

**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: dlvcmk@gmail.com)

**Subject: -** Application of **S/Shri Makhan Lal Koul S/o Shri Kashi Nath Koul R/o Srinagar A/P Sec-2 Gandhi Nagar, 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, **Budgam's** letter No's: DCB/SQ/2022/F=105/10376 dated. 09.03.2021 and DCB/SQ/2022/F=105/627 dated. 06.06.2022.

**ORDER NO: 28 DIVK OF 2023**

**DATED : 24 - 03 - 2023**

Whereas, Deputy Commissioner, **Budgam's** letter No: DCB/SQ/2022/F=105/10376 dated. 09.03.2021 and DCB/SQ/2022/F=105/627 dated. 06.06.2022 has reported that the alienor(s) intend to alienate **land measuring 10 marlas falling under Survey No. 425-min situated in estate Check no.1 Tehsil B.K Pora District Budgam;** and

Whereas, Deputy Commissioner, **Budgam** 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 10 marlas falling under Survey No. 425-min situated in estate Check no.1 Tehsil B.K Pora District Budgam;** 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, **Budgam** 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/2022/F=105/10376 dated. 09.03.2021; and DCB/SQ/2022/F=105/627 dated. 06.06.2022; 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 of **land measuring 10 marlas falling under Survey No. 425-min situated in estate Check no.1 Tehsil B.K Pora District Budgam BY S/Shri Makhan Lal Koul S/o Shri Kashi Nath Koul R/o Srinagar A/P Sec-2 Gandhi Nagar, Jammu IN FAVOUR OF (1) Shaheena Akhter W/o Mehraj-ud-din Shah R/o Lal Nagar Chanapora (2) Manzoor Ahmad S/o Mohammad Shaban Dar R/o Nowgam By-Pass 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.

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Divisional Commissioner  
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- b) That the value of the property (land) under proposed alienation shall be calculated as per the stamp rate for the **Calendar year 2023** of estate Check no.1 Tehsil B.K Pora District Budgam 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, Budgam (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. 31<sup>ST</sup> OF DECEMBER, 2023.

**Divisional Commissioner**  
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**DIVISIONAL COMMISSIONER,**  
**KASHMIR**

No: Div.com/MLA/(3152)/2023  
Copy to the: -

Dated: 24 - 03 - 2023

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Budgam
4. Alienees namely (1) Shaheena Akhter **W/o** Mehraj-ud-din Shah R/o Lal Nagar Chanapora (2) Manzoor Ahmad **S/o** Mohammad Shaban Dar **R/o** Nowgam By-Pass Srinagar.
5. Alienors namely **S/Shri** Makhan Lal Koul **S/o** Shri Kashi Nath Koul **R/o** Srinagar **A/P** Sec-2 Gandhi Nagar, Jammu

..... FOR INFORMATION AND NECESSARY ACTION.