tilloo, Jammu, (5) Near Woodland School, Shivpora, Srinagar and (6) H. No. 20, Lane No. 5, Gole Pully, Talab Tilloo, 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, Srinagar's letter No: DCS/SQ/MLA/844/3077/MR dated 30.05.2019.

ORDER NO: 19 DIVK OF 2024
DATED : 16 - 02 - 2024

Whereas, Deputy Commissioner, Srinagar's letter No: DCS/SQ/MLA/844/3077/MR dated 30.05.2019 has reported that the alienor(s) intend to alienate land measuring 1329 Sfts along with house falling under Khasra No. 600-min situated in estate S. R. Gunj, Tehsil Khanyar, District Srinagar;

Whereas, Deputy Commissioner, Srinagar 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 1329 Sfts along with house falling under Khasra No. 600-min situated in estate S. R. Gunj, Tehsil Khanyar, District Srinagar vide his above referred letter and 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;

Whereas, the Deputy Commissioner Srinagar 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/MLA/844/3077/MR dated 30.05.2019; and

Whereas, to rule out the possibility of distress sale, one of the alienor, who represented other alienors appeared in person, 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 possessory rights for land measuring 1329 Sfts along with house falling under Khasra No. 600-min situated in estate S. R. Gunj, Tehsil Khanyar, District Srinagar BY S/Sh. (1) Manmohan Koul, (2) Vijay Kumar Koul S's/o Late Janki Nath Koul, (3) Smt. Shana Koul D/o Shamboo Nath Koul W/o Surinder Koul, (4) Bushan Lal Koul,

(5) Ravinder Koul S's/o Late Gopi Nath Koul (6) Subash Koul S/o Late Soom Nath Koul R's/o Mohalla Budgair, Aali Kadal, Srinagar A/P Migrants (1) H. No. 36, Gandhi Chowk, Subash Nagar, Jammu, (2) H. No. 20, Lane No. 5, Bhawani Nagar, Talab Tilloo, Jammu, (3) Flat No. 199, Pocket-1, Sector-7, West Delhi, (4) H. No. 15, Sector-2, Govind Nagar, Talab Tilloo, Jammu, (5) Near Woodland School, Shivpora, Srinagar and (6) H. No. 20, Lane No. 5, Gole Pully, Talab Tilloo, Jammu IN FAVOUR OF Mst. Shahzada W/o Fayaz Ahmad Bhat R/o Gratabal Nawa Kadal presently Arampora near Aram Masjid, Nawa Kadal, Srinagar, subject to the following conditions: -

- That the applicant(s) 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.
- That 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 Sale Deed applicable under **residential category** of land of S.R. Gunj, Tehsil Khanyar, District Srinagar as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011. Besides, an amount of Rs. 1,51,857/- (**Rupees one lac fifty-one thousand eight hundred and fifty-seven**), value of the structure as assessed by the Superintending Engineer, PWD (R&B), CRP, Srinagar, shall be added to the value of the property in question.
- That any permission under this Act i.e., J&K Migrant Immovable Property (Preservation, Protection & Restraint on Distress Sales), Act, 1997 and rules made there under, shall not be construed as permission for conversion or change of land use which may otherwise be prohibited by any Act / Rules there under for the time being in force.
- That after completion of all registration formalities, the District Magistrate Srinagar (Custodian of the Migrant Immovable Property) handover the possession 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.

[Signature]
DIVISIONAL COMMISSIONER,
KASHMIR

Dated: 16 - 02 - 2024

No: Div.Com/MLA/(3003)/2024

Copy to the: -

- Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
- Relief Commissioner (Migrants), Jammu
- Deputy Commissioner, Srinagar
- Alienee namely **Mst. Shahzada W/o Fayaz Ahmad Bhat R/o Gratabal Nawa Kadal** presently Arampora near Aram Masjid, Nawa Kadal, Srinagar.
- Alienors namely **S/Sh. (1) Manmohan Koul, (2) Vijay Kumar Koul S's/o Late Janki Nath Koul, (3) Smt. Shana Koul D/o Shamboo Nath Koul S's/o Late Subash Koul S/o Late Soom Nath Koul R's/o Mohalla Budgair, Aali Kadal, Srinagar A/P Migrants (1) H. No. 36, Gandhi Chowk, Subash Nagar, Talab Tilloo, Jammu, (2) H. No. 20, Lane No. 5, Bhawani Nagar, Talab Tilloo, Jammu, (3) Flat No. 199, Pocket-1, Sector-7, West Delhi, (4) H. No. 15, Sector-2, Govind Nagar, Talab Tilloo, Jammu, (5) Near Woodland School, Shivpora, Srinagar and (6) H. No. 20, Lane No. 5, Gole Pully, Talab Tilloo, Jammu**

FOR INFORMATION AND NECESSARY ACTION.