

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, 2477773, 2482958, 2459357 Email address: divcomk@gmail.com

Subject: - Application of S/Sh (1) Satjeet Suman, (2) Neeraj Zutshi (sons), (3) Asha Balla Raina (daughter), (4) Durga Raina W/o Late Brij Nath Zutshi, (5) Sunil Zutshi S/o Triloki Nath Zutshi, (6) Subash Zutshi, (7) Sanjay Zutshi (sons), (8) Anjali Zutshi/Hundoo D/o Moti Lal Zutshi, (9) Rakesh Zutshi, (10) Vinod Zutshi (sons), (11) Durga Zutshi W/o Babu Lal Zutshi, (12) Bharat Rattan Zutshi (son), (13) Babli Zutshi W/o Jawahar Lal Zutshi, (14) Rajinder Razdan, (15) Ashok Razdan, (16) Ravi Razdan (sons), (17) Rajni Bhat D/o Shanta Devi Razdan, (18) Kuldeep Raina (son), (19) Pushpa Razdan (daughter), (20) Shamboo Nath Raina husband of Roopa Jee Raina, (21) Bansilal Zutshi S/o Madusudan Zutshi all R's/o Dhobiwan, Lalpora, Tehsil Kunzer A/P Migrants at Jammu C/o H No 163-D Sector-1, Lane-3, Durga Nagar, Jammu (22) Shivani Bhatti D/o Jawahar Lal Zutshi, and (23) Sushma Nugyal D/o Roopa Jee Raina both R's/o Chattabal, Tehsil & District Srinagar A/P Migrants, H No 141-D, Sector-1, Lane-2, Durga Nagar, 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, Baramulla's letter No. DCB/SQ/Alie/11/1324 dated 08.08.2020 and DCB/SQ/Alie/10112 dated 23.02.2022.

**ORDER NO: 92 DIVK OF 2023**

**DATED : 11 - 09 - 2023**

Whereas, Deputy Commissioner, Baramulla's letter No: DCB/SQ/Alie/11/1324 dated 08.08.2020 and DCB/SQ/Alie/10112 dated 23.02.2022 has reported that the alienor(s) intend to alienate land measuring 02 kanals 15 marlas covered under Survey Nos. 4581 of estate Dhobiwan, Tehsil Kunzer, District Baramulla; and

Whereas, Deputy Commissioner, Baramulla 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 02 kanals 15 marlas covered under Survey Nos. 4581 of estate Dhobiwan,, Tehsil Kunzer, District Baramulla 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, Baramulla 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/Alie/11/1324 dated 08.08.2020; and

Whereas, to rule out the possibility of distress sale, the alienor(s) were heard on video call who authenticated the veracity of the documents executed by 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 15 marlas covered under Survey Nos. 4581 of estate Dhobiwan, Tehsil Kunzer, District Baramulla BY S/Sh. (1) Satjeet Suman, (2) Neeraj Zutshi (sons), (3) Asha Balla/Raina (daughter), (4) Durga Raina W/o Late Brij Nath Zutshi, (5) Sunil Zutshi S/o Triloki Nath Zutshi, (6) Subash Zutshi, (7) Sanjay Zutshi (sons), (8) Anjali Zutshi/Hundoo D/o Moti Lal Zutshi, (9) Rakesh Zutshi, (10) Vinod Zutshi (sons), (11) Durga Zutshi W/o Babu Lal Zutshi, (12) Bharat

Rattan Zutshi (son), (13) Babli Zutshi W/o Jawahar Lal Zutshi, (14) Rajinder Razdan, (15) Ashok Razdan, (16) Ravi Razdan (sons), (17) Rajni Bhat D/o Shanta Devi Razdan, (18) Kuldeep Raina (son), (19) Pushpa Razdan (daughter), (20) Shamboo Nath Raina husband of Roopa Jee Raina, (21) Bansi Lal Zutshi S/o Madusudan Zutshi all R's/o Dhobiwan, Lalpora, Tehsil Kunzer A/P Migrants at Jammu C/o H. No. 163-D, Sector-1, Lane-3, Durga Nagar, Jammu (22) Shivani Bharti D/o Jawahar Lal Zutshi, and (23) Sushma Nugyal D/o Roopa Jee Raina both R's/o Chattabal, Tehsil & District Srinagar A/P Migrants, H. No. 141-D, Sector-1, Lane-2, Durga Nagar, Jammu IN FAVOUR OF Shazia Gani D/o Abdul Gani Mir R/o Lalpora, Dhobiwan, Tehsil Kunzer, District Baramulla, 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 Dhobiwan, Tehsil Kunzer, District Baramulla 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, Baramulla (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. 31<sup>ST</sup> OF DECEMBER, 2023.

*Om*  
11/9/23  
DIVISIONAL COMMISSIONER,  
KASHMIR

Dated: 11 - 09 - 2023

No: Div.Com/MLA/(3088)/2023

Copy to the: -

1. Financial Commissioner (R), J&K Govt. Jammu/Srinagar.
2. Relief Commissioner (Migrants), Jammu
3. Deputy Commissioner, Baramulla
4. Alienee namely Shazia Gani D/o Abdul Gani Mir R/o Lalpora, Dhobiwan, Tehsil Kunzer, District Baramulla
5. Alienors namely S/Sh. (1) Satjeet Suman, (2) Neeraj Zutshi (sons), (3) Asha Balla/Raina (daughter), (4) Durga Raina W/o Late Brij Nath Zutshi, (5) Sunil Zutshi S/o Triloki Nath Zutshi, (6) Subash Zutshi, (7) Sanjay Zutshi (sons), (8) Anjali Zutshi/Hundoo D/o Moti Lal Zutshi, (9) Rakesh Zutshi, (10) Vinod Zutshi (sons), (11) Durga Zutshi W/o Babu Lal Zutshi, (12) Bharat Rattan Zutshi (son), (13) Babli Zutshi W/o Jawahar Lal Zutshi, (14) Rajinder Razdan, (15) Ashok Razdan, (16) Ravi Razdan (sons), (17) Rajni Bhat D/o Shanta Devi Razdan, (18) Kuldeep Raina (son), (19) Pushpa Razdan (daughter), (20) Shamboo Nath Raina husband of Roopa Jee Raina, (21) Bansi Lal Zutshi S/o Madusudan Zutshi all R's/o Dhobiwan, Lalpora, Tehsil Kunzer A/P Migrants at Jammu C/o H. No. 163-D, Sector-1, Lane-3, Durga Nagar, Jammu (22) Shivani Bharti D/o Jawahar Lal Zutshi, and (23) Sushma Nugyal D/o Roopa Jee Raina both R's/o Chattabal, Tehsil & District Srinagar A/P Migrants, H. No. 141-D, Sector-1, Lane-2, Durga Nagar, Jammu

..... FOR INFORMATION AND NECESSARY ACTION.