

Forwarded

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: 181041-2487771, 2477776, 2492968, 2499257 Email address: divcom@gnail.com)

Subject: - Application of Sh. Maharaj Krishan Raina S/o Late Raghu Nath Raina
Son-in-law of Shobawati W/o Late Samsar Chand R/o Khrew, Tehsil
Pampore, District Pulwama A/P H. No. 22, Sector-8, Jawala Ji Colony,
Gangyal, 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, Pulwama's letter No's DCP-SQ/2018/Mig/245
dated 18.09.2018, DCP-SQ/19-20/Mig/253 dated 09.03.2020 and DCP-
SQ/22-23/580 dated 16.02.2023.

ORDER NO: 105 DIVK OF 2023

DATED : 11 - 10 - 2023

Whereas, Deputy Commissioner, Pulwama's letter No. DCP-SQ/2018/Mig/245 dated 18.09.2018, No. DCP-SQ/19-20/Mig/253 dated 09.03.2020 and No. DCP-SQ/22-23/580 dated 16.02.2023 has reported that the alienor(s) intend to alienate land measuring 23 kanals 01 marla falling under Survey Nos. 4101 (04K-04M), 4102 (05K-04M), 4103 (05K-06M), 4104 (02K-01M), 4105 (01K-13M), 4109 (01K-15M), 4110 (01K-14M) and 4111 (01K-04M) situated in estate Khrew, Tehsil Pampore, District Pulwama; and

Whereas, Deputy Commissioner, Pulwama 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 23 kanals 01 marla falling under Survey Nos. 4101 (04K-04M), 4102 (05K-04M), 4103 (05K-06M), 4104 (02K-01M), 4105 (01K-13M), 4109 (01K-15M), 4110 (01K-14M) and 4111 (01K-04M) situated in estate Khrew, Tehsil Pampore, District Pulwama 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, Pulwama 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: DCP-SQ/2018/Mig/245 dated 18.09.2018; and

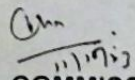
Whereas, to rule out the possibility of distress sale, the alienor(s) was heard on video call who authenticated the veracity of the documents executed by her and also intimated that the sale has not been made in distress/duress and consented to the grant of alienation permission in favour of the alienee(s).

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 23 kanals 01 marla falling under Survey Nos. 4101 (04K-04M), 4102 (05K-04M), 4103 (05K-06M), 4104 (02K-01M), 4105 (01K-13M), 4109 (01K-15M), 4110 (01K-14M) and 4111 (01K-04M) situated in estate Khrew, Tehsil Pampore, District Pulwama BY Sh. Maharaj Krishan Raina S/o Late Raghu Nath Raina Son-in-law of Shobawati W/o Late Samsar Chand R/o Khrew, Tehsil Pampore, District Pulwama A/P H. No. 22, Sector-6, Jawala Ji Colony, Gangyal, Jammu IN FAVOUR OF (1) Farooq Ahmad Mir, (2) Mushtaq Ahmad Mir S's/o Abdul Samad Mir (half share i.e. 11K-10.5M) and (3) Mst. Hajra Bano W/o Ghulam Nabi Mir (half share i.e., 11K-10.5M) R's/o Khrew, Tehsil Pampore, District Pulwama, 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 under proposed alienation shall be calculated as per the stamp rate for the **calendar year 2023** of estate **Khrew**, Tehsil Pampore, District Pulwama 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, Pulwama (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/(2932)/2023

Dated: 11 - 10 - 2023

Copy to the: -

1. Financial Commissioner (Rev), J&K Govt., Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Pulwama
4. Alienees namely (1) Farooq Ahmad Mir, (2) Mushtaq Ahmad Mir S's/o Abdul Samad Mir and (3) Mst. Hajra Bano W/o Ghulam Nabi Mir R's/o Khrew, Tehsil Pampore, District Pulwama.
5. Alienor **Sh. Maharaj Krishan Raina S/o Late Raghu Nath Raina Son-in-law of Shobawati W/o Late Samsar Chand R/o Khrew, Tehsil Pampore, District Pulwama A/P H. No. 22, Sector-6, Jawala Ji Colony, Gangyal, Jammu**

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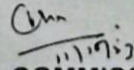
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