

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

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**Subject:** - Application of Smt. Veena Bhan alias Shama Hastu D/o Prem Nath Hastu W/o Kanya Lal Bhan R/o Mohalla Dewan Bagh near DC Office Baramulla A/p Migrant at Ambika Vihar, Gole Gujral, 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, Baramulla's letter No. DCB/SQ/Alie/06/938 dated 24.05.2018, No. DCB/SQ/Alie/3045 dated 29.10.2022 and No. DCB/SQ/Alie/5419-20 dated 01.03.2023.

**ORDER NO: 130 DIVK OF 2023**

**DATED : 20 - 12 - 2023**

Whereas, Deputy Commissioner, Baramulla's letter No. DCB/SQ/Alie/06/938 dated 24.05.2018 has reported that the alienor(s) intend to alienate land measuring 15 marlas 03 sirsai falling under Survey Nos. 1212 (10M-07Sr) and 1303 (04M-05Sr) situated in estate Reshipora, Tehsil Kreeri, District Baramulla; and

Whereas, Deputy Commissioner, Baramulla 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 marlas 03 sirsai falling under Survey Nos. 1212 (10M-07Sr) and 1303 (04M-05Sr) situated in Reshipora, Tehsil Kreeri, District Baramulla 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, the Deputy Commissioner Baramulla 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. DCB/SQ/Alie/06/938 dated 24.05.2018; and

Whereas, to rule out the possibility of distress sale, the alienor(s) was/were heard on video call who authenticated the veracity of the documents executed by him/her/ 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 15 marlas 03 sirsai falling under Survey Nos. 1212 (10M-07Sr) and 1303 (04M-05Sr) situated in Reshipora, Tehsil Kreeri, District Baramulla BY Smt. Veena Bhan alias Shama Hastu D/o Prem Nath Hastu W/o Kanya Lal Bhan R/o Mohalla Dewan Bagh near DC Office Baramulla A/p Migrant at Ambika Vihar, Gole Gujral,

Jammu IN FAVOUR OF Mymoona Begum W/o Abdul Rashid Mir R/o Daulatpora  
Tehsil Kreeri, District Baramulla, 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 property of the 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 prevailing at the time of execution/ registering of Sale Deed applicable under Irrigated Agriculture category of land of estate Reshipora, Tehsil Kreeri, District Baramulla as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011 for the Calendar year 2023.
- 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, Baramulla (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.

*Jmm*  
*20/12/23*  
DIVISIONAL COMMISSIONER,  
KASHMIR

No: DivCom/MLA/ (2912)/2023

Copy to the: -

Dated: 20 - 12 - 2023

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu.
3. Deputy Commissioner, Baramulla.
4. Alienee namely Mymoona Begum W/o Abdul Rashid Mir R/o Daulatpora, Tehsil Kreeri, District Baramulla.
5. Alienor namely Smt. Veena Bhan alias Shama Hastu D/o Prem Nath Hastu W/o Kanya Lal Bhan R/o Mohalla Dewan Bagh near DC Office Baramulla A/P Migrant at Ambika Vihar, Gole Gujral, Jammu.

.....FOR INFORMATION AND NECESSARY ACTION.