

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 Dr. Vijay Koul S/o Shri Late Nath Ji Koul R/o Qasba Baghat, Tehsil & District Anantnag A/P C/o Tawi X-Rays and Diagnosis Centre, Canal Road, 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, Anantnag's letter No: DCA/MLA/(1263)/15/293 dated 18.08.2015, No. DCA/MLA/(16)/18/725 dated 23.10.2018, No. DCA/MLA/(1203/15)/18/840 dated 18.12.2018, No. DCA/MLA/(1203)/20-21/1149 dated 13.03.2021 and No. DCA/MLA/ (1203)/22-23/1084 dated 25.11.2022.

ORDER NO: 24 DIVK OF 2023

DATED : 08 - 03 - 2023

Whereas, Deputy Commissioner, Anantnag's letter No: DCA/MLA/(1263)/15/293 dated 18.08.2015, No. DCA/MLA/(16)/18/725 dated 23.10.2018, No. DCA/MLA/(1203/15)/18/840 dated 18.12.2018, No. DCA/MLA/(1203)/20-21/1149 dated 13.03.2021 and No. DCA/MLA/(1203)/22-23/1084 dated 25.11.2022 has reported that the alienor(s) intend to alienate land measuring 04 marlas 136 sfts under Survey Nos. 2078 situated in estate Qasba Baghat, Tehsil & District Anantnag; and

Whereas, Deputy Commissioner, Anantnag 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 04 marlas 136 sfts under Survey Nos. 2078 situated in estate Qasba Baghat, Tehsil & District Anantnag vide his above referred letter, 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 Anantnag 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. DCA/MLA/(1263)/15/293 dated 18.08.2015, No. DCA/MLA/(16)/18/725 dated 23.10.2018, No. DCA/MLA/(1203/15)/18/840 dated 18.12.2018, No. DCA/MLA/(1203)/20-21/1149 dated 13.03.2021 and No. DCA/MLA/ (1203)/22-23/1084 dated 25.11.2022; 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

land measuring 04 marlas 136 afts under Survey Nos. 2078 situated in estate Qasba Baghat, Tehsil & District Anantnag BY Dr. Vijay Koul S/o Shri Late Nath Ji Koul R/o Qasba Baghat, Tehsil & District Anantnag A/P C/o Tawi X-Rays and Diagnosis Centre, Canal Road, Jammu IN FAVOUR OF (1) Shakir Ashraf and (2) Shahid Ashraf S's/o Mohammad Ashraf Shah R's/o Kachkoot, Tehsil Awantipora, District Pulwama A/P Anantnag, 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 for the **calendar year 2023** of estate **Qasba Baghat, Tehsil & District Anantnag** as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011. Besides, an amount of **Rs. 12.13 lacs** (Rupees twelve lacs thirteen thousand), value of the structure as assessed by the Executive Engineer, R&B Division, Khanabal, 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 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, Anantnag (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.
- 2)** AS THE MARKET VALUE OF IMMOVABLE PROPERTY IS FIXED ANNUALLY ON CALENDAR YEAR BASIS, THE VALIDITY OF THE PERMISSION SHALL CEASE TO EXIST AT THE END OF THE CURRENT CALENDAR YEAR I.E. 31ST OF DECEMBER, 2023.


**DIVISIONAL COMMISSIONER,
KASHMIR**

No: Div.com/MLA/ (1229)/2023

Dated: - - 2023

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Anantnag
4. Alienee namely (1) Shakir Ashraf and (2) Shahid Ashraf S's/o Mohammad Ashraf Shah R's/o Kachkoot, Tehsil Awantipora, District Pulwama A/P Anantnag.
5. Alienor namely Dr. Vijay Koul S/o Shri Late Nath Ji Koul R/o Qasba Baghat, Tehsil & District Anantnag A/P C/o Tawi X-Rays and Diagnosis Centre, Canal Road, Jammu

.....FOR INFORMATION AND NECESSARY ACTION.