INDIALAW

Development & Construction Projects

Development and Construction Projects Law Firm in India for RERA Compliance

PRACTICE PROFILE • OCTOBER 2026

Overview

We offer end-to-end legal services across the real estate development lifecycle, from land acquisition and society redevelopment to construction contracting and project completion. Our team represents housing societies, landowners, developers, and contractors, ensuring their legal, regulatory, and commercial interests are comprehensively safeguarded.

Our Services

Redevelopment of Housing Societies

We advise Co-operative Housing Societies and Apartment Owners' Associations on every legal aspect of redevelopment. Our work begins with title due diligence and redevelopment readiness assessments, followed by amending society bye-laws and enabling member resolutions. We assist in developer selection through transparent tenders or comparative bidding processes and undertake the drafting and negotiation of Development Agreements, Powers of Attorney, and Permanent Alternate Accommodation Agreements. We ensure strict compliance with statutory frameworks such as RERA, MOFA, DCPR, and municipal regulations, and represent societies before the Registrar and other authorities in relation to redevelopment matters. Our priority is to ensure that society interests are protected through legally enforceable timelines, quality standards, and compensation mechanisms that safeguard member rights.

Development Agreements

We structure and negotiate Development Agreements between landowners and developers to ensure commercial viability and legal enforceability. This includes crafting area-sharing or revenue-sharing joint development models suited to the parties' requirements, verifying title and issuing legal certifications, and drafting comprehensive Development and Redevelopment Agreements that clearly outline project obligations and milestones. We also advise on the implications of stamp duty, capital gains, and tax structuring, while implementing risk mitigation measures such as escrow arrangements, indemnities, and performance securities. Further, we support clients in obtaining necessary approvals including IODs, Commencement Certificates, and Occupation Certificates from local authorities, ensuring that roles and responsibilities are contractually defined and that landowners retain effective control over project execution and delivery.

Self-Redevelopment Advisory

Our firm supports housing societies opting for self-redevelopment by covering the legal, structural, and regulatory side together. We begin by assessing the legal feasibility and capacity of the society to undertake self-development, and assist in the preparation of project reports and legal opinions required for financing and statutory approvals. Our team liaises with authorities such as the Slum Rehabilitation Authority (SRA), MHADA, and municipal corporations to obtain the necessary permissions and clearances. We also draft and vet contracts with Project Management Consultants (PMCs), architects, and EPC contractors, and provide legal support for drafting RERA-compliant Agreements for Sale while assisting societies with registration as promoters under RERA. Additionally, we handle conveyancing, lease deeds, and other related property documentation. Through a combination of regulatory insight and financial structuring, we help societies execute self-redevelopment projects that are legally sound and financially viable.

Construction Contracts

We provide legal advisory and drafting services for construction contracts across residential, commercial, and infrastructure projects. Our expertise includes drafting and negotiating EPC contracts, turnkey agreements, and general contracting arrangements, while also structuring work orders, Bills of Quantities (BOQs), performance milestones, and payment terms. We incorporate contractual protections for delays, defect liability periods, and force majeure events, ensuring that all critical components are addressed. Additionally, we advise clients on contractor disputes, arbitration mechanisms, and termination provisions, helping mitigate project risks through clear, enforceable contractual frameworks.

Key Professionals



Shiju P V
Managing Partner



Vinod P.V.
Senior Partner



Suresh Palav
Partner



Shweta Tiwari
Associate Partner



G.P. Yash Vardhan
Associate Partner



Pranava Charan MG
Associate Partner



Asav Rajan Arora
Associate Partner



Tannya Baranwal
Associate Partner



Nim Dem Dorjee
Associate Partner



Shrishail Kittad
Senior Partner

Frequently Asked Questions

Q1 **What does a development and construction projects practice cover in India?**

It covers the full real estate development lifecycle, including land acquisition, title verification, society redevelopment, drafting of development agreements, construction contracting, RERA compliance, and dispute resolution with contractors, developers, or housing society members.

Q2 **When should a housing society or landowner engage a construction projects lawyer?**

Ideally before any redevelopment resolution is passed or any MoU is signed with a developer. Early engagement allows proper title due diligence, bye-law amendments, and a well-structured tender process, reducing the risk of disputes or unfavourable terms later.

Q3 **Which Indian laws and regulators govern real estate development projects?**

Key statutes include RERA, MOFA (in Maharashtra), the state Co-operative Societies Act, DCPR, and municipal building regulations. Environmental clearances under the EIA Notification and compliance with stamp duty and GST provisions are also typically required.

Q4 **What is the typical timeline and cost structure for society redevelopment?**

Timelines vary by state, project size, and municipal approvals. In Mumbai, a society redevelopment cycle from feasibility to possession commonly spans four to seven years. Major cost drivers include stamp duty on development agreements, RERA registration fees, and consultant charges.

Q5 What documents are needed to begin legal work on a development project?

We typically need the property title chain, latest 7/12 extracts or property cards, approved building plans, society registration certificate and bye-laws, existing agreements or MoUs with developers, RERA filings if any, and copies of relevant municipal approvals.

Q6 What common mistakes do societies or landowners make in development projects?

A frequent pitfall is signing a development agreement without enforceable milestones, penalty clauses, or a bank guarantee. Societies also often skip independent title verification or fail to ensure RERA registration before construction begins, exposing members to significant financial risk.

Related Practice Areas

Real Estate | Title Due Diligence & Verification | Leasing And Licensing | Estate Planning & Inheritance | Regulatory & Compliance Advisory | Land Acquisition | Purchase & Sale Of Commercial And Residential Properties