



INDIALAW

Property Dispute

Property Dispute Law Firm in India for Title, Eviction, and RERA Matters

PRACTICE PROFILE • MAY 2026

Overview

We provide strategic legal representation and advisory services to resolve complex property disputes across India. Our Property Dispute practice combines deep domain expertise with practical litigation experience to help clients navigate contentious real estate matters effectively and efficiently. We represent individuals, businesses, developers, investors, and financial institutions in a wide range of property-related disputes from title disputes and boundary conflicts to tenant-landlord disagreements and construction claims. With a thorough understanding of property laws, land revenue codes, and state-specific regulations, we develop tailored dispute resolution strategies that protect our clients' property interests while considering commercial realities and business objectives.

Our Services

Title and Ownership Disputes

- Representation in title disputes, adverse possession claims, and ownership contests
- Resolution of boundary disputes, encroachment issues, and illegal constructions
- Handling partition suits, co-ownership conflicts, and family property disputes
- Address issues arising from concurrent/multiple sale transactions and double conveyances
- Legal action against fraudulent property transactions and forged documentation
- Declaration suits and injunction proceedings to protect property rights
- Litigation involving ancestral properties and succession disputes
- Resolution of easement rights, right of way issues, and restrictive covenants
- Challenges to property transfers based on lack of authority or capacity
- Suits for specific performance of property transactions
- Representation in appeals against revenue record entries and mutations
- Recovery of possession from unauthorized occupants and encroachers

Landlord-Tenant Disputes

- Representation in eviction proceedings and possession recovery actions
- Resolution of rent disputes, arrears recovery, and security deposit conflicts
- Handling lease termination disputes and exit-related conflicts
- Enforcement of covenants, repair obligations, and maintenance responsibilities
- Proceedings under state Rent Control Acts and property-specific legislation
- Disputes related to assignment, subletting, and unauthorized transfers
- Commercial lease disputes including lockouts, renewals, and option exercises
- Representation in proceedings before Rent Controllers and Appellate Authorities
- Disputes arising from lease renewal rights and extension provisions
- Advisory and litigation related to leave and license agreements
- Resolution of disputes between tenants and sub-tenants

Development and Construction Disputes

- Resolution of disputes under development agreements and joint development arrangements
- Handling builder-buyer disputes and specific performance actions
- Representation in construction defect claims and quality disputes
- Delay compensation claims and timeline enforcement
- Area shortfall disputes and carpet area controversies
- Disputes related to amenities, specifications, and promised features
- Handling disputes arising from redevelopment projects and society reconstruction
- Resolution of payment disputes between developers and contractors
- Representation in disputes related to transfer of development rights (TDR)

- Enforcement of joint venture agreements in property development
- Disputes arising from profit/revenue/area sharing arrangements
- Resolution of disputes involving multiple stakeholders in complex projects

RERA and Consumer Disputes

- Representation before RERA Authorities and Appellate Tribunals
- Handling refund claims, compensation cases, and project delay disputes
- Resolution of complaints related to unfair practices and contract violations
- Enforcement of RERA orders and execution proceedings
- Appeals from RERA to appellate authorities and High Courts
- Representation in consumer forums for real estate disputes
- Class action suits involving multiple homebuyers
- Defence against allegations of unfair trade practices and breach of representations
- Compliance disputes involving project registration and disclosures
- Resolution of disputes related to common areas and facilities
- Mediation and conciliation proceedings under RERA
- Advising on overlapping jurisdiction between RERA and Consumer Forums

Society and Cooperative Housing Disputes

- Resolution of disputes between society members and managing committees
- Representation in matters involving bye-law violations and society governance
- Handling conflicts related to membership rights and transfers
- Disputes regarding maintenance charges, sinking funds, and special levies
- Voting rights controversies and election disputes
- Resolution of conflicts regarding common areas, amenities, and parking spaces
- Representation before Cooperative Registrars and appellate authorities
- Disputes between developer and society regarding conveyance of land/building
- Resolution of redevelopment disputes and appointment of developers
- Litigation involving deemed conveyance and property title transfer to societies
- Disputes regarding structural repairs and major renovations
- Resolution of conflicts between apartment owners in non-cooperative structures

Land Acquisition and Compensation Disputes

- Challenging acquisition notifications and proceedings
- Representation in compensation determination cases and reference proceedings
- Disputes related to solatium, interest, and additional compensation
- Litigation concerning land acquisition under the Right to Fair Compensation Act
- Representation in matters involving unutilized acquired land and return rights
- Disputes related to rehabilitation and resettlement packages
- Resolution of conflicts regarding change in purpose of acquired land
- Representation before Land Acquisition Collectors and Civil Courts
- Appeals against award amounts and compensation determinations
- Disputes involving exemption from acquisition and alternative land allocation
- Handling claims for enhanced compensation and additional benefits

Environmental and Regulatory Disputes

- Resolution of disputes involving environmental clearances and violations
- Representation in matters relating to Coastal Regulation Zone (CRZ) compliance
- Handling conflicts regarding forest land and protected areas
- Disputes involving demolition orders and unauthorized construction notices
- Litigation concerning zoning violations and land use restrictions

- Representation in matters involving heritage properties and conservation restrictions
- Disputes regarding building height restrictions and setback requirements
- Resolution of conflicts with pollution control authorities
- Challenges to stop-work notices and construction prohibition orders
- Representation in proceedings involving ground water extraction and mining
- Disputes regarding floor space index (FSI) utilization and transferable development rights
- Appeals against regulatory penalties and compliance notices

Alternative Dispute Resolution in Property Matters

- Mediation and conciliation of property disputes
- Arbitration of construction and development agreements
- Negotiated settlements of family property disputes
- Structured resolution of society and community conflicts
- Drafting and enforcement of settlement agreements
- Representation in arbitral proceedings related to real estate contracts
- Implementation of consent terms and compromise arrangements
- Facilitation of family settlements involving multiple properties
- Dispute resolution boards for construction projects
- Collaborative dispute resolution for complex property matters

Key Professionals



Nidhi Singh

Partner



Suresh Palav

Partner



G.P. Yash Vardhan

Associate Partner



Shweta Tiwari

Associate Partner

Frequently Asked Questions

Q1 What does a property dispute practice cover in India?

It covers title and ownership contests, boundary and encroachment disputes, partition suits, landlord and tenant conflicts, adverse possession claims, easement issues, and specific performance actions. The scope extends to fraudulent transfers, forged documents, and challenges to revenue record mutations.

Q2 When should a property owner engage a dispute resolution lawyer?

Engage early, ideally when you first receive a legal notice, discover an encroachment, or find a discrepancy in title records. Delay can trigger limitation periods under the Limitation Act 1963, weaken evidence, and allow adverse possession claims to mature after 12 years of continuous occupation.

Q3 Which Indian laws govern property disputes and related proceedings?

Key statutes include the Transfer of Property Act 1882, Registration Act 1908, Indian Easements Act 1882, Specific Relief Act 1963, and state Rent Control Acts. RERA governs developer related disputes. Revenue matters fall under state land revenue codes, and succession issues engage the Indian Succession Act or personal laws.

Q4**How long do property dispute cases typically take in Indian courts?**

Timelines vary widely. An interim injunction may be obtained in weeks, but a full title suit in a district court can take 3 to 7 years. Appeals to the High Court and Supreme Court add further time. Mediation or settlement, where feasible, can resolve matters significantly faster and reduce litigation costs.

Q5**What documents are needed to start a property dispute engagement?**

Gather the sale deed or conveyance, chain of title documents, property tax receipts, mutation entries, revenue records (7/12 extract or khata), encumbrance certificate, survey maps, any prior legal notices, and possession evidence such as utility bills. Lease disputes also require the lease deed and rent receipts.

Q6**What common mistakes do property owners make during disputes?**

Owners often delay filing suits, allowing limitation to expire, or accept oral arrangements without written documentation. Another frequent error is not recording mutations after purchase or inheritance. Failing to seek interim relief such as a stay or injunction early can also result in irreversible changes to the property.

Related Practice Areas

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