

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) -249777, 247776, 249299, 249337 (Email address: divcomk@gmail.com))

Subject: - Application of S/Sh. (1) Akshay Ganhar (son) and (2) Smt. Sneh Ganhar W/o Late Sh. Ashok Kumar Ganhar R's/o 48-A, Indra Nagar, Sonwar, District Srinagar A/P Migrants, H. No. 65, Patoli, Mangotarian, 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/18/MLA/3173/MR dated 28.06.2021 and No. DMS/RD/3173-MR/E-3857/185 dated 24.11.2023.

ORDER NO: 20 DIVK OF 2024

DATED : 19 - 02 - 2024

Whereas, Deputy Commissioner, Srinagar's letter DCS/SQ/18/MLA/3173/MR dated 28.06.2021 and No. DMS/RD/3173-MR/E-3857/185 dated 24.11.2023 has reported that the alienor(s) intend to alienate land measuring 19 marlas 110 Sfts along with two storeyed house falling under Khasra No. 1522/1016/239 situated in estate Sonwar, Tehsil South, 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 19 marlas 110 Sfts falling under Khasra No. 1522/1016/239 situated in estate Sonwar, Tehsil South, District Srinagar 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;

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/18/MLA/3173/MR dated 28.06.2021; 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 him 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 19 marlas 110 Sfts along with two storeyed house falling under Khasra No. 1522/1016/239 situated in estate Sonwar, Tehsil South, District Srinagar BY S/Sh. (1) Akshay Ganhar (son) and (2) Smt. Sneh Ganhar W/o Late Sh. Ashok Kumar Ganhar R's/o 48-A, Indra Nagar, Sonwar, District Srinagar A/P Migrants, H. No. 65, Patoli, Mangotarian, Jammu and (2) H. No. 24, Lane No. 1,

Naseeb Nagar, Janipur, Jammu IN FAVOUR OF (1) Mst. Ruksana W/o Haji
Mohammad Shafi Mir R/o New Colony, Batwara, Srinagar and (2) Mst. Rehana
Javeed W/o Javeed Akhtar Bhat R/o Iqbal Colony, Sonwar, Srinagar, subject to the
following conditions: -

- a) 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.
- 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 residential category of land of estate Sonwar, Tehsil South, 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. 11,22,254/- (Rupees eleven lacs twenty-two thousand two hundred and fifty-four), value of the structure as assessed by the Superintending Engineer, PWD (R&B), Circle Srinagar, shall be added to the value of the property in question.
- 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 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.
- d) 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.

Om
19/02/24
DIVISIONAL COMMISSIONER,
KASHMIR

No: Div.Com/MLA(3156)/2024

Dated: 19 - 02 - 2024

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Srinagar
4. Alienees namely (1) Mst. Ruksana W/o Haji Mohammad Shafi Mir R/o New Colony, Batwara, Srinagar and (2) Mst. Rehana Javeed W/o Javeed Akhtar Bhat R/o Iqbal Colony, Sonwar, Srinagar
5. Alienors namely S/Sh. (1) Akshay Ganhar (son) and (2) Smt. Sneha Ganhar W/o Late Sh. Ashok Kumar Ganhar R's/o 48-A, Indra Nagar, Sonwar, District Srinagar A/P Migrants, H. No. 65, Patoli, Mangotarian, Jammu

.....FOR INFORMATION AND NECESSARY ACTION.