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# FRRO Registration Guide



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Making well-informed decisions is KEY, and we believe that **"Knowledge Empowers You!"** to handle important processes with clarity and confidence.

As part of our **K.E.Y. (Knowledge Empowers You)** series, this resource covers everything you need to know about FRRO online registration for Bangalore landlords with foreign tenants — including what Form C is, who must file it, the 24-hour deadline, real enforcement cases from Bangalore, step-by-step filing instructions, and your legal obligations as an accommodation provider.

If you own a rental property in Bangalore and your tenant is a foreign national, compliance with FRRO online registration is a legal requirement that falls directly on you as the property owner. With Bangalore being one of India's most active cities for expat professionals, IT workers, and international students, understanding your obligations is more important than ever.

### **Understanding FRRO and Why It Matters to You**

FRRO stands for Foreigners' Regional Registration Office. It operates under the Ministry of Home Affairs and is responsible for tracking the stay of foreign nationals across India. Bangalore has a dedicated FRRO office, and all foreign tenant compliance in the city is handled through it.

India's immigration framework underwent a major transformation with the introduction of the Immigration and Foreigners Act, 2025, which came into effect on September 1, 2025. This new law replaced four earlier statutes, including the Foreigners Act, 1946, and the Registration of Foreigners Act, 1939.

For landlords, the most important outcome of this change is that the form you are required to file is widely known as Form C (officially called Form-III under the new Act). Throughout this guide, we use Form C consistently, as it remains the term most landlords are familiar with.

### **What Is Form C and Who Must File It?**

Form C is a compulsory report that must be submitted to the Foreigners Regional Registration Office (FRRO) or Foreigners Registration Office (FRO) whenever a foreign national resides at a property in India.

The requirement stems from Section 8 of the Immigration and Foreigners Act, 2025, which mandates that every person or entity that provides accommodation to a foreigner must furnish details of their stay.

Two things every Bangalore landlord must be absolutely clear on:

1. The obligation to submit Form C applies regardless of whether the accommodation is provided for payment or as a courtesy. The law does not exempt informal or non-commercial arrangements from this requirement.
2. Form C must be submitted by the host or accommodation provider. Foreign nationals cannot submit this form on their own behalf. The individual or establishment providing the accommodation is legally obligated to complete and submit the form.

### The 2025 Update Every Landlord Must Know: OCI Card Holders Are Now Included

This is a significant change that caught many landlords off guard.

Following the enactment of the Immigration and Foreigners Act, 2025, in September 2025, the FRRO made it mandatory for Form C registration requirements to apply to OCI cardholders as well.

Accordingly, accommodation providers are now required to submit Form C details for OCI holders in the same manner as for other foreign nationals.

If your tenant holds an OCI card, you are still required to file Form C. The previous exemption no longer applies for accommodation reporting purposes.

### The 24-Hour Deadline: What It Means and When It Starts

Form C must be submitted within 24 hours of a foreign national's arrival. It alerts local authorities to the foreigner's presence.

The clock starts when your tenant physically moves into the property, not on the date the rental agreement was signed. These are often two different dates, and this distinction matters.

### Always file based on the actual move-in day.

Even if a guest arrives and leaves on the same day, their stay must still be documented through Form C. There is no minimum duration of stay that exempts this requirement.

### You Must File at Check-Out Too — Not Just at Check-In

This is the most commonly missed obligation among private landlords in Bangalore.

The Ministry of Home Affairs, through the Bureau of Immigration and the local Foreigners Regional Registration Offices, requires landlords to update the departure or check-out dates for foreign national guests and tenants via the Online Portal Form C.

While there is currently no explicit timing for submission of Form C upon check-out, submitting within 24 hours of check-out is advisable.

**In practice: file once when your tenant moves in and file again when they vacate** What Happens When Landlords Don't Comply: Real Cases from Bangalore

These are not hypothetical warnings. Bangalore police have actively prosecuted landlords who failed to meet their Form C obligations.

**The Chudasandra Case (August 2025)**

In late August 2025, the Central Crime Branch (CCB) conducted a raid on a residential property in Chudasandra and found two Ugandan women living there without proper documentation.

The homeowner had rented the property without filing the required Form C and without notifying authorities. A case was registered under the Foreigners Act, and the homeowner went absconding.

Bengaluru's Police Commissioner issued a public statement urging all landlords to follow their legal obligations, confirming that action would be taken against both landlord and tenant in similar situations going forward.

**North East Division: 23 Landlords Charged at Once (September 2025)**

In September 2025, Bengaluru's North East Division police filed cases against 23 house owners in a single crackdown.

These landlords had rented properties to foreign nationals without obtaining the required documents, and in several instances, foreign tenants were found living in the city after their visas had expired.

Violations were recorded across Yelahanka, Kothanur, Kodigehalli, Chikkajala, Amruthahalli, Bagalur, Sampigehalli, and Vidyaranyapura.

**Consequences of Non-Compliance**

**Failure to comply with Form C rules can result in:**

1. Fines and penalties as determined by the designated Registration Officer.
2. Flagging of the accommodation provider for audit, inspection, or potential blacklisting.
3. Complications for the foreign national in obtaining visa extensions or during departure formalities.
4. Legal action in cases of serious or repeated non-compliance. Any source quoting a fixed penalty figure specifically for landlords should be treated with caution, as this figure is not officially stated in the law.

## **Documents Required for FRRO Online Registration as a Landlord**

Before filing Form C for the first time, you need to register yourself as a host on the FRRO portal.

Hosts who accommodate foreign guests in their individual houses or apartments do not need to submit a B&B license to register with the FRRO. Such hosts may simply submit their address proof to activate registration.

### **Documents Typically Required**

1. Utility bills
2. Property tax receipts
3. Sale deed or rent agreement
4. Registration forms

### **For each Form C submission at check-in, you will need:**

- Tenant's passport details
- Visa details
- Signed rental agreement
- Address or ownership proof (if requested)

## **Step-by-Step: How to File Form C as a Landlord**

### **Step 1: Register as a Host**

Go to the FRRO online portal and create your host account. This is a one-time step.

### **Step 2: Activate Your Registration**

Submit the registration form and supporting documents. Depending on current Bangalore FRRO requirements, you may need to submit supporting documents physically or by post.

### **Step 3: File at Check-In**

Within 24 hours of your tenant moving in:

- Log in
- Enter tenant details
- Upload the signed rental agreement
- Submit the form

#### Step 4: Save Your Acknowledgment Receipt

Save the acknowledgment receipt after submission. It may be required during compliance checks.

#### Step 5: File at Check-Out

When your tenant vacates the property, log in to the portal and update the departure details.

### What Happens If You Cannot File Online?

If a host does not have internet connectivity, they should inform the FRRO office or the local Superintendent of Police.

Lack of internet access is not considered an acceptable reason for failing to report a foreign guest when alternative reporting methods exist.

If there is no accessible FRRO office, hosts should submit Form C to the local Superintendent of Police rather than the local police station.

### Your Obligations vs. Your Tenant's Obligations

These are two completely separate legal requirements.

#### Your Responsibility as a Landlord

- File Form C within 24 hours of check-in.
- Update Form C upon check-out.
- Report all foreign nationals, including OCI cardholders.

#### Your Tenant's Responsibility

Foreign nationals must complete their own FRRO registration within 14 days of arrival if:

- Their visa is valid for more than 180 days, or
- Their visa specifically requires registration.

Your Form C filing requirement exists independently of your tenant's registration obligation.

#### Common Mistakes Bangalore Landlords Make

1. Filing based on the agreement date instead of the actual move-in date.
2. Forgetting to report the tenant's departure.
3. Not registering as a host before attempting to file.

4. Assuming OCI cardholders are exempt.
5. Uploading blurry or unsigned documents.
6. Ignoring FRRO queries and follow-up requests.

Also, Maintain Form B at Your Property

Apart from submitting Form C, hosts must also maintain Form B (earlier Form F), a physical register containing details of all guests, both Indian and foreign.

This register must remain available for inspection whenever requested by authorities.

### **Frequently Asked Questions**

#### **Do I need to file even if my tenant stays for only a few days?**

Yes, the duration of stay does not affect reporting obligations.

#### **Can my property manager file on my behalf?**

Yes, an authorised representative may complete the filing on your behalf.

#### **What if my tenant and I disagree on the move-in date?**

The relevant date is when the tenant physically occupies the property.

#### **Do I need to file again if the tenant renews their tenancy?**

Generally, no. However, if the tenant vacates and later returns, a new filing is required.

#### **How do I check my FRRO application status?**

Log in to the FRRO portal using your registered credentials and view your status on the dashboard.

### **Quick Reference Links**

#### **Form C Filing Portal**

<https://indianfrro.gov.in/frro/FormC>

#### **e-FRRO Main Portal**

<https://indianfrro.gov.in/eservices/>

#### **Login & Application Status**

<https://indianfrro.gov.in/eservices/home.jsp>

## Conclusion

FRRO compliance for Bangalore landlords is straightforward once you understand the basics.

## Quick Summary

1. Register as a host on the FRRO portal.
2. File Form C within 24 hours of tenant move-in.
3. File again when the tenant vacates.
4. Keep rental agreements complete and signed.
5. Respond promptly to FRRO queries.
6. Maintain Form B at the property.

As Bangalore enforcement actions demonstrate, compliance is not optional. Staying on top of these requirements protects you legally and reinforces your credibility as a responsible landlord.

## Disclaimer

This article is intended for general informational purposes only and is based on publicly available information compiled to the best of our knowledge and understanding. Readers should independently verify applicable rules and regulations through official government sources or seek professional advice specific to their circumstances.

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