

**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 S/Sh. (1) Sat Lal Bhat S/o Late Pt. Krishan Bhat and (2) Pran Nath Bhat S/o Late Pt. Thakur Dass R's/o Sogam, Tehsil Lolab-Sogam District Kupwara A/P Migrants Mishriwala Camp, 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/Mig/(951)/14/1301 dated 04.10.2014, No. DCK/SQ/Alienation/19/566 dated 29.06.2019, No. DCK/SQ/Alienation/19/1139 dated 09.11.2019 and No. DCK/M.Cell/Alienation/(7344593)24/190 dated 06.03.2024.

**ORDER NO: 82 DIVK OF 2024**

**DATED : 10 - 07 - 2024**

Whereas, Deputy Commissioner, Kupwara vide letter No: DCK/SQ/Mig/(951)/14/1301 dated 04.10.2014, No. DCK/SQ/Alienation/19/566 dated 29.06.2019, No. DCK/SQ/Alienation/19/1139 dated 09.11.2019 and No. DCK/MCell/Alienation/(7344593)/24/190 dated 06.03.2024 has reported that the alienor(s) intend to alienate land measuring 01 kanal 04.75 marlas along with three walnut trees falling under Survey Nos. 3672 (09.75M) and 3675 (15M) situated in estate Sogam, Tehsil Lolab-Sogam 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 01 kanal 04.75 marlas along with three walnut trees falling under Survey Nos. 3672 (09.75M) and 3675 (15M) situated in estate Sogam, Tehsil Lolab-Sogam 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/Mig/(951)/14/1301 dated 04.10.2014; 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 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 01 kanal 04.75 marlas along with three walnut trees falling under



Survey Nos. 3672 (09.75M) and 3675 (15M) situated in estate Sogam, Tehsil Lolab-Sogam District Kupwara BY S/Sh. (1) Sat Lal Bhat S/o Late Pt. Krishan Bhat (16.5 marlas) and (2) Pran Nath Bhat S/o Late Pt. Thakur Dass (08.25 marlas) R's/o Sogam, Tehsil Lolab-Sogam District Kupwara A/P Migrants Mishriwala Camp, Jammu through attorney Holder namely Mohammad Akber Ahanger S/o Abdul Salam Ahanger R/o Sogam, Tehsil Lolab-Sogam, District Kupwara IN FAVOUR OF (1) Abdul Subhan Najar and (2) Mohammad Shafi Najar S's/o Mohammad Ramzan Najar R's/o Tekipora, Tehsil Lolab-Sogam District Kupwara (in equal shares), 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 **un-irrigated agriculture** category of land of estate Sogam, Tehsil Lolab-Sogam District Kupwara as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011. Besides, an amount of Rs. 40,300/- (Rupees forty thousand three hundred), value of the walnut trees as assessed by the Chief Horticulture Officer, Kupwara, shall added to the value of the property in question.
- 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.

  
10/07/2024  
DIVISIONAL COMMISSIONER,  
KASHMIR

No: Div.Com/MLA/(2565)/2024

Dated: 10-07-2024

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) Abdul Subhan Najar and (2) Mohammad Shafi Najar S's/o Mohammad Ramzan Najar R's/o Tekipora, Tehsil Lolab-Sogam District Kupwara.
5. Alienors namely S/Sh. (1) Sat Lal Bhat S/o Late Pt. Krishan Bhat and (2) Pran Nath Bhat S/o Late Pt. Thakur Dass R's/o Sogam, Tehsil Lolab-Sogam District Kupwara A/P Migrants Mishriwala Camp, Jammu
6. Attorney Holder namely Mohammad Akber Ahanger S/o Abdul Salam Ahanger R/o Sogam, Tehsil Lolab-Sogam, District Kupwara.

.....FOR INFORMATION AND NECESSARY ACTION.