

GOVERNMENT OF TELANGANA
TELANGANA REAL ESTATE REGULATORY AUTHORITY
HYDERABAD

No.4009/TG RERA/2024

Date: 09.07.2025

Circular

Sub: TG RERA- Real estate Projects- Change/Transfer of the “separate bank account of the project” by the promoter from one scheduled bank/branch to another schedule bank/branch after project Registration with TG RERA-Reg.

As per section 4(2) of the RE(R&D) Act, 2016 mandates every promoter to make an application to the Authority for registration of real estate projects in such form, manner, within such time and accompanied by such fees as prescribed under the Act and such other documents and information as prescribed in the Rules and the Regulations

2. And whereas, Section 4(2)(l)(D) of the Act mandates every promoter to maintain 70% of the amounts realized for the real estate project in a Separate account in a scheduled bank, which shall be used only for construction and land costs and shall be used only for that purpose.

3. And whereas, in view of the above provision, every promoter is to maintain a separate account in a schedule bank for the purpose as specified in section 4(2)(l)(D) of the Act for every real estate project registered with the Authority.

4. And whereas, there are instances where promoters change/transfer the separate bank account from one scheduled bank/branch to another scheduled bank/branch after Registration of Project without notifying the Authority, where separate Account is already notified.

5. In view of the above, it is hereby directed that any change/transfer of the separate bank account from one scheduled bank/branch to another scheduled bank/branch after Project Registration with TG RERA shall only be permitted with prior approval of the Authority.

6. In view of the above, the following procedure shall be followed for change/transfer of the Separate bank account from one schedule bank/branch to another schedule bank/branch after Project Registration with TG RERA:

7. Promoter shall submit the following documents in correction module on their respective login after the orders issued by the Authority, at the time of the proposed change/ transfer of the separate bank account from one schedule bank /branch to another schedule bank/branch after project Registration with TG RERA:

- I. A duly signed self-declaration on the letterhead of the Promoter, clearly setting forth the reasons and justification for seeking the proposed change or transfer, along with a comprehensive list of all projects currently registered under TG RERA in the name of the said Promoter.
- II. Statement detailing all complaints filed before TG RERA with respect to each registered project of the Promoter. The statement shall also include particulars of any orders passed therein and the current status of execution or implementation of such orders, if any.
- III. Statement detailing the sales details (Flat/Plot Wise) including the installment payments made by the allottees to the promoter of the project.
- IV. An undertaking to the effect that, within seven (07) days from the date of the Authority's order, all allottees of the project shall be duly informed, in writing, of the change/transfer of the project bank account from one scheduled bank or branch to another scheduled bank or branch.
- V. A further undertaking affirming that the Promoter shall deposit the entire amount borrowed or to be borrowed for the project into the RERA-designated account and that such funds shall be strictly utilized and withdrawn solely for the purpose of developing the said project, in compliance with Section 4(2)(l)(D) of the Act.
- VI. Statement disclosing whether any relief or remedial orders have been granted to homebuyers by any statutory authority, including Telangana Real Estate Regulatory Authority (TG RERA) and

Telangana Real Estate Appellate Tribunal (TG REAT). If so, the details of such orders, along with the status of their execution, shall be furnished.

- VII. Copies of the bank statements of the Separate Bank Accounts of the Project Registered with TG RERA.
- VIII. A duly notarized Declaration-cum-Undertaking as per the prescribed format - **Annexure**
- IX. Declaration about TG RERA project bank accounts prescribed in **Format-A.**
- X. Disclosure for secured/unsecured finance availed for the project as per **Format-B.**
- XI. Independent Chartered Accountant Assessment Certificate on QPRs & Form 7 Submission as per **Format-C.**
- XII. Latest Chartered Accountant Certificate in Form 3.
- XIII. Latest Project Engineer Certificate in Form 2.
- XIV. Latest Project Architect Certificate in Form 1.
- XV. The detailed statement on the letter head of the Promoter outlining the status of payments made by the builder-cum-developers to the financial institutions, or such payments made by the home buyers to the financial institutions/builder-cum-developers on the letter head of the promoter.
- XVI. As to whether the Promoter or builder-cum-developer has undergone any proceedings under the Insolvency and Bankruptcy Code (IBC), 2016 or has been subjected to any other coercive or non-coercive recovery action. If so, the details and current stage of such proceedings shall be explicitly disclosed.
- XVII. The application made under this circular for Change/Transfer of the separate designated bank account from one scheduled bank/branch to another will be granted for once through the validity of the Project except on reasonable special and emergent circumstances as considered by the Authority based on the facts of each case.
- XVIII. Any other documents, declarations, or statements as may be specifically prescribed or subsequently sought by the Authority in support of the application.

8. The documents submitted by the promoter in the correction module shall be scrutinized and submitted for approval of the Authority.

This Circular shall come into force with effect from the date of this order.

(By Order of the Authority dated 09.07.2025)

Secretary
TG RERA

ANNEXURE

DECLARATION-CUM-UNDERTAKING

I/We **name of deponent** adult, Indian inhabitant, the Proprietor/Partner/DesignatedPartner/Director/Karta/Chairman/President /Secretary/Treasurer/Trustee of the Proprietary Concern/ Partnership Firm/LLP/Company/HUF/Society/Trust/Association of Persons/Body of Individuals, having my office at **address**, do hereby on solemn affirmation state and declare as under:

1. I say that I am the promoter of the real estate project **“Project Name”** located at **address of the project site**, registered with TG RERA under project registration No. **registration number.**

OR

1. I am the proprietor of the proprietary concern **name of the proprietary concern**, the promoter of the real estate project **“Project Name”** located at **address of the project site**, registered with TG RERA under project registration No. **registration number.**

OR

1. I am the **Designation** and authorized signatory of **name of the legal entity**, the promoter of the real estate project **“Project Name”** located at **address of the project site**, registered with TG RERA under project registration No. **registration number.** Copy of the authorization letter dated _____ is attached herewith.
2. I am applying for change/transfer of the following designated bank accounts-

Bank Name -

Branch Name and Address-

IFSC Code of Bank-

Email id of Branch Manager-

Name of the Promoter:			
Project Name:			
Project Registration Number:			
Bank Account Type	TG RERA Collection Bank Account of the Project	TG RERA Separate Bank Account of the Project	TG RERA Transaction Bank Account of the Project
Old Bank Account Number			
Closing Balance			
New Bank Account Number			

3. I declare and undertake to transfer closing balance in aforementioned bank accounts to new bank accounts within 15 days of post-approval of the Authority for such change/transfer of existing bank accounts to the new bank accounts.
4. I say and declare that the details furnished above are true and correct.
5. I say and declare that the new Separate bank account is a no-lien account, and no charge/encumbrance has been created or will be created against the amounts deposited in this account.
6. I say and declare that there is no charge and/or prohibitory order passed by any Court/NCLT/Forum/Tribunal/Banking Institution/Competent Authority regarding the change/transfer of the previous designated bank account and the funds deposited therein.
7. I say, declare and undertake to submit additional statements/documents as may be called for by the Authority.

I solemnly state, declare, and undertake that the contents of this Declaration-Cum-Undertaking are true and correct.
 Solemnly affirmed at _____ on this _____ day of _____ 20__.

Deponent

Format 'A'

Declaration about TG RERA Separate Bank Accounts of Real Estate Project

(On the letter head of the promoter)

- A. Name of the Promoter Organization:
- B. Name of the project:
- C. Registration Number of the Project:

I/We are aware that as per Section 4(2)(l)(D) of the Act mandates every promoter to maintain 70% of the amounts realized for the real estate project in a Separate account in a scheduled bank, which shall be used only for construction and land costs and shall be used only for that purpose.

2. And, I/We are aware that, as per TG RERA circular No.1558/TG RERA/2024 Dt 09.09.2024, promoters shall follow the procedure for the operation and maintenance of bank accounts for the project.

3. Accordingly, I/We have opened TG RERA Separate bank accounts in a scheduled bank for this real estate projects/phase of real estate project the particulars whereof are as follows:

Bank Name-

Branch Name and address-

IFSC Code of Bank-

Email id of Branch Manager-

Name of the Promoter: Project Name: Project Registration Number:			
Bank Account Type	TG RERA Collection Bank Account of the project	TG RERA Separate Bank Account of the project	TG RERA Transaction Bank Account of the project
Old Bank Account Number			
Closing Balance			
New Bank Account Number			

4. We hereby confirm that-

The aforementioned TG RERA designated bank accounts are TG RERA-Separate bank accounts, exclusively for depositing all the collections received from the allottees from time to time as mentioned in the agreement of sale including parking, amenity and any other charges excluding all other taxes and statutory duties.

- a. I/We have given the standing instructions to the bank for auto-sweep transfer facility of not less than seventy (70%) percent of the amount collected from allottees in **“TG RERA Collection Bank Account of the project”** to the **“TG RERA Separate Bank Account of the project”** and not more than (30%) percent of the collected amount to the **“TG RERA Transaction Bank Account of the project”**.
- b. **“TG RERA Separate Bank Account of the project”** of the project is not an escrow account and free from all encumbrances LIEN, loans, and third-party control i.e lender/bank/financial institutions.
- c. The amounts in the **“TG RERA Separate Bank Account of the project”** shall be withdrawn and used in consonance and in compliances with Section 4(2)(l)(D) of the Act, 2016 and as well as the circular No:1558/TG RERA/2024 Dt 09.09.2024.
- d. The aforementioned TG RERA Separate bank accounts of the project shall be audited within Six months after end of every financial year and shall upload on TG RERA promoters web page the Statements of accounts duly certified and signed by a chartered accountant in practice.

Promoter

Date:

Stamp and signature

FORMAT 'B'

Disclosure for secured/unsecured finance availed for the project

Registered with TG RERA

(On letterhead of promoter)

- a. Name of the promoter Organization:
- b. Name of the project:
- c. Registration number of the project:

I, _____ promoter of the project, duly authorized by the promoter of the project **"Project name"**, do hereby solemnly declare, undertake, and state that the following are the details of secured/unsecured finance availed for the project by mortgaging land or building/flat or both and serve the loan interest from "TG RERA Separate Bank Account" for project **"Project Name"**.

S. No	Details	
1	Name of the Lender	
2	Address of the Lender or Lender branch	
3	Date of borrowing/Disbursement	
4	Sanctioned Amount	
5	Disbursed Amount	
6	Outstanding Amount	
7	Details of mortgage (If any)	

2. Declaration of CA certifying that the loan amount is used for this project only is also enclosed as Annexure-II.

Promoter

Stamp and
signature

FORMAT 'C'

Assessment Certification on QPRs Submitted on TG RERA Web Portal

CHARTERED ACCOUNTANT'S CERTIFICATE

(On Letter Head of Independent Chartered Accountant)

- a. Name of the promoter Organization:
- b. Name of the project:
- c. RERA Registration Number:

Status of the QPRs submitted by the Promoter:

S. No	QPRs Submitted for Quarter Ended	Form 1(% of completion)	Form 2 (% of Completion)	Form 3 (% of completion)	Observations & Comments as per Assessment

Status of Form 7 (Annual Audit on Statement of Accounts) submitted by the Promoter:

S. No	Financial Year	Amount Collected	Amount Withdrawn	Observations & Comments as per Assessment

This Assessment certificate is being issued for RERA compliance for the Company (Promoter's name_____ and Project Name_____ and is based on the records and documents produced before me and explanations provided to me by the management of the Company based on the verification of books of accounts from (date____) to (date____) and unbiased assessment made.

Yours faithfully,

Name and Signature of Chartered Accountant with Stamp.

For (Name of CA Firm)

Partner/Proprietor

Membership Number.....

UDIN: _____

Date:

Note: Certifying Chartered Accountant should be other than CA certifying Form 7(Annual Audit on Statements of Accounts) and Form 3(Chartered Accountant Certificate).

-Sd-

Secretary/TG RERA