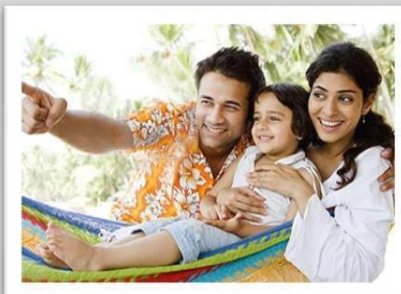
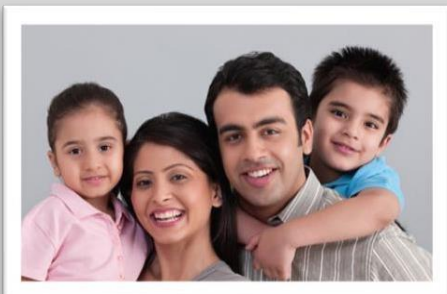




AGARWAL ESTATES[®]
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Comprehensive Guide to e-Khata and Related Resources



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The **e-Khata** is the digital version of the traditional Khata certificate issued by the **Bruhat Bengaluru Mahanagara Palike (BBMP)**.

It serves as legal proof of property ownership, is essential for paying property taxes, and is required for building plan approvals and property transfers.

This digitized system promotes transparency, minimizes paperwork, reduces fraud, and supports efficient urban management in Bangalore.

1. Understanding e-Khata and Its Significance

The **e-Khata** simplifies property management by maintaining verified ownership and tax records online. It ensures transparency, easy verification of property details, and faster processing for compliant properties.

From paying property tax to obtaining approvals, this system streamlines every stage of property documentation.

To explore its purpose, benefits, and overall impact on property ownership in Bangalore, read this detailed explainer:

 [All You Need to Know About e-Khata](#)

2. Applying for e-Khata through the BBMP e-Aasthi Portal

Use the official **BBMP e-Aasthi Citizen Portal** to apply for, track, or download your **e-Khata**.

The process involves document uploads, Aadhaar-based e-KYC, and digital verification through the Kaveri and BESCOM databases.

Access the portal here to begin your application or check your status:

 [BBMP e-Aasthi Portal \(Official Site\)](#)

Before you apply, keep these documents ready:

- **Sale Deed / Title Document** (scanned copy)
- Latest **BBMP Property Tax Receipts** (paid for current year)
- **Aadhaar** e-KYC of all owners
- **Encumbrance Certificate** (Form-15), if applicable
- Approved layout plan or **Occupancy/Completion Certificate** (if required)
- **Address Proof**
- **PAN Card** (if available)
- **Approved Layout Plan / Building Plan OR Occupancy/Completion Certificate**
- **ID Proof of Representative** (if someone else is applying on the owner's behalf)

Additional documents for NRIs & OCI holders:

- **Valid Passport** (identity page)
- **OCI Card** (for OCI applicants / NRI-OCI dual status)
- **Overseas Address Proof**
 - Foreign utility bill / bank statement / passport address page

- **Power of Attorney (PoA)**
 - Mandatory if a representative in India is applying
 - Must be **notarised abroad** or **embassy/consulate attested**
- **Attested / Apostilled copies** of important documents
 - Passport, PoA, or sale deed (only if BBMP asks during verification)
- **PoA Holder's Aadhaar**
- **International Mobile Number + Email ID** (for OTP/communication when Aadhaar e-KYC cannot be done)

Once you submit the application and complete e-KYC, the portal verifies details automatically.

For compliant properties, processing typically completes within **48–72 hours**, though timelines may vary.

You'll receive a notification when the e-Khata is available for download upon payment of the prescribed fee.

For a detailed step-by-step walkthrough of the online process, refer to our guide:

 [Access the full process document](#)

3. Converting A-Khata to e-Khata

E-Khata conversion is now quicker and largely digital, with most properties already pre-mapped on the e-Aasthi portal. If your A-Khata and tax records are clear, conversion is usually smooth and often free. NRIs can also complete it online using basic ID and address proofs. Even owners without a Khata may apply if their property tax is already recorded with BBMP. Minor mismatches or older records may need ARO correction, but BBMP is streamlining these issues with new updates.

Typical turnaround time: 48–72 hours for fully compliant cases (though this may vary based on verification).

To see the full conversion procedure, eligibility details, and required documents, visit:

 [Steps to Convert A-Khata to e-Khata](#)

4. Betterment Charges and Their Role in e-Khata

Betterment Charges (also called Improvement Charges) are one-time fees levied by BBMP to fund civic infrastructure such as roads, drainage, and water supply. These charges are applied on the **Undivided Share (UDS)** of land and must be cleared to obtain or convert a Khata.

Rates vary based on zonal classification and notification. For residential plots, commonly referenced rates are around **0.5% of the property value (min. ₹25 per sq.m.)**. Unpaid dues carry forward to the next buyer and attract interest (typically 1.5% per month ≈ 18% per annum).

For official calculations and payment instructions, refer to BBMP's guidelines:

 [Learn more about Betterment Charges](#)

5. Community Insights from PFS Discussions

This video captures real experiences and collective feedback from homeowners during the **Purva Fountain Square (PFS)** community discussion on the e-Khata system. It highlights common challenges, suggestions for process improvement, and practical insights from citizens who have navigated the BBMP digital transition.

Watch community members share their first-hand perspectives:

 [Community Insights from PFS Discussions \(Video\)](#)

6. Common Questions & Troubleshooting

How long does approval take?

Most compliant cases are cleared within a few days, but delays may occur if there are data mismatches (Kaveri vs BESCOM records), missing documents, or failed Aadhaar verification.

Is e-Khata mandatory for building plan approval?

Yes. From **July 2025**, BBMP mandates a valid e-Khata for all online building plan approvals.

What if my property is B-Khata or has dues?

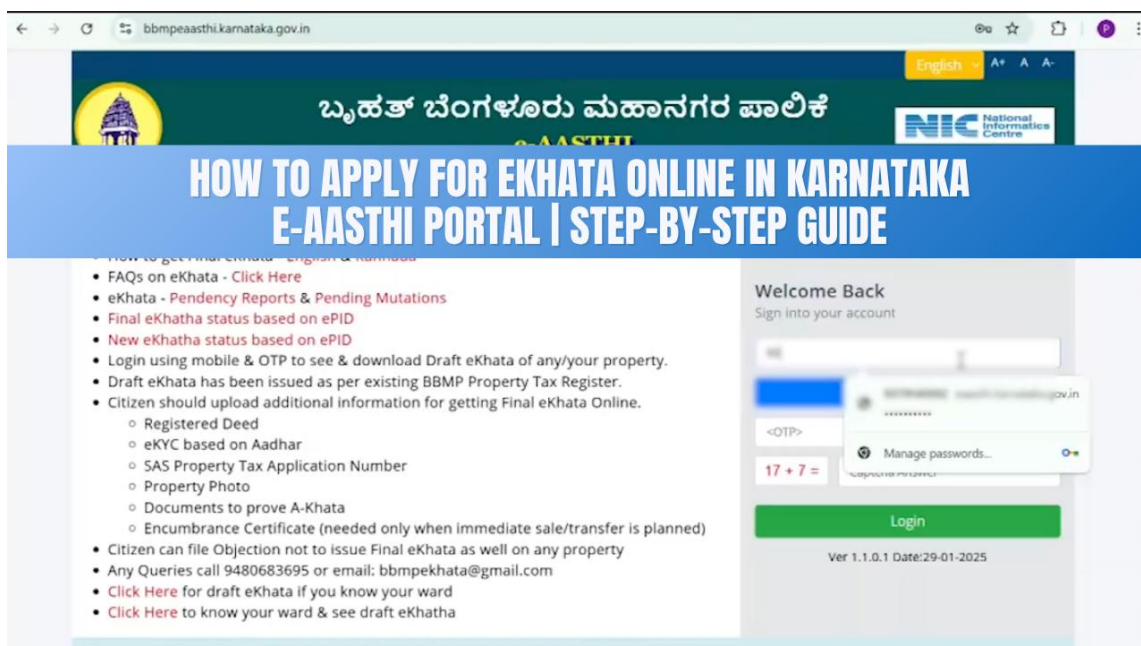
You must first regularize the property and pay Betterment Charges to obtain A-Khata before applying for e-Khata.

Where can I track my application or get help?

Track your status on the BBMP portal or contact the citizen helpline at **080-2266 0000 / 080-2297 5555** during working hours.

7. For a visual walkthrough, you can also watch our step-by-step video guide:

Watch the video here: <https://youtu.be/qQInoV3giEs>



KEY: Knowledge Empowers You to make informed decisions.

Summary

These resources offer a complete overview of the **e-Khata** system in Bangalore — its importance, application process, conversion steps, and associated charges. By following the official BBMP e-Aasthi guidelines and referring to trusted resources, property owners and buyers can manage their documentation efficiently and stay fully compliant with city regulations.

Last reviewed: November 2025

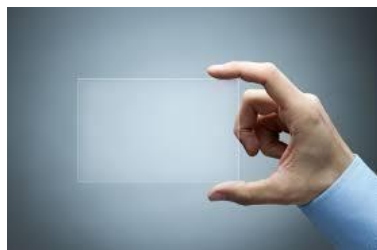
 [Visit BBMP e-Aasthi Portal for Latest Updates](#)

Disclaimer

Information presented here is based on current BBMP processes as of 2025. Rules, timelines, and eligibility criteria are subject to change without notice. Please consult official BBMP sources or a legal expert for property-specific guidance. Agarwal Estates is not responsible for any action taken solely based on this article.

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