सत्यमेव जयते

Rajasthan Real Estate Regulatory Authority
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Rajasthan RERA

Order No.: F1( )RO/RERA/2025/49 Date: 16-1-2026

Subject: Standardization of format for "No Lien Certificate" for RERA Retention Account

Whereas,The Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act") and the rules and regulations made thereunder mandate that every promoter shall maintain a separate RERA Retention Account for each registered real estate project and the amounts deposited therein shall be utilized exclusively for payment of land cost and construction cost of the concerned project.

Whereas, promoters are required to submit Quarterly Progress Reports (QPRs) and upload a "No Lien Certificate" issued by the concerned bank certifying that the RERA Retention Account is free from any lien, charge, encumbrance, or right of set-off.

Whereas, it has been observed by the Authority that in several cases lien has been created on RERA Retention account, whereas Regulation 11(1)(iii) provides that "There shall be only one Separate Bank Account in the name of Retention Account for a real estate project which shall be a no-lien account."

Whereas, as per Regulation 11(5)(iv), the Chartered Accountant shall verify that there is no lien or charge on the RERA Retention Account and the promoter and/or Chartered Accountant shall obtain no lien/ charge certificate from the bank and upload the same on the website of the Authority along with the quarterly progress report of the project.

Whereas, it has been also observed by the Authority that in several cases the "No Lien Certificates" submitted by promoters contain generic, qualified, or ambiguous statements, such as certificates stating that "there is no outstanding lien against any assets, funds, or properties held by the promoter", without specifically certifying the status of the RERA Retention Account.

Whereas, it has further been observed that; Certain certificates contain reservations, disclaimers, or conditional wordings, which defeat the intent and purpose of the "No Lien Certificate"; and in some instances, "No Lien Certificates" are being obtained from Chartered Accountants, instead of certificates issued by the concerned bank maintaining the RERA Retention Account.

Whereas, such practices are contrary to the spirit and provisions of the Act.

Now, therefore, in exercise of the powers conferred under Section 37 of the Act, and with a view to remove ambiguity, ensure uniformity, and maintain the sanctity of RERA Retention Accounts, the Authority hereby orders and directs as under:

1. Lien shall mean *Any right, charge, encumbrance, pledge, assignment, hypothecation, set-off, freezing instruction, or any other claim by a bank, financial institution, lender, or third party which restricts or controls the free operation of the RERA designated account or earmarks funds therein for repayment of any loan or obligation.* Hence, RERA Retention account shall be free from all encumbrances, should not be escrow account and be free from LIEN, loans, and third-party control i.e lender/ bank/ financial institution etc. unless any directions are given by RajRERA.

2. A standard format for the "No Lien Certificate" for the RERA Retention Account is hereby prescribed by the Authority. The said standard format shall be available on the official website of RAJRERA for ready reference of promoters and banks.

3. Banks are directed to provide "No Lien Certificate" in Prescribed Format. Banks are also directed to remove any lien, charge, encumbrance, hypothication if already created on RERA Retention account under intimation to RERA and no lien, charge, encumbrance, hypothication shall be created on RERA Retention account in future.

4. All promoters shall mandatorily upload the "No Lien Certificate" strictly in the prescribed standard format along with their QPR submissions with effect from the date of this order.

5. The "No Lien Certificate" shall be issued only by the bank maintaining the concerned RERA Retention Account. Certificates issued by Chartered Accountants or any other authority shall not be accepted in lieu of the bank-issued "No Lien Certificate".

This order shall apply to all ongoing registered projects and all future projects registered with the Authority and to all QPRs filed on or after 01.01.2026 including re-submission applications.

Rajiv Jain
(Registrar)

(On Bank's Letterhead)

No Lien Certificate

Date:

To
The Registrar,
Rajasthan Real Estate Regulatory Authority,
Jaipur

Sub: No Lien on RERA Retention Bank Account

Ref: Project Name ____________________
Promoter Name ____________________
Project Registration No. ____________________

Dear Sir,
This is to certify that above mentioned Promoter is maintaining a RERA Retention Account with the bank as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations made thereunder, with the following details:

Bank Name	
Branch Name	
Account Holder's Name	
Account No.	
IFSC Code	

It is hereby certified and confirmed that:
1. The above-mentioned RERA Retention Account is free from any lien, charge, encumbrance, security interest, pledge, assignment, attachment, or right of set-off, whether existing or future.

2. The bank has not created and shall not create any lien or claim on the said account for any credit facility, loan, overdraft, or other financial obligation of the promoter.

3. The bank shall not appropriate, debit, set-off or adjust any amount from the said account towards recovery of any dues, liabilities, or obligations of the promoter, except as permitted under the RERA Act and applicable Rules and Regulations.

For [BANK NAME]

Signature of the Bank Official
Seal of the Bank
Name: ____________________________
Designation: ____________________________
Employee ID: ____________________________