

# Chief Comm Income Tax holds interactive outreach meeting with stakeholders

## ■ STATE TIMES NEWS

JAMMU: Chief Commissioner Income Tax, Amritsar, Jahanzeb Akhtar on Wednesday held an interactive outreach meeting with stakeholders including the office bearers and members of Chamber of Commerce and Industry Jammu, Chambers of Traders Federation (CTF), J&K, Institute of Chartered Accountants, Income Tax Bar Association and other leading taxpayers of Jammu.

Baljeet Kaur, Commissioner of Income Tax, I/C Range Jammu, Himanshu, Joint Commissioner of Income Tax (Hqrs) Amritsar, Rahul Padha, Joint Commissioner of Income Tax, I/C Circle Jammu and Romesh Kumar Sharma, ITO, Jammu were also present in the meeting. At the onset, Akhtar appreciated the role of business community and tax consultants in the nation building process. Primary purpose of the meeting was to have a firsthand knowledge about the problems being faced by the tax

payers and tax professionals in Income Tax related matters and detailed discussions were made in this regard during the meeting. During the meeting, the tax professionals applauded the Income Tax department for the robust web portal and the quick processing of returns & issue of refunds within a couple of days in majority of cases. The CAs highlighted the issue of creation of infrequent tax demands due to the system related errors.

The participants also flagged the issue of non-availability of

TDS credits from the Army and Para-Military force units due to non/faulty filing of online TDS returns and who have since then moved out of J&K and thus leading to frivolous demand due to mismatch of TDS. CA Vinay Jamwal also raised the issue of TDS being done by many govt. departments on the gross value of contract including GST instead of the net taxable value excluding GST. Issue of high pitched ex parte assessments primarily due to non receipt/non response to online

notices was also discussed. Akhtar assured that all these issues will be highlighted and taken up by her at the appropriate level and will be taken to the logical end. Akhtar constituted a local grievance redressal mechanism involving collection of the grievances from all the stakeholders, category wise compilation thereof and forwarding the same to CCIT, Amritsar for taking up the issues with the concerned authorities for expeditious redressal as well as for making requisite changes in the systematic business rules and processes so as to eradicate the root cause of grievances.

CA Nakul Saraf, President of J&K branch of NIRC of ICAI and Rahul Padha, JCIT, I/C Circle Jammu have been nominated as the nodal persons in this regard. Apart from the above technical problems, the president of Chamber of Commerce & Industry Arun Gupta also highlighted the issue of sufferings of the business community of Jammu

region and requested CCIT Amritsar to flag the issue of raising the minimum exempt income limit for levy of Income Tax for J&K in the upcoming budget. He also requested the CCIT to press upon the higher authorities to issue instructions to the Government agencies for preferential purchase incentive to the SME units of J&K regions. Accepting the demand, Akhtar committed to visit Jammu every month to have such interactive meetings on monthly basis for reviewing the progress made in grievance redressal which was widely appreciated by the participants. The representative of J&K Bank, the top income tax payer of Jammu region, also spoke at length and appreciated the proactive coordination between J & K Bank and the IT department in addressing the pending issues. In the end, CCIT Amritsar thanked all the participants who had spared their valuable time from their busy schedules to grace the occasion.



CCI President Arun Gupta presenting bouquet to Chief Commissioner Income Tax, Amritsar, Jahanzeb Akhtar.

## Former CJ of J&K-Ladakh HC; MD & CEO J&K Bank call on LG



Lt Governor Manoj Sinha interacting with Baldev Prakash, MD & CEO J&K Bank.

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JAMMU: Justice Ali Mohammad Magrey, former Chief Justice of the High Court of J&K and Ladakh, and Baldev Prakash, MD & CEO of the J&K Bank on Wednesday called on Lieutenant Governor Manoj Sinha here.

## JKIDFC achieves milestone of completing over 1,500 infra projects

## ■ STATE TIMES NEWS

JAMMU: In a review meeting to take stock of the progress made so far under Jammu & Kashmir Infrastructure Development Finance Corporation (JKIDFC) sponsored projects, the Chief Secretary, Dr Arun Kumar Mehta on Wednesday exhorted upon the Corporation to live up to its potential for accelerating the completion of projects in J&K. Dr Mehta exhorted upon the officers to achieve the targets given to them within the accepted deadlines. He urged them to use all their prowess in removing the bottlenecks so that each project funded by JKIDFC is completed at the earliest. He asked them to dedicate the completed projects to public forthwith.

The Chief Secretary impressed upon the officers to work in mission mode for completing the remaining projects and raise bills to book the expenditure at regu-

lar intervals. He impressed upon them that the original purpose of this initiative taken by the government is to create public infrastructure without any undue delay. Therefore it should be our collective effort to realize this objective by giving our best to complete each of the projects in a shortest time as funds are readily available to serve the purpose.

Dr Mehta asked each of the departments to furnish list of non-initiated projects to be dropped out of corporation funding and list of projects to be completed before 31 of March, 2023.

He asked them to work out the final details of the projects to be carried forward for completion and the actual amount of funds required for them positively in a week's time.

The meeting was informed that the Corporation has achieved the milestone of completing some 1507 proj-

ects at an estimated cost of Rs 2504 crore till date. It was given out that the e-compendium of the same would shortly be put in public domain. It was said that earlier district wise e-book of 200, 500, 600, 800 and 1100 completed projects has been made available to public.

It was further revealed that a loan of Rs 2750 crore was raised by the Corporation out of which 2730.81 crore has already been disbursed towards funding of some 1990 projects. A total of 180 projects of different departments had been completed this year.

It was said that the Corporation has completed all the necessary compliances as per the Companies Act, 2013. Moreover it has completed financial statements till the 2020-21 fiscal and statutory audit for FY 2020-21 has also been closed, as was informed in the meeting.

## Universal screening, management, continuum care of NCDs, common cancers reviewed

## ■ STATE TIMES NEWS

JAMMU: Secretary, Health and Medical Education Department, Bhopinder Kumar, on Wednesday chaired a meeting to review the status of Universal Screening, Management and Continuum of Care of Non Communicable Diseases and Common Cancers of 30-plus population here at Civil Secretariat.

Mission Director, National Health Mission, J&K, gave a presentation highlighting the status of Population Based Screening for Non Communicable Diseases and Common Cancers at HWCs and Opportunistic Screening for NCDs under NPCDCS Program.

It was informed that 42.86 lakh individuals aged 30 years or more have been enrolled in Jammu and Kashmir on the designated portal. Out of these, more than 37.54 lakh individuals have been assessed for risk factors of Non Communicable Diseases. A total of 23.5 lakh individuals have been screened and approximately 3.41 lakh have been examined in last three months only. The district wise progress in respect of screening, management and continuum care for NCD was also assessed.

Secretary appreciated progress on screening for NCDs which has substantially increased as compared to last year.

However, there is need for focusing on increased diagnosis and treatment of screened population who are found affected with any of these NCDs, he added.

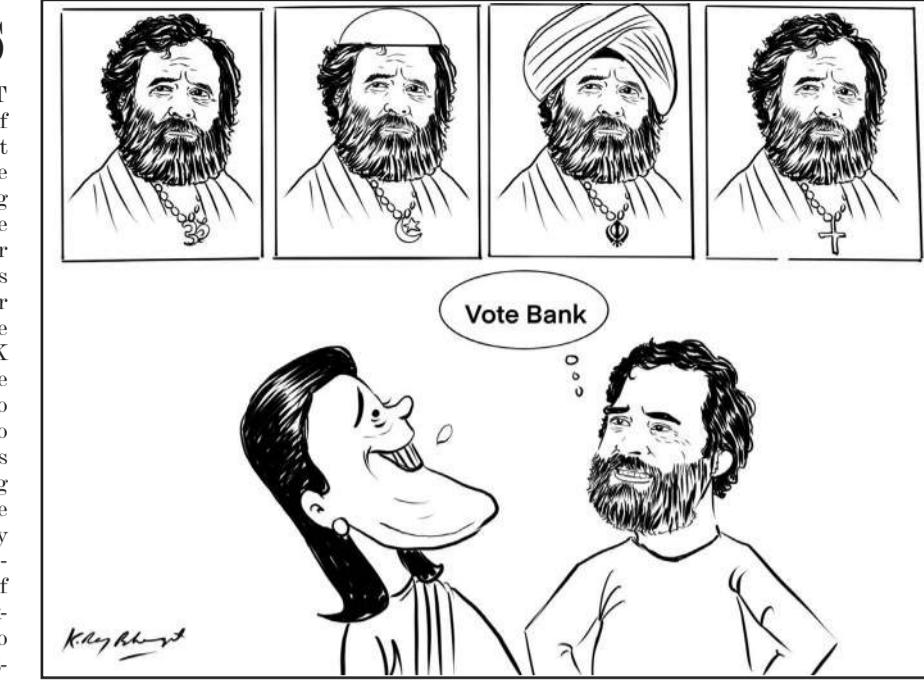
He emphasized that

management, control and treatment of Non Communicable Diseases is a high priority area for UT and Union Government as well. It is therefore important that mass screening, early treatment and continuous follow-up is made an integrated part of public health delivery system, he added.

Secretary directed the Head of departments to assess facility wise testing and treatment capacity for Non Communicable Diseases besides ensuring proper screening examination and treatments as per the set out standards and guidelines of the respective schemes. He also asked the Chief Medical Officers and Block Medical Officers to develop data capturing mechanism for private establishments and also to ensure daily reporting of work done vis a vis targets to the concerned quarters.

Secretary also directed the MD NHM and Director Health Services Jammu and Kashmir to review the programme on regular basis for ensuring quality data on prevalence of Non Communicable Diseases. He further emphasized that the NCD screening should also be used as an opportunity to generate ABHA IDs and the field staff should be adequately trained for the purpose.

The meeting was attended by Principals of Government Medical Colleges, Director Health Services Kashmir, Joint Director Planning H&ME, Chief Medical Officers, Block Medical Officer besides other officers of H&ME department.



## National Conclave on NEP concludes in Jammu

## ■ STATE TIMES NEWS

JAMMU: The maiden National Conclave on National Education Policy (NEP) concluded on Wednesday evening, here in the Convention Centre Jammu.

Delegates including teachers, officials of Education Department, private players and other stakeholders of education sector from across the country joined in to brainstorm towards making the NEP-2020, that is the first education policy of the twenty-first century announced after 34 years of the last National Policy on Education of 1986, a grand success.

Director School Education Jammu, Dr. Ravi Shankar Sharma presented a comprehensive power point presentation on the achievements and work under progress in the education sector in J&K.

He said that the NEP-2020 is directed towards initiating major reforms in schools and higher education levels focusing on the principle that education is fundamental for achieving full human potential, developing an equitable and just society and promoting national development. One of the main objectives of the National Education Policy is to transform India into an equitable and vibrant knowledge society. It envisions an India-centric education system that contributes directly to transforming India into a Knowledge super-power, he said.

The Director School Education Jammu concluded the first National Conclave on National Education Policy (NEP) -2020 which was organized by Agri Industries Vikas Chamber, New Delhi



Director SEJ, Dr. Ravi Shankar Sharma lighting ceremonial lamp.

under the aegis of Department of School Education, JKUT. The Resource Person from various parts of the country expressed their views on "Challenges & Implementation of National Education Policy 2020".

Special Secretary to Government School Education Department, Kanta Devi acknowledged the importance of such conclaves and said that such conclaves help to increase the focus on strengthening teacher training, reforming the existing exam system and restructuring the regulatory framework of education.

Dr. Manej Gupta, Director AIVC and Dr. Bindu Singh informed that more than 9000 schools across the region were watching the conclave online through AIVC You Tube Channel while Sanjeev Singh, Executive Director said that more 600 participants from the country participated in the said conclave. Col.(Retd) Rajendra Prasad Nadella, CEO i30 Learning Centre addressed the participants on how i30 was instrumental and ready to implement the NEP compliant programs of i30 along with the School Education Department of JKUT in a virtual mode.

Prof. Rajesh Nair from MIT, Shahid Khan, Director, Brain Mapping, discussed the Employability Skills while Dr. Kulbhushan Sharma, Chairman, YSMMET and Dr. Amit Chandra, Policy Fellow, Centre for Civil Society shared the challenges of the implementation of NEP-2020.

Shashidhara, Vice President (Initiatives), NISA, discussed Environmental Education impact in Schools. Ashok Thakur, Founder, Muni International School, discussed the development of Pedagogy. Dr. Jinder Jain explained research of medicine free life. H.R. Pakhroo, Joint Director SCERT, Fayaz Ahmed Fayaz (Joint Director SCERT- Central), Manisha Sarin, Secretary JKBOSE and others were also present on the occasion.

## DC launches product catalogue of 'Crafts of Jammu'

## ■ STATE TIMES NEWS

JAMMU: Deputy Commissioner Jammu, Avny Lavasa on Wednesday launched the Product Catalogue of Crafts of Jammu here in Jammu Haat. The Catalogue has all the details regarding various handicraft products which includes Crewal, Sozni, Chamba, Tilla, Phoolkari, and Embroidery, Bamboo products, Basohli Painting, Kashmiri Pashmina, wooden craft items and other such products.

The Deputy Commissioner assured them that all their concerns would be addressed in a phased manner. The DC also appreciated the efforts of the concerned departments and asked them for supporting enhanced production of handicraft articles having huge potential.

bition and inquired about the qualities of the products. The DC was apprised of certain issues being faced by artisans, who have installed stalls in Jammu Haat. The issues were mainly related to irregular water and power supply and publicity/marketing of the products. Extending full support to the artisans, the Deputy Commissioner assured them that all their concerns would be addressed in a phased manner. The DC also appreciated the efforts of the concerned departments and asked them for supporting enhanced production of handicraft articles having huge potential.

## Buyers of apartments in J&K with hard saved money helplessly look for day when regular RERA becomes functional

RER&D Act 2016 makes mandatory to establish RERA within a year, but does J&K has a regular RERA ?

No time being authority or ex-Officio body can effectively deliver the contents of RER&D Act 2016

## ■ DAYA SAGAR

Till date the J&K Real Estate Regulation Authority (RERA) has not become operational in a regular manner and it is not in public domain whether Parimal Rai appointed as Chairman vide S.O 357 of 01-08-2022 has taken charge of post and if taken, from where the RERA is operating.

One can well imagine to what undue and large socio-economic damages / stresses / inconveniences the buyers of apartments / flats from some of the real estate promoters in J&K would have been put even after 2016 during last 6 years by just going through The Real Estate (Regulation and Development) Act, 2016, Act No : 16 of 2016 where Section-20 Sub Section-1 lays down that The appropriate Government shall, within a period of one year from the date of coming into force of this Act, by notification, establish an Authority to be known as the Real Estate Regulatory Authority to exercise the powers conferred on it and to perform the functions assigned to it under RER&D Act 2016, particularly Section-3 of the RER&D Act of 2016 where under it has been mandatory for the promoters of all commercial and residential real estate projects where the land is over 500 (five hundred) square meters or Eight (8) apartments to register with the Real Estate Regulatory Authority (RERA) before launching a project and for on-

going projects yet to receive completion certificate (on the date of the commencement of the Act) to seek registration within 3 months . Each phase is to be treated as standalone real estate project requiring new registration; Section-4a where the information & documents required for registration are mentioned { like (a) a brief details of his enterprise including its name, registered address, type of enterprise (proprietorship, societies, partnership, companies, competent authority), and the particulars of registration, and the names and photographs of the promoter; (b) a brief detail of the projects launched by him, in the past five years,..... (c) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases; (d) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof; and the whole project as sanctioned by the competent authority; (e) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy; (f) the location details of

## A Look through the Mist

the project, ....; (g) performance of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; (h) the number, type and the carpet area of apartments for sale in the project .....; (i) the number and areas of garage for sale in the project; (j) the names and addresses of his real estate agents, if any, ..... (k) the names and addresses of the contractors, architect, structural engineer, if any..... (l) a declaration,..... Stating (A) that he has a legal title to the land on which the development is proposed along with legally valid documents with authentication of such title, if such land is owned by another person; (B) that the land is free from all encumbrances, or as the case may be details of the encumbrances on such land} ; Section- 14.3 :- "In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the promoter as per the agreement for sale relating to such development is brought to the notice of the promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the promoter to rectify such defects without further charge, within thirty days, and in the event of promoter's failure to rectify such defects for such period as is referred to in sub-section (3) of section 14, shall continue even after the conveyance deed of all the apartments, plots or buildings, as the case may be, to the allottees, or the common areas to the association of allottees or the competent authority, as the case may be: Provided that the responsibility of the promoter with respect to the structural defect or any other defect for such period as is referred to in sub-section (3) of section 14, shall continue even after the conveyance deed of all the apartments, plots or buildings, as the case may be, to the allottees are executed. (b) be responsible to obtain the completion certi-

cate or the occupancy certificate, or both, as applicable, from the relevant competent authority as per local laws or other laws for the time being in force and to make it available to the allottees individually or to the association of allottees, as the case may be; (c) be responsible to obtain the lease certificate, ..... and to make the lease certificate available to the association of allottees; (d) be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the association of the allottees; (e) enable the formation of an association or society or co-operative society, as the case may be, of the allottees, or a federation of the same, under the laws applicable; Provided that in the absence of local laws, the association of allottees, by whatever name called, shall be formed within a period of three months of the majority of allottees having booked their plot or apartment or building, as the case may be, in the project; (f) execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee .....; as provided under section 17 of this Act ; and like.

Imagine even the miseries of those buyers who might have taken the possession of the apartments / flats from the promoters of real estates / colonies even in or after 2016 who might have been struggling with the promoters pleading for the manufacturing defects / incompleteness they

might have found after taking over the possession ? Well said transparency and equitable development approach are always all truthfully written in files but question is are they truthfully made to be there in approach ? How would the discrepancies and problems as they exist in the real estate sector in Jammu and Kashmir shall be eradicated with RERA nowhere in regular operation in J&K even after six years of its birth ? Projects, whether old or new under execution have continued to be not cleared by any "RERA" in J&K and the needy urban buyers with their hard earned/ saved money are at occasions being forced in some cases to buy apartments / plots without any printed prospectus having the project details / administrative/revenue record status given to them and may be being made by some to even taking possession without an completion certificates from the authorities. Complaints have been there for the buyers not being attended by some promoters for manufacturing defects which under Act is mandatory / obligator on the part of promoter upto 5 years from the date the promoter / seller hands over the flat to a buyer after obtaining completion / inspection certificates from the designated authorities.

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