

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, 2455355) Email address: dlucmk@gmail.com

Subject: - Application of S/Sh. (1) Niranjan Nath Tikoo adopted S/o Pt. Sudershan Tikoo and (2) Sanjay Kumar adopted S/o Pt. Gopi Nath R's/o Village Bulgam Tehsil Khoie District Baramulla A/P Migrants at H. No. 11, Lane No. 1, Adarsh Nagar, Barnai Road, Ban Talab, 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/04/4603 dated 29.12.2018 and No. DCB/SQ/Alie/59 dated 03.04.2024.

ORDER NO: 81 DIVK OF 2024

DATED : 10 - 07 - 2024

Whereas, Deputy Commissioner, Baramulla vide letter No: DCB/SQ/Alie/04/4603 dated 29.12.2018 and No. DCB/SQ/Alie/59 dated 03.04.2024 has reported that the alienor(s) intend to alienate land measuring 10 kanals covered under Survey No. 801-min of estate Bulgam, Tehsil Khoie, 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 land measuring 10 kanals covered under Survey No. 801-min of estate Bulgam, Tehsil Khoie, District Baramulla vide his above referred letter and 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/04/4603 dated 29.12.2018 and No. DCB/SQ/Alie/59 dated 03.04.2024; and

Whereas, to rule out the possibility of distress sale, the alienor 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).

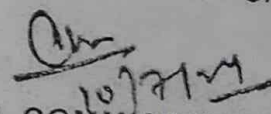
Now, therefore in pursuance of the powers vested upon me under Section 3 of the Jammu and Kashmir Migrant Immovable Property (Preservation, Protection and Restraint on Distress Sales) Act, 1997, sanction is hereby accorded to the alienation of land measuring 10 kanals covered under Survey No. 801-min of estate Bulgam, Tehsil Khoie, District Baramulla BY S/Sh. (1) Niranjan Nath Tikoo adopted S/o Pt. Sudershan Tikoo (08K-11M) and (2) Sanjay Kumar adopted S/o Pt. Gopi Nath (01K-09M) R's/o Village Bulgam Tehsil Khoie District Baramulla A/P Migrants at H. No. 11, Lane No. 1, Adarsh Nagar, Barnai Road, Ban Talab, Jammu through attorney holders namely (1) Ghulam Mohi-ud-Din Sofi S/o Mohammad Sidiq Sofi and (2) Azad Ahmad Mir S/o Gul Mohammad Mir R's/o Qamarwari, Srinagar IN FAVOUR OF Anayatullah Hajini S/o

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Ghulam Rasool Hajini R/o Sir Syed Abad, Sopore, Tehsil Sopore, 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 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 **unirrigated horticulture** category of land of estate Bulgam, Tehsil Khoie, District Baramulla 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, 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.


DIVISIONAL COMMISSIONER,
KASHMIR

Dated: 10 - 07 - 2024

No: Div.Com/MLA/(2967)/2024

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Baramulla
4. Alienee namely Anayatullah Hajini S/o Ghulam Rasool Hajini R/o Sir Syed Abad, Sopore, Tehsil Sopore, District Baramulla
5. Alienors namely S/Sh. (1) Niranjn Nath Tikoo adopted S/o Pt. Sudershan Tikoo and (2) Sanjay Kumar adopted S/o Pt. Gopi Nath R's/o Village Bulgam Tehsil Khoie District Baramulla A/P Migrants at H. No. 11, Lane No. 1, Adarsh Nagar, Barnai Road, Ban Talab, Jammu
6. Attorney Holders namely (1) Ghulam Mohi-ud-Din Sofi S/o Mohammad Sidiq Sofi and (2) Azad Ahmad Mir S/o Gul Mohammad Mir R's/o Qamarwari, Srinagar

.....FOR INFORMATION AND NECESSARY ACTION.