

CONVERSION OR REGULARISATION OF `B` KATHA TO `A` KATHA DOES NOT CONFER LEGAL TITLES FOR THE PROPERTIES WITH DEFECTIVE TITLES

Conversion of a property from `B` Khata to `A` Khata in Bengaluru should not be misunderstood as a declaration that the property is fully legal in every respect or that the owner has obtained an indefeasible and marketable title. At its core, khata is a municipal revenue and assessment record maintained for taxation and civic administration, and the process of shifting a property from `B` Khata to `A` Khata primarily regularises the property within the municipal framework subject to the scheme, scrutiny, and applicable statutory conditions.

The recent regularisation framework in Karnataka, including the reported concession reducing the fee to 2% of the guidance value for eligible cases, is therefore best read as an administrative and municipal compliance measure rather than a blanket legal validation of title, land use, or construction history. Even where a property becomes eligible for `A` Khata entry, that municipal step does not by itself erase defects in title, deficiencies in prior conveyances, land conversion irregularities, planning violations, acquisition risks, encumbrances, family disputes, court claims, or other statutory anomalies that may affect ownership and transferability.

Meaning of khata in law and practice

`A` khata is fundamentally a record used by the local authority for identifying the person liable to pay property tax and for maintaining municipal property accounts. Search results discussing Karnataka's municipal framework note that collection of property tax or maintenance of an entry in the khata register does **not** confer title, ownership, legal status, or a right to regularise underlying violations merely because tax is being accepted.

This distinction is critical. A person may possess a khata certificate, khata extract, or tax-paid receipt and yet still face unresolved legal problems relating to the root of title, missing link documents, unconverted agricultural land, unapproved layout formation, deviation from sanctioned plan, inheritance disputes, forged conveyances, boundary overlap, or restrictions arising under planning, revenue, environmental, or acquisition laws.

Why `B` Khata to `A` Khata is not title clearance

The conversion from `B` Khata to `A` Khata is often treated in the market as a strong comfort factor because `A` Khata generally indicates better municipal compliance than `B` Khata. However, **better municipal compliance is not the same as clear title**, and the two concepts must never be collapsed into one.

Title to immovable property flows from valid conveyance documents, lawful succession, partition, grant, allotment, conversion orders where required, layout approvals where applicable, and the

absence of disabling legal defects. By contrast, khata is an entry in municipal records for assessment and related civic purposes. For that reason, even after conversion to 'A' Khata, a purchaser, lender, or court may still require independent verification of the sale deed chain, encumbrance record, land conversion status, approved plan, occupancy or completion compliance, and other statutory approvals.

Legal risks that may continue after conversion

Even after 'B' Khata is converted to 'A' Khata, the following issues may still survive and require separate legal attention under the relevant laws:

- Defects in the chain of title, including missing parent documents, unregistered transfers, defective powers of attorney, or inconsistent boundaries.
- Layout or planning irregularities, including formation in unapproved layouts, setback deviations, excess construction, or lack of sanctioned plan or occupancy compliance.
- Encumbrances and disputes, including mortgages, attachments, inheritance claims, partition suits, injunctions, or acquisition notifications.
- Land classification and prohibited-area issues, including potential concerns involving lake beds, rajakaluves, forest land, civic reservation land, or other restricted categories where regularisation may not cure the underlying prohibition.

Accordingly, conversion to `A` Khata should be viewed as one compliance milestone, not the last word on legality. A property may become municipally regularised and yet remain vulnerable to challenge under revenue law, planning law, environmental restrictions, private title claims, or judicial proceedings.

Charges and their limited legal effect

The updated Bengaluru regularisation framework has been reported as requiring payment of 2% of the guidance value as on 16-05-2026 for eligible properties, along with other applicable heads such as conversion charges, lake rejuvenation charges, water cess, ring road surcharge, MRTS surcharge, betterment or improvement charges, and DC conversion charges depending on the facts of the property. Payment of these amounts may enable processing of municipal regularisation, but payment by itself should not be treated as a statutory certificate that every legal defect has been cured.

In legal drafting, this point deserves express emphasis: **payment regularises the municipal process to the extent permitted by the competent authority; it does not amount to adjudication of ownership or automatic validation of title.** Any contrary assumption may expose buyers, sellers, and intermediaries to avoidable disputes and claims.

“Conversion of `B` Khata to `A` Khata in Bengaluru is a municipal regularisation measure and shall not, by itself, be construed as

conferring legality of the property in all respects, curing defects in title, validating prior violations, or granting a conclusive and marketable title. The process primarily regularises the municipal khata record, subject to applicable law and scrutiny by the competent authority. All title defects, land conversion issues, planning violations, encumbrances, and other legal anomalies, if any, must be independently examined and resolved in accordance with the applicable laws.”

This formulation is legally safer because it avoids overstating the effect of khata conversion and correctly distinguishes **municipal regularisation** from **title certification**. It also aligns with the broader legal position reflected in materials discussing Karnataka’s khata regime, namely that tax collection and khata entry are administrative acts and do not, without more, establish ownership or erase violations under other laws.

Practical caution for owners and buyers

Owners applying for conversion and purchasers evaluating such properties should undertake a separate due diligence exercise before treating the property as legally clean. At a minimum, the review should cover parent title deeds, chain documents, encumbrance certificates, mutation and revenue records, conversion orders, sanctioned plans, occupancy or completion status, court litigation search, acquisition notifications, and physical boundary verification.

`Where any discrepancy is discovered, the defect should be rectified under the appropriate legal framework rather than being assumed to have disappeared because an `A` Khata was issued. In other words, **A Khata may improve municipal status, but it is not a substitute for a title opinion.**

Disclaimer

This article is intended for general information purposes only and does not constitute legal advice, title certification, property clearance, or an opinion on the legality of any specific land or building. The legal effect of khata status, the scope of any regularisation scheme, and the liabilities attached to a property depend on the governing statutes, notifications, title documents, land classification, planning approvals, court proceedings, and facts of the individual case.

No transaction, payment, publication, representation, or legal step should be taken solely on the basis of this article without obtaining a case-specific review from a qualified advocate or property law professional. Independent examination of title and statutory compliance remains necessary even after B Khata to A Khata conversion.