

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) 2487772, 2487773, 2489550, 2489307 Email address: divcomr@gmail.com)

Subject: - Application of Smt. Kishni Koul alias Krishni Koul W/o Sh. Chuni Lal Koul R/o Gorpura, Sanat Nagar, Hyderabad, Srinagar A/P H. No. 1, JDA Colony, Phase No. 1, near Soap Factory, Paloura, 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, Srinagar's letter No's: DMS/RD/3261-MR/10 dated 19.04.2023, DMS/RD/3261-MR/83 dated 31.07.2023

ORDER NO: 103 DIVK OF 2023

DATED : 04 - 10 - 2023

Whereas, Deputy Commissioner, Srinagar's letter No: DMS/RD/3261-MR/10 dated 19.04.2023 has reported that the alienor(s) intend to alienate land measuring 01 kanal 07 marla 136 Sft falling under Survey Nos. 202/2(02M-136SFT) & 206 (01K-05M) situated in estate Rawalpura, Tehsil Chanapora/Natipora, District Srinagar, and

Whereas, Deputy Commissioner, Srinagar 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 07 marla 136 Sft falling under Survey Nos. 202/2(02M-136SFT) & 206 (01K-05M) situated in estate Rawalpura, Tehsil Chanapora/Natipora, District Srinagar 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, the Deputy Commissioner Srinagar 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's. DMS/RD/3261-MR/10 dated 19.04.2023, DMS/RD/3261-MR/83 dated 31.07.2023; 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/ transfer of possessory rights for land measuring 01 kanal 07 marla 136 Sft falling under Survey Nos. 202/2(02M-136SFT) & 206 (01K-05M) situated in estate Rawalpura, Tehsil Chanapora/Natipora, District Srinagar BY Smt. Kishni Koul alias Krishni Koul W/o Sh. Chuni Lal Koul R/o Gorpura, Sanat Nagar, Hyderabad, Srinagar A/P H. No. 1, JDA Colony, Phase No. 1, near Soap Factory, Paloura, Jammu IN

FAVOUR OF (1) Farooq Ahmad Shah S/o Abdul Aziz Shah R/o Tengpora Bypass, Srinagar (10 M under survey No. 206min), (2) Wuska Fayaz W/o Abid Malik R/o Greenland Colony, Gooripora, Sanat Nagar, Srinagar (07 M under survey No. 206min) and (3) Mohammad Yousuf Ellahi S/o Abdul Gaffar Ellahi R/o H. No. 24, Gooripora, Sanat Nagar, Srinagar (10 M 136 SFT under survey No. 202/2 {2M-136SFT} and 206 {08M}) subject to the following conditions: -

- e) 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.
- f) 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 Rawalpura, Tehsil Chanapura/Natipora, District Srinagar as approved by the Committee constituted under the J&K Preparation and revision of market value guideline rules 2011.
- g) 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.
- h) That after completion of all registration formalities, the District Magistrate Srinagar (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.

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

Am
31/10/23
DIVISIONAL COMMISSIONER,
KASHMIR

No: Div.Com/MLA/(3243)/2023
Copy to the: -

Dated: 04 - 10 - 2023

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
 2. Relief Commissioner (Migrants), Jammu
 3. Deputy Commissioner, Srinagar
 4. Alienee namely (1) Farooq Ahmad Shah S/o Abdul Aziz Shah R/o Tengpora Bypass, Srinagar, (2) Wuska Fayaz W/o Abid Malik R/o Greenland Colony, Gooripora, Sanat Nagar, Srinagar and (3) Mohammad Yousuf Ellahi S/o Abdul Gaffar Ellahi R/o H. No. 24, Gooripora, Sanat Nagar, Srinagar.
 5. Alienor namely Smt. Kishni Koul alias Krishni Koul W/o Sh. Chuni Lal Koul R/o Goripora, Sanat Nagar, Hyderpora, Srinagar A/P H. No. 1, JDA Colony, Phase No. 1, near Soap Factory, Paloura, Jammu.
-FOR INFORMATION AND NECESSARY ACTION.