REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

FORM 'D'

[See rule 5(2)]

INTIMATION OF REJECTION OF APPLICATION FOR REGISTRATION OF PROJECT

Letter No: RERAP01062026215822-2 / 402 Date: 06 /10/2026

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,

Shri Mohsin Zia Gilani
GILANI CONSTRUCTION AND DEVELOPERS
Address: HOUSE NO 172 PATLIPUTRA COLONY, 800013
Email Id: GILANIM2304@GMAIL.COM

Sub: Regarding rejection of Application RERAP01062026215822-2 received for registration of Project- Gilani Mansion Date: 12.08.2026 and brought on hearing under section 5 (1) (b) of Real Estate (Regulations and Development) Act, 2016 held on 14.10.2026

Sir,

You are hereby informed that Application RERAP01062026215822-2 received for registration of the Project- Gilani Mansion, is rejected due to lack of furnishing of following information and documents;

1. Non-Compliance with Financial Documentation Requirements under Rule 3(1)(b):

The promoter is a sole proprietorship concern operating under the trade name M/s Gilani Construction and Developers. The GST registration of the concern indicates registration in November 2025, and the promoter has expressed inability to furnish Income-tax Returns for the preceding three financial years in the name of the proprietorship concern.

The Income-tax Returns furnished by the proprietor, Shri Mohsin Zia Gilani, for FY 2023–24 and FY 2024–25 are in ITR-1/ITR-2, respectively, and do not disclose any income under the head "Profits and Gains of Business or Profession". Accordingly, the promoter has not established compliance with the requirement of furnishing the Income-tax Returns for the preceding three financial years, as prescribed under Rule 3(1)(b) of the applicable Rules. Further, the promoter has not furnished the Income-tax Return for FY 2025–26 or an adequate explanation, supported by relevant documents, regarding the commencement of business activities and the non-disclosure of business income in the returns already submitted. The financial credentials and business activities of the promoter, therefore, remain unverified.

RERA

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2. Incomplete Documentation Regarding Project Land Held Through a Cooperative Society:

The project land has been obtained through Alba Sahkari Grih Nirman Society. However, the documents establishing the Society's authority to permit the proposed development and the promoter's subsisting legal rights over the project land have not been furnished. The promoter has not submitted the NOC from the Registrar of Cooperative Societies, the deed, documents establishing subsisting development rights, registered bye-laws of the Society, relevant proceedings/resolutions, and the latest audited report/accounts of the Society. Consequently, the legal authority of the Society and the promoter's entitlement to undertake the proposed project remain insufficiently established.

3. Non-Compliance with Prescribed Nomenclature of RERA's Bank Accounts:

The bank account details furnished by the promoter do not conform to the prescribed nomenclature and requirements for the three project-related bank accounts under the applicable RERA's SOP Office Order of the Authority. Only one account reflects the project name along with the promoter's name, and the same has been designated as a "Collection Account" instead of the prescribed "RERA Master Account". The other two accounts also do not reflect the requisite names of the promoter and the project. The promoter has, therefore, failed to establish compliance with the prescribed requirements relating to the identification and maintenance of the RERA Master Account, RERA Project Account and RERA Promoter Account.

4. Incomplete Non-Encumbrance Certificate (NEC):

The Non-Encumbrance Certificate furnished with the application covers the period from 01.01.1995 to 30.01.2014 only. No additional NEC covering the subsequent period up to the present date has been furnished. Accordingly, the current encumbrance status of the project land and the existence or otherwise of any subsequent encumbrances have not been established through the requisite documentary evidence.

5. Inadequate Correlation Between the Proprietor's Assets and Liabilities and the Promoter Entity:

The promoter has furnished the details of assets and liabilities in the name of Shri Mohsin Zia Gilani, whereas the application has been submitted under the trade name M/s Gilani Construction and Developers. Although a sole proprietorship concern does not constitute a separate legal entity distinct from its proprietor, the promoter has not furnished an adequate undertaking establishing the correlation between the legal name of the proprietor and the trade name registered on the RERA portal, and confirming that the assets and liabilities disclosed are those of the proprietor and are being relied upon to establish the financial worth of the promoter. Consequently, the requisite clarification regarding the financial credentials of the promoter, as reflected in the application, remains incomplete.

You are required to submit online application afresh for registration of the abovesaid project. You shall not advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot/apartment/shop/office, as the case may be, till your application is approved by the Authority.

Place: Patna
Date: 06/10/2026

K Srivastava 6/10/26
Authorised Officer
SEAL