

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 S/Shri (1) Moti Lal Pandit S/o Jia Lal Pandit and (2) Smt. Rupa Wati W/o Late Sh. Nand Pandit R's/o village Chillipora, Tehsil Chitragam, District Shopian A/P Migrants (1) Muthi, Jammu and (2) Buta 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, Shopian's letter No: DCS/SQ/22-23/2598 dated 12.01.2023, No. DCS/SQ/23-24/860-62 dated 18.05.2023 and No. DCS/SQ/23-24/2668-69 dated 25.09.2023.

ORDER NO: 71 DIVK OF 2024
DATED : 10 - 06 - 2024

Whereas, Deputy Commissioner, Shopian vide letter No: DCS/SQ/22-23/2598 dated 12.01.2023, No. DCS/SQ/23-24/860-62 dated 18.05.2023 and No. DCS/SQ/23-24/2668-69 dated 25.09.2023 has reported that the alienor(s) intend to alienate land measuring 05 kanals 07 marlas covered under Survey No. 98 (04 kanals), No. 19 (17 marlas) and No. 39-min (10 marlas) situated in estate Chillipora, Tehsil Chitragam District Shopian; and

Whereas, Deputy Commissioner, Shopian 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 05 kanals 07 marlas covered under Survey No. 98 (04 kanals), No. 19 (17 marlas) and No. 39-min (10 marlas) situated in estate Chillipora, Tehsil Chitragam, District Shopian 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, Shopian 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/22-23/2598 dated 12.01.2023; and

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 05 kanals 07 marlas covered under Survey No. 98 (04 kanals), No. 19 (17 marlas) and No. 39-min (10 marlas) situated in estate Chillipora, Tehsil Chitragam, District Shopian BY S/Shri (1) Moti Lal Pandit S/o Jia Lal Pandit {04K-13.5M under Survey No. 98 (04 kanals), No. 19 (08.5 marlas) and No. 39-min (05 marlas)} and (2) Smt. Rupa Wati W/o Late Sh. Nand Pandit {13.5 marlas under Survey No. 19 (08.5 marlas) and No. 39-min (05 marlas)} R's/o village Chillipora, Tehsil Chitragam, District Shopian A/P Migrants (1) Muthi, Jammu and (2) Buta

Nagar, Jammu through their attorney namely Mahtaba Begum D/o Abdul Salam Dar R/o Chillipora, Tehsil Chitragam, District Kupwara IN FAVOUR OF (1) Abdul Rashid Dar, (2) Ghulam Nabi Dar and (3) Ghulam Mohammad Dar S's/o Abdul Salam Dar R's/o Chillipora, Tehsil Chitragam, District Shopian, 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 prevailing at the time of execution/ registering of Sale Deed applicable under irrigated agriculture category (04K-10M) and un-irrigated agriculture category (17 marlas) of land of estate Chillipora, Tehsil Chitragam District Shopian 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, Shopian (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.

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10/6/24
DIVISIONAL COMMISSIONER,
KASHMIR
duf

No: Div.Com/MLA/(3234)/2024

Dated: 10 - 06 - 2024

Copy to the: -

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Shopian
4. Alienees namely (1) Abdul Rashid Dar, (2) Ghulam Nabi Dar and (3) Ghulam Mohammad Dar S's/o Abdul Salam Dar R's/o Chillipora, Tehsil Chitragam, District Shopian.
5. Alienors S/Shri (1) Moti Lal Pandit S/o Jia Lal Pandit and (2) Smt. Rupa Wati W/o Late Sh. Nand Pandit R's/o village Chillipora, Tehsil Chitragam, District Shopian A/P Migrants (1) Muthi, Jammu and (2) Buta Nagar, Jammu
6. Attorney Holder namely Mst. Mahtaba D/o Salam Dar R/o Chillipora, Shopian

.....FOR INFORMATION AND NECESSARY ACTION.