

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 (01901) 2407771 2407772 2407554 2404351 Email address: dcomd@gmail.com)

Subject: - Application of (1) Smt. Gunwati (wife), S/Sh (2) Maharaj Krishan (3) Rattan Lal and (4) Ravi Kumar S/o Sh. Late Radha Krishan R's/o Shergund Tehsil Shangus, District Anantnag A/P Migrants at Nagrota Camp, 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, Anantnag's letter No DCA/MLA/(1215)/20-21/1226 dated 31 03 2021 and No DCAMLA/21-22/1497 dated 03 01 2022

ORDER NO: // DIVK OF 2024

DATED : 18 - 01 - 2024

Whereas, Deputy Commissioner, Anantnag's letter No DCA/MLA/(1215)/20-21/1226 dated 31 03 2021 and No DCAMLA/21-22/1497 dated 03 01 2022 has reported that the alienor(s) intend to alienate land measuring 07 kanals 08 marlas covered under Survey No. 885/265 situated in estate Shergund, Tehsil Shangus, District Anantnag; and

Whereas, Deputy Commissioner, Anantnag 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 07 kanals 08 marlas covered under Survey No. 885/265 situated in estate Shergund, Tehsil Shangus, District Anantnag vide his above referred letter, 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, the Deputy Commissioner Anantnag 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 DCA/MLA/(1215)/20-21/1226 dated 31.03.2021; and

Am 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).

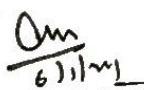
Now, therefore in pursuance of the powers vested upon me under Section 3 of the Jammu and Kashmir Migrant Immovable Property (Preservation, Protection and Restraint on Distress Sales) Act, 1997, sanction is hereby accorded to the alienation land measuring 07 kanals 08 marlas covered under Survey No. 885/265 situated in estate Shergund, Tehsil Shangus, District Anantnag BY Smt. Gunwati (wife), S/Sh. (2) Maharaj Krishan, (3) Rattan Lal and (4) Ravi Kumar S/o Sh. Late Radha Krishan R's/o Shergund, Tehsil Shangus, District Anantnag A/P Migrants at Nagrota Camp, Jammu IN FAVOUR OF (1) Ghulam Nabi Teeli S/o Sona Ullah Teeli R/o Dethu Nagrain, Anantnag and (2) Ghulam Nabi Wani S/o Ghulam Hassan Wani

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R/o Shergund, Tehsil Shangus, District Anantnag, 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 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 (land) 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 of land of estate Shergund, Tehsil Shangus, District Anantnag as 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, Anantnag (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/(1372)/2024

Dated: 18 - 01 - 2024

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Anantnag
4. Alienees namely (1) Ghulam Nabi Teeli S/o Sona Ullah Teeli R/o Dethu Nagrain, Anantnag and (2) Ghulam Nabi Wani S/o Ghulam Hassan Wani R/o Shergund, Tehsil Shangus, District Anantnag
5. Alienors namely (1) Smt. Gunwati (wife), S/Sh. (2) Maharaj Krishan, (3) Rattan Lal and (4) Ravi Kumar S's/o Sh. Late Radha Krishan R's/o Shergund, Tehsil Shangus, District Anantnag A/P Migrants at Nagrota Camp, Jammu.

.....FOR INFORMATION AND NECESSARY ACTION.