

NEWSLETTER

A Memorandum of Understanding (MoU) outlines the initial terms between parties in a property transaction before the final Sale Agreement or Sale Deed. Gift Deed Registration in Bangalore enables property transfer without consideration through proper stamping and registration. Assignment Agreements legally transfer existing rights and obligations to another party. Certified Copies of registered deeds, issued by the Sub-Registrar, serve as official duplicates used for banking, verification, and other legal purposes.

◆ Memorandum of Understanding (MoU) in Property

MoUs are becoming increasingly essential as the first step before entering detailed contracts. They help parties record their intentions clearly and prevent misunderstandings later. In property transactions, a well-drafted MoU prevents disputes and sets a strong foundation for due diligence and final agreements. When structured with essential clauses, they can carry legal weight and serve as safeguards during negotiations.

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◆ Gift Deed Registration in Bangalore

With rising inter-family transfers and inheritance planning, Gift Deeds continue to be one of the most efficient ways to transfer property without sale consideration. The emphasis on proper registration, low stamp duty for family members, and supporting documentation highlights the shift toward streamlined succession planning. Ensuring accuracy in Khata, EC, and ownership proof is now more critical than ever.

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◆ Assignment Agreements

Property assignments—whether for lease transfers or contractual rights—are gaining traction as a flexible alternative to novation. The featured article reinforces how these agreements help transfer benefits smoothly while retaining certain obligations. This is particularly relevant in large developments and commercial leases where business continuity or rights transfer needs to be managed without complex approvals.

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◆ Certified Copies of Registered Deeds

With lost documents becoming a common issue, certified copies now play a major role in property verification, banking, and resale. Their legal validity ensures that owners can safeguard their rights even when originals are misplaced. This strengthens the importance of maintaining digital and physical documentation, especially with increasing scrutiny during registrations and conversions.

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◆ Bangalore Rental Laws 2025: New and Updated Rules

The updated rental framework in Bangalore under the Model Tenancy Act (MTA) focuses on written, notarized agreements, capped security deposits, and defined landlord-tenant duties to minimize disputes. Residential deposits are now limited to two months' rent, and rent revisions must have a 3-month notice. Both landlords and tenants benefit from transparent, digital documentation – mandatory online registration via Kaveri Portal starts 2026.

Landlords enjoy raised TDS exemption (₹6 lakh/year), simplified tax norms, and faster action on rent defaults. Tenants gain stronger protections, such as notice before entry and assured essential services even during disputes. Overall, the Act promises smoother, fairer rental dealings across Bengaluru.

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◆ Life Certificate Mandatory for POA-Based Registrations

As per the prevailing practice followed by Sub-Registrar offices in Karnataka, a Life Certificate is mandatory when a Power of Attorney (PoA) is used for registration Purpose.

Registration authorities require proof that the Principal is alive at the time the PoA is presented to validate the validity of the authority granted. Accordingly, a Life Certificate (generally valid for a limited period) is insisted upon before permitting registration or related proceedings through a PoA holder.

This requirement is being strictly enforced, especially in cases involving property registration and adjudication of PoA documents.

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◆ E-Khata 2025 – Hosted by Proplex Consulting LLP, Bangalore

Proplex successfully conducted an **in-depth webinar on E-Khata 2025 on 5th December**, aimed at helping property owners, buyers, and stakeholders understand the evolving khata framework in Karnataka.

The session covered **key regulatory updates**, the **transition from B-Khata to A-Khata**, eligibility criteria for E-Khata, common documentation necessary, issues, and practical challenges faced during applications and transfers. Special focus was given to **real-world scenarios**, compliance risks, and how incorrect khata status can impact property transactions, registrations, and loans.

Participants also benefited from **expert legal insights**, step-by-step explanations of the e-Khata process, and a live **Q&A session** addressing common concerns faced by homeowners and associations.

The webinar was well-received for its **clarity, practical approach, and actionable guidance**, reinforcing Proplex's commitment to simplifying property compliance through legal expertise and awareness initiatives.

About Proplex:

Proplex Consulting LLP, Bengaluru, provides end-to-end legal support for property transactions, including title verification, scrutiny of ownership and revenue records, drafting and registration of Sale Deeds, Agreements, Gift/Release Deeds, Khata transfer/Registration and Conversion, B-Khata to A-Khata services, POA adjudication, and BESCOM/BBMP-related compliances. The Firm liaises with Sub-Registrar Offices, BBMP, BDA, BESCOM, and banks to ensure lawful, accurate, and timely completion of all property documentation and registration processes, with our lawyers assisting you at each step of the process.

In the event that any further clarification is required, you are requested to contact us at the number specified herein below.

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