



INDIALAW

Real Estate

Leading Real Estate Law Firm in India for RERA, Leasing, and Land Acquisition

PRACTICE PROFILE • MAY 2026

Overview

We offer a deep and dynamic Real Estate practice that blends legal precision with commercial insight. We act as trusted advisors to developers, landowners, investors, funds, housing societies, lenders, contractors, and corporate houses across the entire lifecycle of real estate and infrastructure projects.

With robust capabilities spanning land due diligence, title verification, project structuring, RERA compliance, leasing, financing, dispute resolution, and redevelopment, we ensure that every transaction is legally sound, regulatorily compliant, and commercially sustainable.

Our team is equipped to handle complex real estate matters pan India across urban metros, Tier-II/III cities, industrial corridors, and SEZs, with a proven track record in residential, commercial, retail, warehousing, hospitality, mixed-use, and institutional developments.

Our Services

Title Due Diligence & Land Acquisition

- Comprehensive multi-decade title verification and encumbrance analysis
- Examination of land records: revenue records, mutation, 7/12 extracts, RORs, RTCs, etc.
- Structuring acquisitions through outright sale, GPA, leasehold, joint development, or hybrid models
- Vetting and drafting of Sale Deeds, Development Agreements, General and Special POAs, Lease Deeds, MoUs
- Advising on land use classification, zone conversion, and compliance with state-specific land laws
- Land aggregation for logistics parks, industrial clusters, and infrastructure corridors

Project Structuring & Development Advisory

- Structuring of real estate projects under JDAs, JVs, DM models, and profit/revenue sharing arrangements
- Advisory on title pooling, FSI optimization, fungible FSI, TDR utilization, and project phasing
- Review and drafting of EPC, PMC, and turnkey construction contracts
- Assistance in obtaining zoning certificates, building permits, fire NOCs, ECs, and Occupancy Certificates (OC)
- Real estate regulatory advisory on building code, DCRs, NBC, MoEF guidelines, etc.

RERA Advisory & Regulatory Compliance

- Registration of promoters, agents, and real estate projects under applicable State RERA Rules
- Drafting and vetting of Builder-Buyer Agreements, Allotment Letters, Deeds of Conveyance
- Compliance with project update timelines, escrow mandates, and quarterly filings
- Representation in RERA and RERA Appellate Tribunal proceedings relating to delay, refund, non-disclosure, and misrepresentation
- Legal guidance on penalties, compounding, and rectification mechanisms
- Strategy for regularizing unregistered or legacy projects

Commercial, Retail & Industrial Leasing

- Drafting and negotiation of long-term leases, leave & license agreements, and built-to-suit leases
- Structuring of rent escalation, lock-in periods, fit-out timelines, and rent-free durations
- Advisory on IT/ITES parks, Special Economic Zones (SEZs) and industrial parks
- Advisory on REIT-compliant lease structures and stamp duty optimization
- Documentation for anchor tenants, food courts, co-working operators, industrial warehousing, data centres and specialized technical facilities, logistics, industrial facilities, hotel and hospitality properties, Retail developments and shopping centres.

Real Estate Financing & Investment

- Advisory to lenders, NBFCs, PE funds, and REITs on project financing and equity investments
- Structuring and documentation of mortgages, hypothecations, debenture issuances, escrow, and security packages
- Legal support for last-mile funding, construction finance, bridge loans, and structured debt
- Due diligence for acquisition of distressed or under-construction assets

- Investment advisory in Grade-A commercial, hospitality, co-living, and student housing portfolios

Redevelopment, Slum Rehabilitation & Cooperative Housing

- End-to-end advisory on SRA projects, MHADA/DDA redevelopment, and cluster development schemes
- Drafting of Development Agreements, Consent Forms, Tripartite Agreements, and transfer documentation
- Liaising with societies, DRCs, and SRA authorities for LOI, IOD, and CC approvals
- Handling title regularization, member eligibility disputes, and self-redevelopment frameworks
- Advisory to societies and developers during handover and Deemed Conveyance process

Real Estate Disputes & Litigation

- Representation before RERA, Consumer Commissions, Civil Courts, High Courts, and Arbitration Tribunals
- Title disputes, encroachments, specific performance, delay penalties, possession claims, and eviction
- Enforcement of registered and unregistered documents, GPA disputes, and litigation under Benami and Property Acts
- Injunctions in land development disputes and Section 17/18 of RERA
- Arbitration support for construction, JV, and co-development disputes

Infrastructure & Special Projects

- Smart city developments and integrated townships
- Urban renewal and city redevelopment projects
- Health and educational institutions
- Entertainment venues and sports facilities
- Public infrastructure with real estate components
- Structuring of public-private partnerships (PPPs) in real estate and infrastructure
- Legal due diligence for smart city, metro, highway alignment, and transit-oriented development (TOD) projects
- Legal advisory on ESG and green building certifications, sustainability compliance, and energy efficiency norms

Key Highlights

Value We Bring

- Pan-India Due Diligence Capacity: Local counsel network for seamless diligence across states
- Regulatory Mastery: In-depth knowledge of RERA, Transfer of Property Act, Stamp Acts, Land Revenue Codes, DCRs, etc.
- Commercial Acumen: Structuring transactions that align with financial models and construction milestones
- Dispute-Ready: Litigation experience before courts and tribunals for effective representation in real estate disputes
- Lifecycle Approach: Support from land acquisition to project completion and post-handover obligations

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



Reetha D

Associate Partner



Arun Mani

Partner

Frequently Asked Questions

Q1 What does a real estate practice cover in the Indian context?

It spans the full lifecycle of property transactions, from title verification and land acquisition to project structuring, RERA compliance, leasing, financing, construction contracting, redevelopment, and dispute resolution across residential, commercial, industrial, and mixed-use developments.

Q2 When should a business or investor engage a real estate lawyer in India?

Ideally before any commercial commitment is made. Title defects, zoning restrictions, or missing approvals discovered after signing can stall projects or trigger litigation. Early legal involvement helps structure the deal correctly and avoid costly course corrections later.

Q3 Which laws and regulators govern real estate transactions in India?

RERA governs project registration and buyer protection. The Transfer of Property Act and Registration Act frame conveyancing rules. State revenue codes control land records. Environmental clearances fall under MoEF guidelines, and local DCRs and municipal laws regulate building permissions.

Q4 How long does a comprehensive title due diligence typically take in India?

A multi-decade title search usually takes two to four weeks, depending on the state, record digitisation, and complexity of the chain of title. Costs are driven by the number of survey numbers, jurisdictions involved, and whether physical inspections of sub-registrar records are required.

Q5 **What documents are needed to start a real estate due diligence engagement?**

Typically, we need the sale deed chain, 7/12 extracts or RTC records, mutation entries, approved layout plans, existing encumbrance certificates, any prior title opinions, and details of the proposed transaction structure. For RERA matters, the project registration number is also required.

Q6 **What common pitfalls do clients face in Indian real estate transactions?**

Frequent issues include relying on a short title search that misses older encumbrances, ignoring land use or zone conversion requirements, failing to verify NA permissions, overlooking RERA escrow mandates, and executing agreements without confirming that all co-owners or legal heirs have consented.

Related Practice Areas

Property Dispute

Title Due Diligence & Verification

Purchase & Sale Of Commercial And Residential Properties

Development & Construction Projects

Regulatory & Compliance Advisory