

LG visits VYOM CDC in Jammu

STATE TIMES NEWS
JAMMU: Lieutenant Governor Manoj Sinha on Saturday visited VYOM (Vibrant Young Open Minds) Child Development Centre (CDC), at Roop Nagar Jammu.

The Lt Governor went around various sections of the centre and took appraisal of the facilities and services being extended to the children.

He appreciated the Social



Lt Governor Manoj Sinha visiting Vibrant Young Open Minds Child Development Centre at Roop Nagar, Jammu.

Welfare Department in collaboration with Brianpreneurs Foundation for the development of children with neurodiverse needs.

Harvinder Kour, Mission Director, ICPS, J&K; eminent Neurologist, Dr Sushil Razdan; Sunaina Tickoo, Founder & CEO Brainpreneurs, senior officials of Social Welfare Department and members of Brianpreneurs Foundation were present.

J&K Legal Metrology Dept realizes Rs 4.22 Cr during last FY

STATE TIMES NEWS
SRINAGAR: Legal Metrology Department ensuring Consumer Interest has realised a whopping amount of Rs 4.22 Crores as penalty during the previous financial year 2023-24.

"The field executives verified 16,525 number of weights and measuring instruments which led to the accuracy of these instruments and prevented any underweight selling and resulted in the realization of 2.43 Crores as revenue", LMD stated on Saturday.

During the course of the market checking inspections in the previous financial year, the department has booked 3651 traders at Petrol Pumps outlets, LPG Agencies, Kiryana Shops, Bakers etc who were found contravening the various provisions of Legal Metrology Act 2009 and a fine of Rs 1.79 Crores realized from them.

Further, 77 consumer complaints were successfully redressed in the interest of consumers.

The Legal Metrology has also conducted the numerous consumer awareness camps during which consumers were apprised about their basic Consumer Rights and purchase of ISI mark products besides the importance of Hall Mark on the gold items.



Baisakhi celebrated with religious fervour across Kashmir

SHAKEELA ANDRABI
SRINAGAR: The Sikh community on Saturday celebrated Baisakhi with religious fervour and traditional enthusiasm across Jammu and Kashmir.

The festival also marks the beginning of the solar year; and for the farming community of Punjab, it marks the time for the harvest of Rabi crops. The festival of Baisakhi, which is mainly celebrated in the north Indian states of Punjab and Haryana, marks the beginning of the Sikh New Year. It is also a commemoration of the formation of the Khalsa Panth of warriors under Guru Gobind Singh in 1699.



During Baisakhi, Shabdh Keertans were performed at Gurdwaras across Kashmir. The biggest function was held at Chatti Patshahi, Kathi Darwaza, and Rainawari in downtown.

Amid pleasant weather, the festival witnessed a massive rush of devotees in religious places across Kashmir.

"This festival has a unique significance in Kashmir, with people

across all religions coming together and celebrating it. Like every year, I visited the Chatti Patshahi Gurdwara in Rainawari and participated in religious activities. We pray for peace and prosperity of entire Kashmir," said Kartar Singh, a devotee at Rainawari.

On the occasion of Baisakhi, a huge rush was witnessed in Mughal Gardens, Tulip Garden and other parks. People from the Sikh community were seen enjoying the festival with friends and families.

Every year, during the festival, Sikhs wake up early and visit Gurdwaras where langars or community feasts are arranged as part of charity on the day. People also exchange greetings with friends, neighbours, and relatives.

All Parties Sikh Coordination Committee (APSCC) Chairman Jagmohan Singh Raina said that the festival was celebrated with huge participation.

"The whole day passed in happiness and peace with religious programmes held across Kashmir. People from our community participate in Kertans, Kathas, and other programmes. The biggest programme was held at Chatti Patshahi, Kathi Darwaza Rainawari Srinagar in downtown where people across Kashmir came to visit. Like every year, Muslim community came to greet people at Rainawari Gurdwara and at other Gurdwaras," Raina said.

Meanwhile, in north Kashmir, devotees from the Sikh community held religious gatherings at the Gurdwara Chatti Patshahi in Baramulla, Khawaja Bagh, and Parampila in Uri.

Likewise, in south Kashmir, Baisakhi was celebrated at many places like Gurdwaras at Mattan, Singhpora, and Hutmora. The day is of great significance for the Sikh community. It is during this occasion that the community received the identity of 5 Kakars, which since then became a unique identity of Sikh appearance.

PM Modi has done a lot for Sikhs & Sikhism: Yudhvir, Priya Grace Baisakhi Festival celebration at Ware House Gurdwara

STATE TIMES NEWS
JAMMU: Yudhvir Sethi, J&K BJP Vice President and Priya Sethi, National Executive Member BJP and former Minister; on Saturday joined in the festivities of the Baisakhi Festival at a vibrant program hosted at the Gurdwara Nanak Naam Chardi Kala, Ware House, Bikram Chowk, Jammu.



Sikh Community member presenting memento to senior BJP leaders Yudhvir Sethi and Priya Sethi.

Senior BJP leaders Yudhvir Sethi and Priya Sethi were welcomed by the members of Sikh community as they partook in the celebrations.

Yudhvir Sethi extended heartfelt greetings to the Sikh community on the auspicious occasion of Baisakhi, conveying their best wishes for joy, prosperity, and peace. Yudhvir reiterated BJP's unwavering commitment to representing the interests of all sections of society and working towards their holistic development.

Addressing the gathering, Priya Sethi expressed her profound admiration for the tireless efforts and significant achievements of Prime Minister Narendra Modi in uplifting the Sikh community across the nation. She highlighted Prime Minister Modi's deep respect and dedication towards the Sikh community, acknowledging his remarkable contributions.

Sethi emphasized the stark contrast between the BJP's proactive approach and

the historical indifference of the Congress towards the Sikh community. She underscored that in just ten years of BJP governance, monumental strides have been made for the welfare and empowerment of the brave Sikh community, destined to be remembered in the annals of history.

Priya Sethi lamented the lack of serious consideration by the Congress towards such pivotal demands of the Sikh community, accusing them of exploitation for political gains. She reiterated the BJP's guiding principle of "Sabka Saath, Sabka Vikas, Sabka Vishwas," urging people of all backgrounds to consider this ethos when making their electoral choices. She emphasized

the BJP's inclusive approach and steadfast dedication to the welfare of all communities, underscoring the importance of unity and progress for the nation's collective prosperity. Prominent among those who were present include Charanjit Singh Raina, Chairman of the Gurdwara, Harpreet Singh, President, Kanchan Singh (DGM Retd), Deepak Gupta President Warehouse Traders Association, Balwant Singh, Sham Langer General Secretary Warehouse Traders Association, Charanjit Singh Janwal, Sunil Gupta, Upinder Singh, Suman, Meena Devi, Anju Dogra, Kulwant Kaur and Uttam Kaur.

Sudden rise in road accidents in Srinagar during festive celebrations



MASROOR AHMAD

SRINAGAR: In response to the alarming surge in road accidents reported in the Kashmir region on the occasion of Eid festival, SSP Traffic City Srinagar and an NGO have collaborated to launch an urgent awareness initiative in the City.

Senior officials of the City Traffic Police and Volunteers of the NGO were present on the occasion. Officials said, the recent revelations by SMHS Hospital regarding the increasing number of serious accidents have underscored the urgent need for immediate action to promote road safety and prevent further tragedies. As the

community is celebrating festivals like Eid Ul Fitr, Baisakhi and other festivals, ensuring the safety of all road users is of paramount importance.

Speaking at the event, DySP Traffic City Srinagar Mehboob emphasized the collective responsibility of all citizens in ensuring road safety, especially during festive seasons when traffic volume tends to increase. He urged individuals to exercise caution, patience, and vigilance while navigating the roads, and to prioritize the safety of themselves and others.

He said that to address this important issue, Traffic City Srinagar and an NGO organ-

ized an awareness activity at Boulevard Road Srinagar. The purpose of the event was to educate and engage motorists, pedestrians, and the wider community on safe driving practices, the importance of following traffic rules, and the dangers of reckless behavior on the roads.

The NGO volunteers reiterated their commitment to promote awareness about road safety and implement measures to reduce incidents of accidents. Through joint efforts with law enforcement agencies, civil society organizations and community stakeholders, the foundation aims to promote a culture of responsible street behavior and protect lives.

SSP Traffic City Srinagar urged the public to prioritize safety, exercise caution, and demonstrate responsible driving habits. By working together, we can create safer roads and prevent the loss of precious lives, he added.

It is to be noted, that road accidents have seen an increase in the Valley during Eid cele-

brations as over 60 percent of hospitalisations in the last few days, particularly on the occasion of Eid, were due to road

accidents. Leading doctors have expressed their concern over the increasing number of accidents during festivals.

Nundraaz Temple Committee Ashmuji organizes Maha Yagya on Navratri



Kashmiri Pandits performing Yagya on Navratri.

STATE TIMES NEWS
JAMMU: The displaced Kashmiri Pandits organized a Maha Yagya on the occasion of Navratri in Jammu's capital city to seek the blessings of Navdurga and Nundraaz.

The two-day long Yagya was organized by the newly formed Nundraaz Mandir Prabandik Committee Ashmuji (NMPAC) at Swami Mahesh Bharti Ashram in lower Roopnagar.

Devotees in the hundreds enthusiastically participated in the Hawan, a spiritual ceremony conducted for the first time by NMPAC in the last 35 years in exile. The Shri Nundraaz temple, dedicated to Nunkeshwar Bhairava, is located in the village of Ashmuji in South Kashmir's Kulgam dis-

trict. All the Bharadari members, along with their families and extended families of their daughters, participated. It was the first holy function of the people of village Ashmuji in Jammu during the last 35 years of exile. Amid chanting of Mantras and Shlokas, the Yagya, presided over by Guru

Pran Nath and led by Anil Bhat, was organized to pray for peace, progress, and prosperity of the community and Sanatan Dharma. Leelas and Bhajans were sung at the occasion, and Prasad was served to devotees.

The committee, headed by Ramesh Bhat, took a decision to hold the Yagya and said that

they will start the process of construction of a temple and Bhawan dedicated to the deity Shri Nundraaz ji. General Secretary Sanjay Bhat thanked the Biradari for wholeheartedly taking part in the holy function.

Bhat said that they organized this Hawan program on the occasion in devotion of Shri Nundraaz ji after 35 years. Apart from the community, prominent volunteers and office bearers present were P N Bhat, M L Bhat, C L Bhat, Mahesh Pandita, Suresh Pandita, Rakesh Bhat, Bansil Lal Raina, Ramesh Bhat, Bhai, Mintu, Anil Bhat, Sunil, Sunil Bhat, Rakesh Pandita, Sandeep Koul, Roop Krishen Bhat, Ramesh, and Raman Raina made the function a success.

J&K Real Estate Regulatory Authority was "headless" - No authority was functional ending 2023

Circular No. 02 - JK (HUD) 02.02.2024 said RERA started functioning w.e.f 18-01-2024, is it so on Ground? Imagine miseries of buyers who might have taken possession of "FLATS" from promoters even after 2016

DAYA SAGAR

It was reported in 2021 that J&K had initiated the process for constituting a regular Real Estate (Regulation and Development) Authority (RERA) in terms of Real Estate (Regulation and Development) Act 2016 and it was only in August 2022 that J&K Government vide S.O 357 of 01-08-2022 appointed Parimal Rai IAS (Retd) in exercise of the powers conferred by Section 22 of Real Estate (Regulation and Development) Act, 2016 as Chairperson of Jammu & Kashmir Real Estate Regulatory Authority (RERA) laying down that the appointment to have effect from the date he takes charge of the post in the authority. It was hoped that regular RERA would be in operation atleast in 2022 though after six years of the Real Estate (Regulation and Development) Act 2016. But it was not that no any further notification was issued about appointment of atleast two more members (Section-21 of the act) but no any information about RERA was available about RERA except that there was a blank website of J&K RERA. All efforts (including email hudd-jk@nic.in, dheerajjk@gmail.com, Ce: housingud9@gmail.com on 10-12-2023 /reminder request on 14-12-2022 to J&K Housing & Urban Development Department and the Grievances submitted on JK Grievance cell (awazaawam.uniso.in/ AwazAAwam/index.aspx) on 16-12-2022 G. No 999001268968 / on 02-01-2023 G No 999003861258 /on 27-04-2023 GNO 999001268975) to know about the status of J&K Real Estate Regulatory Authority (RERA) / joining of Parimal Rai IAS (Retd) as Chairman of RERA) had not yielded upto 24 May and in response to Grievance No 999003867993 of 30-04-2023 it was only on 25 May 2023 that the JK Grievance portal finally disclosed the present status with the reference of Housing and Urban Development Department as <" Vide Notification No 357 dated 01.08.2022 Mr. Parimal Rai, IAS (Retd) was appointed as Chairman RERA. However, because of some personal reasons the Officer submitted his resignation which was accepted by the authorities and from the date of resignation of the Chairman RERA the Authority is headless, therefore the authority is not functional as on date. As regards operationalize of the authority it is submitted that only web portal of the Authority is being handled

by the J&K Housing Board and rest of the functionality of the authority is not being handled by any of the authorities/ organizations">.

It will be very pertinent to quote here that that before 2016 the Government of India had been receiving complaints from the individual flat/apartment / plot / real estate buyers buyers that real estate transactions then were going on unequal footings more in favour of to the choice of developers / promoters and hence the Government aiming at creating environment for equitable and fair transactions between the seller and the buyer of properties came up with bill for installation of Real Estate Regulatory Authority (RERA) for making real estate purchases secure through transparency and accountability in Rajya Sabha (passed on the 10 March, 2016) and passed by Lok Sabha on the 15 March, 2016 and came in force on 1 May 2016 in the form of 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 powers conferred on it and to perform the functions assigned to under Act.

BUT in UT of J&K till this day there appears to be no operational RERA on ground although there is website of JK RERA with mention of the Chairman RERA Satish Chandra IAS (Retd) appointed in 2024 (new SO 13 of 8-01-2024) but no mention of other members , no postal address and no email ID .

No operational information could be found on the website like the Registered Agent's List , Registered Advocates List, Projects Registered, Projects Cause List etc.

Only information that could be found there on 11-04-2024 was THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016, Act No : 16 of 2016, S.O 235 of 23 July 2020 Jammu and Kashmir Real Estate (Regulation & Development) Rule, 2020 , S.O 357 of 01-08-2022 appointment of Sh. Parimal Rai IAS (Retd) as Chairman w.e.f the date he takes over,



A Look through the Mist Part-III

Notification No 637 of 28-12-2023 of Government of UT of J&K (issued by J&K Housing and Urban development Department) designating Special Tribunal J&K as Appellate Authority till regular Appellate Authority is constituent under Section- 43 of the Act of 2016, SO 13 of 8-01-2024 appointment of Satish Chandra as CM RERA wef the date he assumes the charge of the post of Authority, Circular No. 02 - JK (HUD) of 2024 dated 02.02.2024 informing all HODs of Housing and Urban Devt Department to that RERA is operational w.e.f 18 Jan 2024 with Sh. Satish Chandra as Chairman. And all the ongoing / new projects should be registered with RERA as per the requirements of the Act.

Since no e mail address was available on the website through Feedback link request was sent for providing the information regarding the addresses of RERA offices/ Chairman & Members on 11 April 2024 as also e mail request was made to Commissioner Secretary Housing & Urban Devt Department (hudd-jk@nic.in,principalsecretaryhuddjk@gmail.com) on 11 April 2024 for advice regarding the particulars on priority . Immediate response was received on 11 April from Principal Secretary H&UDD as <Kindly send your e-mail on jkrerachairperson@gmail.com > and accordingly request was sent to Chairperson RERA jkrerachairperson@gmail.com on 11 April itself but no response has been received on feed back as well as e mail till 13-04-2024 late evening about RERA postal address, RERA members , registered projects and like .

Question is in case RERA had started functioning w.e.f 18-01-2024 (Circular No. 02 - JK (HUD) of 2024 dated 02.02.2024 informing all HODs of Housing and Urban Devt Department to that RERA is operational w.e.f 18 Jan 2024 with Satish Chandra as Chairman. And all the ongoing / new projects should be registered with RERA as per the requirements of the Act) then why there is no response from the RERA and no data on RERA website ?

Such 'quality' response from 'designated channels' well reflects how dependable is the so much talked about e- governance. Looking at importance of role of RERA where no any time being authori-

ty or Ex-Officio body can even attend to the day to day requirements of real estate promoters and real estate beneficiaries what to talk of handling disputes/ social issues and legal issues

One can well Imagine , by just having even a casual look at some elements/sections of RER&D Act 2016, to what undue and large socio-economic damages / stresses the buyers of apartments / flats from some of the real estate promoters in J&K would have been put during last 7 years , particularly like Section -11 Functions and duties of promoter like SUB SECTION -11.3 (The promoter, at the time of the booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely:- (a) sanctioned plans, layout plans, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;(b) the stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity) &Sub Section-11.4 { obligations of the promoter / seller towards the buyer/ buyers of apartments; Section 14,(b) promoters be responsible to obtain the completion certificate or the occupancy certificate, or both, as applicable, from the relevant competent authority , 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 within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under this Act) and the like Grievances have been there of the buyers not being attended by some promoters for manufacturing defects which under Act is mandatory / obligation on the part of promoter upto 5 years from the date the promoter / seller handover the flat to a buyer after obtaining completion / inspection certificates from the designated authorities.

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