

**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: divcomk7@gmail.com)

**Subject: -** Application of S/Sh. Rakesh Dalal S/o Jawahir Lal Dalal R/o Sheeshyar Habba Kadal, Srinagar A/P Migrant, H. No. 140, Gyankhand-4 Inderapuram, Ghaziabad, Uttar Pradesh presently H. No. E-26, Shankar Vihar Extn, 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: DMS/RD/3227-MR/E-3433/180 dated 18.11.2023.

**ORDER NO: 25 DIVK OF 2024**  
**DATED : 14 - 03 - 2024**

Whereas, Deputy Commissioner, Srinagar's letter No. DMS/RD/3227-MR/E-3433/ 180 dated 18.11.2023 has reported that the alienor(s) intend to alienate land measuring 11 marlas 136 Sfts falling under Khasra No. 246-min (new) situated in estate Natipora, Tehsil Chanapora/Natipora, 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 11 marlas 136 Sfts falling under Khasra No. 246-min (new) situated in estate Natipora, Tehsil Chanapora/Natipora, District Srinagar vide his above referred letters 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: DMS/RD/3227-MR/E-3433/180 dated 18.11.2023; 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 11 marlas 136 Sfts falling under Khasra No. 246-min (new) situated in estate Natipora, Tehsil Chanapora/Natipora, District Srinagar BY S/Sh. Rakesh Dalal S/o Jawahir Lal Dalal R/o Sheeshyar, Habba Kadal, Srinagar A/P Migrant, H No. 140, Gyankhand-4 Inderapuram, Ghaziabad, Uttar Pradesh presently H. No. E-

26, Shankar Vihar Extn, Talab Tilloo, Jammu IN FAVOUR OF Khursheed Ahmad Rather S/o Ghulam Ahmad Rather R/o Budshah Nagar, Natipora, 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 Natipora, Tehsil Chanapora/Natipora, District Srinagar 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 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.

  
DIVISIONAL COMMISSIONER,  
KASHMIR

Dated: 14 - 03 - 2024

No: Div.Com/MLA/(3310)/2024

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
  2. Relief Commissioner (Migrants), Jammu
  3. Deputy Commissioner, Srinagar
  4. Alienee namely Khursheed Ahmad Rather S/o Ghulam Ahmad Rather R/o Budshah Nagar, Natipora, Srinagar
  5. Alienor namely S/Sh. Rakesh Dalal S/o Jawahir Lal Dalal R/o Sheeshyar, Habba Kadal, Srinagar A/P Migrant, H. No. 140, Gyankhand-4 Inderapuram, Ghaziabad, Uttar Pradesh presently H. No. E-26, Shankar Vihar Extn, Talab Tilloo, Jammu
- .....FOR INFORMATION AND NECESSARY ACTION.