

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 Vinod Tameri S/o Late Jia Lal Tameri R/o Rainawari, Srinagar A/P H- No 220, Upper Laxmi Nagar, 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, Budgam's letter No's: DCB/SQ/021/1974-75 dated. 10.12.2021.

ORDER NO: 33 DIVK OF 2023

DATED : 28 - 03 - 2023

Whereas, Deputy Commissioner, Budgam's letter No: DCB/SQ/021/1974-75 dated. 10.12.2021 has reported that the alienor(s) intend to alienate land measuring 18 marlas, 104 sft's (50x100 sft) falling under Survey No. 1689-min (Plot No:27) 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 18 marlas, 104 sft's (50x100 sft) falling under Survey No. 1689-min (Plot No:27) 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/021/1974-75 dated. 10.12.2021 ; and

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/transfer of lease hold rights of land measuring 18 marlas, 104 sft's (50x100 sft) falling under Survey No. 1689-min (Plot No:27) situated in estate Ompora, Tehsil & District Budgam BY S/Shri Vinod Tameri S/o Late Jia Lal Tameri R/o Rainawari, Srinagar A/P H- No 220, Upper Laxmi Nagar, Jammu IN FAVOUR OF Syed Tasaduq Hussain S/o Syed Rasool Shah R/o Shah Mohalla, 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.
- 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 the value of the property (land) under proposed alienation shall be calculated as per the stamp rate for the Calendar year 2023 of estate Ompora, Tehsil & District Budgam as approved by the Committee

Divisional Commissioner
Kashmir

constituted under the J&K Preparation and revision of market value guideline rules 2011.

- 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, 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.
- 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.

Divisional Commissioner
Kashmir
DIVISIONAL COMMISSIONER,
KASHMIR

Dated: 28 - 03 - 2023

No: Div.com/MLA/(3180)/2023
Copy to the: -

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Budgam
4. Alienees namely Syed Tasaduq Hussain S/o Syed Rasool Shah R/o Shah Mohalla, Budgam.
5. Alienors namely S/Shri Vinod Tameri S/o Late Jia Lal Tameri R/o Rainawari, Srinagar A/P H- No 220, Upper Laxmi Nagar, Jammu.

.....FOR INFORMATION AND NECESSARY ACTION.