

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/Sh. Sanjay Kumar Raina S/o Late Brij Nath Raina R/o Khirman Nandram, Tehsil Handwara, District Kupwara A/P Migrants at Naseeb Nagar, Janipur, 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, Kupwara's letter No: DCK/SQ/Alienation/18/921 dated 06.10.2018, No. DCK/SQ/Alienation/19/1701 dated 10.02.2020 and DCK/M.Cell/Alienation/(7397224)/24/189 dated 06.03.2024

ORDER NO: 77 DIVK OF 2024

DATED : 29 - 06 - 2024

Whereas, Deputy Commissioner, Kupwara vide letter No: DCK/SQ/Alienation/18/921 dated 06.10.2018, No. DCK/SQ/Alienation/19/1701 dated 10.02.2020 and DCK/M.Cell/Alienation/(7397224)/24/189 dated 06.03.2024 has reported that the alienor(s) intend to alienate land measuring 02 kanals falling under Survey No. 83-min situated in estate Khirman Nandram, Tehsil Handwara, District Kupwara; and

Whereas, Deputy Commissioner, Kupwara, 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 02 kanals falling under Survey No. 83-min situated in estate Khirman Nandram, Tehsil Handwara, District Kupwara 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;

Whereas, Deputy Commissioner Kupwara 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. DCK/SQ/Alienation/18/921 dated 06.10.2018, No. DCK/SQ/Alienation/19/1701 dated 10.02.2020 and DCK/M.Cell/Alienation/ (7397224)/24/189 dated 06.03.2024; 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).

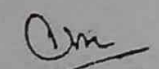
Now, therefore in pursuance of the powers vested upon me under Section 3 of the Jammu and Kashmir Migrant Immovable Property (Preservation, Protection and Restraint on Distress Sales) Act. 1997, sanction is hereby accorded to the alienation of land measuring 02 kanals falling under Survey No. 83-min situated in estate Khirman Nandram, Tehsil Handwara, District Kupwara BY S/Sh. Sanjay Kumar Raina S/o Late Brij Nath Raina R/o Khirman Nandram, Tehsil Handwara, District Kupwara A/P Migrants at Naseeb Nagar, Janipur, Jammu through attorney Holder

Handwritten signature and date:
29/6

namely Parvez Ahmad Sheikh S/o Late Ghulam Nabi Sheikh R/o Khunabal, Tehsil Handwara, District Kupwara IN FAVOUR OF (1) Rafiq Ahmad Sheikh (10 marlas), (2) Mushtaq Ahmad Sheikh (10 marlas) S's/o Abdul Ahad Sheikh and (3) Masrat Jan (01 kanal) W/o Parvez Ahmad Sheikh R's/o Khunabal, Tehsil Handwara, District Kupwara, 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 Khirman Nandram, Tehsil Handwara, District Kupwara 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, Kupwara (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.


29/6/24
DIVISIONAL COMMISSIONER,
KASHMIR

Dated: 29 - 06 - 2024

No: Div.Com/MLA/(2950)/2024

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Kupwara
4. Alienees namely (1) Rafiq Ahmad Sheikh, (2) Mushtaq Ahmad Sheikh S's/o Abdul Ahad Sheikh and (3) Masrat Jan W/o Parvez Ahmad Sheikh R's/o Khunabal, Tehsil Handwara, District Kupwara.
5. Alienor namely S/Sh. Sanjay Kumar Raina S/o Late Brij Nath Raina R/o Khirman Nandram, Tehsil Handwara, District Kupwara A/P Migrants at Naseeb Nagar, Janipur, Jammu.
6. Attorney Holder namely Parvez Ahmad Sheikh S/o Late Ghulam Nabi Sheikh R/o Khunabal, Tehsil Handwara, District Kupwara

.....FOR INFORMATION AND NECESSARY ACTION.