

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 (1) Smt. Lalita Shori (wife), (2) Smt. Sunita Pandita (daughter), (3) S/Sh. Sameer Pandita, (4) Sandeep Pandita S's/o Late Sh. Moti Lal Pandita, (5) Smt. Reeta Pandita (wife), (6) S/Sh. Rohit Pandita and (7) Rahul Pandita S's/o Sh. Yoginder Nath R's/o Khanda Batapora, Tehsil B.K. Pora, District Budgam A/P Migrants Opposite Govt. Quarters 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, Budgam's letter No: DCB/SQ/Val/16/1412 dated 02.01.2016, No. DCB/SQ/18/LA/1923-25 dated 07.02.2018, No. DCB/SQ/Val/18/F=06/1053-54 dated 16.10.2018, No. DCB/SQ/19/F=06/Val/2896 dated 04.01.2020, No. DCB/SQ/20/F=06/5473-74 dated 04.09.2020, No. DCB/SQ/2023-24/F=06/2375 dated 03.08.2023, and No. DCB/SQ/2023-24/F=06/5821 dated 30.03.2024.

ORDER NO: 66 DIVK OF 2024

DATED : 27 - 05 - 2024

Whereas, Deputy Commissioner, Budgam vide letter No: DCB/SQ/Val/16/1412 dated 02.01.2016, No. DCB/SQ/18/LA/1923-25 dated 07.02.2018, No. DCB/SQ/Val/18/F=6/1053-54 dated 16.10.2018, No. DCB/SQ/19/F=6/Val/2896 dated 04.01.2020 No. DCB/SQ/20/F=06/5473-74 dated 04.09.2020, No. DCB/SQ/2023-24/F=06/2375 dated 03.08.2023, and No. DCB/SQ/2023-24/F=06/5821 dated 30.03.2024 has reported that the alienor(s) intend to alienate land measuring **02 kanals 05 marlas** falling under **Khasra No. 1377** situated at village **Khanda**, 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 land measuring **02 kanals 05 marlas** falling under **Khasra No. 1377** situated at village **Khanda**, 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/Val/16/1412 dated 02.01.2016; and

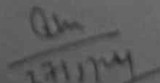
Whereas, to rule out the possibility of distress sale, the alienor(s) was/were heard on video call who authenticated the veracity of the documents executed by him/her/ them and also intimated that the sale has not been made in distress/duress and consented to the grant of alienation permission in favour 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 02 kanals 05 marlas falling under Khasra No. 1377 situated at Khanda, Tehsil B.K. Pora, District Budgam BY (1) Smt. Lalita Shori (wife), (2) Sunita Pandita (daughter), (3) S/Sh. Sameer Pandita, (4) Sandeep Pandita S/o Late Sh. Moti Lal Pandita, (5) Smt. Reeta Pandita (wife), (6) S/Sh. Rohit Pandita and (7) Rahul Pandita S's/o Sh. Yoginder Nath R's/o Khanda Batapora, Tehsil B.K. Pora, District Budgam A/P Migrants Opposite Govt. Quarters Janipur, Jammu IN FAVOUR OF (1) Fayaz Ahmad Dar S/o Ghulam Ahmad Dar R/o Tulchi Nopora, Pulwama (18.5 marlas) and (2) Ghulam Mohammad Kumar S/o Mohammad Sidiq Kumar R/o Hanipora, Chatti Nehama, Pulwama (01K-06.5M), 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 un-irrigated agriculture category of land of estate Khanda, 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


DIVISIONAL COMMISSIONER,
KASHMIR

No: Div Com/MLA/(2707)/2024

Dated: 27-05-2024

Copy to the:-

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Budgam
4. Alienees namely (1) Fayaz Ahmad Dar S/o Ghulam Ahmad Dar R/o Tulchi Nopora, Pulwama and (2) Ghulam Mohammad Kumar S/o Mohammad Sidiq Kumar R/o Hanipora, Chatti Nehama, Pulwama
5. Alienors namely (1) Smt. Lalita Shori (wife), (2) Smt. Sunita Pandita (daughter), (3) S/Sh. Sameer Pandita, (4) Sandeep Pandita S's/o Late Sh. Moti Lal Pandita, (5) Smt. Reeta Pandita (wife), (6) S/Sh. Rohit Pandita and (7) Rahul Pandita S's/o Sh. Yoginder Nath R's/o Khanda Batapora, Tehsil B.K. Pora, District Budgam A/P Migrants Opposite Govt. Quarters Janipur, Jammu

..... FOR INFORMATION AND NECESSARY ACTION