

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/Sh. (1) Raju Kumar Raina S/o Late Jagar Nath Raina (Pandit) and (2) Moti Lal Raina S/o Late Mohisher Nath Raina R's/o Drusoo, Tehsil & District Pulwama A/P H. No. 45 and 47, Lane No. 7, Saraswati Vihar, 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, Pulwama's letter No's: DCP-SQ/Mig/194 dated 30.12.2019, DCP-SQ/20-21/409 dated 04.07.2020 and DCP-SQ/23-24/Mig/29 dated 03.05.2023.

ORDER NO: 121 DIVK OF 2023

DATED : 28 - 11 - 2023

Whereas, Deputy Commissioner, Pulwama's letter No: DCP-SQ/Mig/194 dated 30.12.2019, No. DCP-SQ/20-21/409 dated 04.07.2020 and No. DCP-SQ/23-24/Mig/29 dated 03.05.2023 has reported that the alienor(s) intend to alienate land measuring 01 kanal 15 marlas covered under Survey No. 410 situated in estate Drusoo, Tehsil & 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 15 marlas covered under Survey No. 410 situated in estate Drusoo, Tehsil & 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/194 dated 30.12.2019; and

Whereas, to rule out the possibility of distress sale, the alienor(s) was heard on video call who authenticated the veracity of the documents executed by her 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. 410 situated in estate Drusoo, Tehsil & District Pulwama BY S/Sh. (1) Raju Kumar Raina S/o Late

Jagar Nath Raina (Pandit) and (2) Moti Lal Raina S/o Late Mohisher Nath Raina R's/o Drusoo, Tehsil & District Pulwama A/P H. No. 45 and 47, Saraswati Vihar, Anand Nagar, Bohri, Jammu IN FAVOUR OF Muneeb-ul-Mushtaq S/o Mushtaq-ul-Rehman R/o Drusoo, Tehsil & District Pulwama, Jammu and Kashmir
following conditions: -

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- That the applicant(s) is/are rightful owners/occupiers of the property proposed to be alienated and is free from all encumbrances and the title of the proposed alienor(s) is correct and true as per the Tehsildar concerned under his seal and signatures.
 - That the value of the property under proposed alienation is calculated as per the stamp rate prevailing at the time of registering of Sale Deed applicable under residential category of land of estate Drusoo, Tehsil & District Pulwama as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011.
 - 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.
 - 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.



DIVISIONAL COMMISSIONER,
KASHMIR

No: Div.Com/MLA/(3056)/2023

Dated: 28 - 11 - 2023

Copy to the: -

- Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
- Relief Commissioner (Migrants), Jammu
- Deputy Commissioner, Pulwama
- Alienee namely Muneeb-ul-Mushtaq S/o Mushtaq-ul-Rehman R/o Drusoo, Tehsil & District Pulwama.
- Alienors S/Sh. (1) Raju Kumar Raina S/o Late Jagar Nath Raina (Pandit) and (2) Moti Lal Raina S/o Late Mohisher Nath Raina R's/o Drusoo, Tehsil & District Pulwama A/P H. No. 45 and 47, Lane No. 7, Saraswati Vihar, Anand Nagar, Bohri, Jammu

.....FOR INFORMATION AND NECESSARY ACTION.