

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 Shri Sanjiv Saraf S/o Late Brij Nath Saraf R/o Old Fateh Kadal, Srinagar A/P Migrant at H. No. 1837, Sector-28, Faridabad, Haryana 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, Ganderbal's letter No: DCG/SQ/2023/2856 dated 05.08.2023.

ORDER NO: 68 DIVK OF 2023

DATED : 11 - 08 - 2023

Whereas, Deputy Commissioner, Ganderbal's letter No: DCG/SQ/2023/2856 dated 05.08.2023 has reported that the alienor(s) intend to alienate land measuring 15 kanals falling under Survey No. 826-min situated in estate Malshahibagh, Tehsil & District Ganderbal; and

Whereas, Deputy Commissioner, Ganderbal 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 15 kanals falling under Survey No. 826-min situated in estate Malshahibagh, Tehsil & District Ganderbal 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, Ganderbal 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. DCG/SQ/2023/2856 dated 05.08.2023; and


Whereas, the alienor personally pursued the case which construes that the sale has not been carried out in distress/duress and expressed his willingness to grant permission for alienation of land in question 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 15 kanals falling under Survey No. 826-min situated in estate Malshahibagh, Tehsil & District Ganderbal BY Shri Sanjiv Saraf S/o Late Brij Nath Saraf R/o Old Fateh Kadal, Srinagar A/P Migrant at H. No. 1837, Sector-28, Faridabad, Haryana IN FAVOUR OF (1) Ghulam Mohi-ud-Din

Hajam and (2) Fayaz Ahmad Hajam S's/o Abdul Gani Hajam R's/o Syedpora Hamchi, Srinagar, 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 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 under proposed alienation shall be calculated as per the stamp rate applicable for the **calendar year 2023** of **estate Malshahibagh**, Tehsil & District Ganderbal as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011. Besides, an amount of **Rs. 2,21,670/-** (Rupees two lacs twenty-one thousand six hundred and seventy only), value of the fruit bearing/non-bearing trees as assessed by the Horticulture Development Officer, Ganderbal, shall 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 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, Ganderbal (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

Dated: 11 - 08 - 2023

No: Div.Com/MLA/(3277)/2023

Copy to the: -

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Ganderbal
4. Alienees namely (1) Ghulam Mohi-ud-Din Hajam and (2) Fayaz Ahmad Hajam S's/o Abdul Gani Hajam R's/o Syedpora Hamchi, Srinagar
5. Alienor namely Shri Sanjiv Saraf S/o Late Brij Nath Saraf R/o Old Fateh Kadal, Srinagar A/P Migrant at H. No. 1837, Sector-28, Faridabad, Haryana.

.....FOR INFORMATION AND NECESSARY ACTION.