



Gujarat Real Estate Regulatory Authority (RERA)

4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010

Website: <https://gujrera.gujarat.gov.in>

No: GujRERA/Order: -103A

Date: 14/08/2025

Order:-103A

Subject: - Gujarat RERA Bank Account Directions, 2025 (First Revision)

1. Reference: -

- a. Section 4(2)(l)(D) of The Real Estate (Regulation and Development) Act, 2016.
- b. Gujarat Real Estate (Regulation and Development) (General) Rules, 2017.
- c. Gujarat Real Estate Regulatory Authority (General) Regulations 2017.
- d. Order-103 Gujarat RERA Bank Account Directions, 2025.

2. Preamble: -

In exercise of the powers conferred by Section 37 of the Real Estate (Regulation and Development) Act, 2016 the Gujarat Real Estate Regulatory Authority having considered it necessary in the interest of on-time delivery of any plot, apartment or building and for the purpose of ensuring the non-diversion of project funds has decided to amend the order cited at point 1(d) above.

3. Short Title and Commencement: -

- 3.1 These Directions shall be called the "Gujarat RERA Bank Account Directions, 2025 (First Revision)" and shall come into force from date 14/08/2025.
- 3.2 These directions will be in addition to the Gujarat RERA Bank Account Directions, 2025 dated 20th December, 2024.

3.3 The object of these directions is to establish mechanism for operation and maintenance of separate bank account for GujRERA registered project and to safeguard consumer interests, to ensure compliance, promote transparency, accountability, and the financial discipline, as well as to have uniformity in the operation and maintenance of bank accounts of the project and standardize legitimate utilization of funds deposited in the separate RERA Bank account.

4. Obligations of Banks: -

- 4.1. The Banks should ensure that project loan is not sanctioned for those units in which Agreement for sale/sale deed has already been executed in favour of the allottee by the Promoter, before the signing of mortgage deed between the borrower and the bank.
- 4.2. The Banks should ensure that the entry for the creation of mortgage in records of the concerned revenue authorities where the project is situated needs to be done immediately after execution of the mortgage deed for the project loan.
- 4.3. The Banks should exercise due diligence while sanctioning the loan in the Project in which promoter has already taken the loan from another bank. i.e. in case of *paripassu* charge on project.
- 4.4. Banks shall ensure that the "RERA Collection Bank Account (100%)" and "RERA Retention Bank Account (70%)" for the project remain free from all encumbrances. These accounts shall not be designated as escrow accounts and must be free from liens, loans, or any third-party control, including by lenders, banks, or financial institutions. **Even if the loan account is marked as a Non-Performing Asset (NPA), said RERA accounts cannot be attached.** Furthermore, these accounts cannot be seized by any government authority or body without a specific order from GujRERA.
- 4.5. Home loan financing banks should refer Gujarat RERA Portal to ascertain the RERA collection bank account details of the project prior to disbursing the home loan amount.


Secretary
Gujarat RERA