INDIALAW

Banking & Finance

Banking Law Firm in India for Project Finance, Lending, and SARFAESI Matters

PRACTICE PROFILE • OCTOBER 2026

Overview

Comprehensive Legal Advisory Across India's Constantly Evolving Lending and Financial Markets

Our Banking, Finance and Project Infrastructure team advises on lending, security creation, project finance and financial-sector regulation. We work closely with banks, financial institutions, multinational corporations, and government entities to deliver clear, strategic, and cost-effective legal advice in navigating India's constantly evolving, complex, dynamic, and highly regulated financial environment.

Our team blends deep legal knowledge with commercial understanding to advise on broad range of domestic and cross-border lending transactions for lenders, investors and borrowers across the credit spectrum. From documentation to due diligence to negotiation and closing, we help clients execute transactions that are secure, efficient, and enforceable.



Our Services

Project Finance

- We provide end-to-end legal support for large-scale infrastructure projects across sectors including energy (renewable), transport, urban development, and telecommunications, roads, metro rail, ports, steel, oil & gas, real estate;
- We have represented financial institutions, project sponsors, and government bodies in complex financing structures, including PPP and EPC projects across various sectors viz., power, renewable energy, roads, metro rail, ports, steel, oil & gas etc.;
- We have undertaken thorough legal due diligence of project documents in line with the loan terms;
- We have expertise in drafting, reviewing and negotiating project documents (viz., concession agreements/ EPC contracts) with authorities (viz., NHAI/ PWD/ TRANSCO etc.) as well as finance documents towards achieving financial closure, including common loan agreements, security documents, escrow agreements, substitution agreements etc.;
- We provide strategic legal advice to identify, manage, and allocate legal risks involved, while ensuring full regulatory and contractual compliance.

Real Estate Finance

- We have represented banks, financial institutions, borrower/ sponsors in real estate funding transactions, including commercial/ residential projects.
- We have expertise in drafting, reviewing and negotiating loan documents including security creation by way of mortgage, negative lien, hypothecation.
- We have been working with major real estate players like L&T Realty, Prestige, MRG, Shriram, Kalpataru, JP Infra etc., to name a few.
- We have conducted thorough due diligence of material project documents such as development agreements, lease deeds, permission to mortgage etc., and are known for our solution oriented approach to see that financial closure is achieved keeping the interest of all the stakeholders.
- Our team is expert in providing strategic legal advice on compliance, identifying and mitigating legal risks involved etc.

Corporate Finance

- We have expertise in documentation of various term loans for various corporate purposes;
- We have represented our clients on various consortium and bilateral (MBA) loan arrangements, common security creation etc.;
- We conduct regular legal due diligence of the borrowing entities to ensuring compliance;
- We represent our clients in negotiations involving consortium or multiple banking arrangements, ensuring their interests are strategically protected throughout the process. From loan agreements and facility documentation to complex security

structures, we work diligently to safeguard the lender's rights and position, providing clear, commercially sound advice that supports secure and efficient deal execution.

- We assist our clients with the process of security perfection and registration as may be required.
- We have also advised promoter entities on various compliance issues faced by them, dealing with various authorities.

Working Capital Funding

- The firm is well known in the banking industry for handling big consortium lending for working capital requirements of borrowing entities.
- The firm takes pride in the fact that in the recent past, the firm has handled key lending transactions in this segment including that of Megha Group, Pennar Group, Ramkey Group, Navayuga Group etc., to name a few.
- We have been advising consortium of lenders in respect of security creation of vast set of properties spread across the country in various state jurisdiction, advising the lenders on the security structure to protect the interest of the lenders. have also praised us for the compliance We are have expertise in drafting, reviewing and negotiating loan documents including security creation by way of mortgage, negative lien, hypothecation.
- We have conducted thorough due diligence of material project documents such as development agreements, lease deeds, permission to mortgage etc., and are known for our solution oriented approach to see that financial closure is achieved keeping the interest of all the stakeholders.
- Our team is expert in providing strategic legal advice on compliance, identifying and mitigating legal risks involved etc.

Debt Restructuring

- We have undertaken drafting and reviewing of resolution plans under RBI's Prudential Framework, finalising inter-creditor agreements among the lenders, structuring of the documentation, security creation/ continuance etc.;
- Ensuring compliance with the relevant laws and regulatory frameworks;
- Represent clients as legal advisors in meetings of the Joint Lenders' Forum (JLF), COC, or other discussions;
- Assisting in various filings and reporting as provided under the regulatory guidelines.

Securitisation/ Debt Assignment

- We have established a strong practice and reputation in providing our legal advisory services to various banks, NBFCs, ARCs and process advisors in conducting securitisation transactions, including through Swiss challenge process under SARFAESI towards assignment of debt to NARCL/ other ARCs/ NBFCs.
- We have been advised lenders/ ARCs for sale of assets under SARFAESI
- We have assisted lenders/ ARCs for direct assignment of debt to ARCs/ NBFCs through price discovery.
- We have worked with multiple process advisors like BOBCAPs, IDBI Capital, PNBISL etc. during the price discovery and Swiss challenge mechanism processes being followed under sale of assets/ assignment of debt/ securitisation under SARFAESI.

Cross-Border lending

- The firm has been advising lenders on FEMA and other cross-border related loan structuring
- We have handled ECB related compliance

Regulatory Advisory/ Digital Lending

- We have been closely working with bank and other lending institutions in respect of advisory services related to various issues under SEBI, RBI, IRDAI, and NHB.
- We are also advising banks and NBFCs over latest regulatory guidelines on digital lending, data privacy issues involved in lending transaction and policy revamping.
- Our banking team works directly with the Firm's other teams like insolvency, real estate, corporate advisory, with the object of offering a comprehensive package of services for the clients.

Debenture Issuance

- We assist and advice structuring terms in line with regulatory, tax, and commercial considerations and provide end to end support for debenture issuance;

- We have worked with few corporate issuers We handle compliance with the various regulatory bodies such as SEBI, RBI and ensuring various filings with Registrar of companies;
- Drafting of various documents necessary for the transaction on case-to-case basis and assisting our clients wherever necessary.

Key Highlights

Our Banking & Finance team brings a transaction-driven, solution oriented, commercially pragmatic approach to legal advisory. Whether it's a complex multi-currency syndication, a fintech-led loan product, or a high-value infrastructure project, IndiaLaw provides timely, effective, and strategic legal solutions.

We are known for acting as lender's legal counsel, and as deal counsel and at times the borrowing entity's strategic advisors, giving us a 360-degree view of market standards, deal drivers, and negotiation dynamics.

Key Professionals



Shiju P V
Managing Partner



Shrishail Kittad
Senior Partner



Nim Dem Dorjee
Associate Partner



Satish Anand Sharma
Senior Partner

Frequently Asked Questions

Q1 What does a banking and finance lawyer handle in India?

A banking and finance lawyer advises on structuring, documenting, and closing lending transactions. This includes syndicated loans, project finance, working capital facilities, SARFAESI enforcement, security creation, regulatory compliance with RBI norms, and cross-border financing arrangements.

Q2 When should a business engage a banking and finance lawyer?

Engage early, ideally before term sheets are signed. Legal counsel at the structuring stage helps identify regulatory constraints under RBI or FEMA, ensures security packages are enforceable, and prevents documentation gaps that delay or derail financial closure later in the process.

Q3 Which regulators and statutes govern banking and finance in India?

RBI is the primary regulator, issuing directions on lending, KYC, and priority sector norms. Key statutes include the Banking Regulation Act 1949, SARFAESI Act 2002, FEMA 1999, IBC 2016, and the Indian Contract Act 1872. State laws govern stamp duty on security documents.

Q4 What is the typical timeline for achieving financial closure on a project finance deal?

Timelines vary by complexity, but a mid-size infrastructure project commonly takes three to six months from mandate to financial closure. Key cost drivers include the number of lenders, regulatory clearances needed, title diligence across multiple states, and negotiation of inter-creditor terms.

Q5 What documents and information should a borrower prepare before approaching legal counsel?

Borrowers should compile the project information memorandum, existing concession or EPC contracts, land title records, environmental and municipal approvals, prior loan sanction letters, audited financials, board resolutions, and details of existing charges registered with MCA.

Q6 What common mistakes do lenders and borrowers make in Indian financing transactions?

Lenders often underestimate title risk in multi-state projects or fail to perfect security by timely registration of charges with MCA and ROC. Borrowers frequently overlook FEMA compliance for foreign debt or miss stamp duty deadlines, rendering security documents unenforceable.

Related Practice Areas

Debenture Issuance | Regulatory Advisory/ Digital Lending | Cross-Border lending | Securitisation/ Debt Assignment | Debt Restructuring | Corporate Finance | Real Estate Finance | Project Finance | Corporate & Commercial | NRI Legal Services | Energy And Infrastructure