

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: 01941-2487777, 2477775, 2482558, 2455357 Email address: divcomk@gmail.com)

Subject:- Application of S/Sh. (1) Vinod Kumar Raina and (2) Kuldeep Kumar Raina S's/o Hirday Nath Raina R's/o Wussan, Tehsil Kangan, District Ganderbal A/P Sari Rakhwala, 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, Ganderbal's letter No: DCG/SQ/2018/1950 dated 30.11.2018, No. DCG/SQ/2022/2187 dated 16.09.2022 and No. DCG/SQ/2023/1080-81 dated 23.05.2023.

ORDER NO: 127 DIVK OF 2023

DATED : 06 - 12 - 2023

Whereas, Deputy Commissioner, Ganderbal's letter No: DCG/SQ/2018/1950 dated 30.11.2018, No. DCG/SQ/2022/2187 dated 16.09.2022 and No. DCG/SQ/2023/1080-81 dated 23.05.2023 has reported that the alienor(s) intend to alienate land measuring 18 marlas covered under Survey Nos. 942-min situated in estate Wussan, Tehsil Kangan, District Ganderbal; and

Whereas, Deputy Commissioner, Ganderbal 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 18 marlas covered under Survey Nos. 942-min situated in estate Wussan, Tehsil Kangan, District Ganderbal 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, Ganderbal 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. DCG/SQ/2018/1950 dated 30.11.2018; and

Whereas, the alienor personally pursued the case which construes that the sale has not been carried out in distress/duress and expressed his willingness to grant permission for alienation of land in question in favour of the alienee(s).

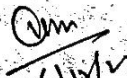
Now, therefore, in pursuance of the powers vested upon me under Section 3 of the Jammu and Kashmir Migrant Immovable Property (Preservation, Protection and Restraint on Distress Sales) Act. 1997, sanction is hereby accorded to the alienation of land measuring 18 marlas covered under Survey Nos. 942-min situated in estate Wussan, Tehsil Kangan, District Ganderbal BY S/Sh. (1) Vinod Kumar Raina and (2) Kuldeep Kumar Raina S's/o Hirday Nath Raina R's/o Wussan, Tehsil Kangan, District Ganderbal A/P Sari Rakhwala, Jammu IN

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FAVOUR OF Mst. Shafeena W/o Nissar Ahmad Shah R/o Wussan,
Kangan, District Ganderbal, subject to the following conditions: -

- a) That the applicant(s) is/are rightful owners/occupants of property proposed to be alienated and is free from 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 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 estate Wussan, Tehsil Kangan, District Ganderbal 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, Ganderbal (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/(2963)/2023

Copy to the: -

Dated: 06 - 12 - 2023

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Ganderbal
4. Alienee namely Mst. Shafeena W/o Nissar Ahmad Shah R/o Wussan, Tehsil Kangan, District Ganderbal
5. Alienors namely S/Sh: (1) Vinod Kumar Raina and (2) Kuldeep Kumar Raina S's/o Hirday Nath Raina R's/o Wussan, Tehsil Kangan, District Ganderbal A/P Sari Rakhwala, Jammu

.....FOR INFORMATION AND NECESSARY ACTION.