

**REAL ESTATE
PRACTICE**



About Us

DSK Legal is a full-service law firm with offices in **Mumbai, New Delhi, Bengaluru, and Pune.**

With 58 partners and associate partners, and about 300 fee earners across its practice areas, the firm advises both foreign and domestic clients in a seamless and comprehensive manner. The firm is particularly known for its Real Estate, Banking & Finance, Restructuring & Insolvency, Disputes, Media & Entertainment, Energy & Infrastructure, Corporate M&A, Private Equity and Technology & Telecommunications practices.



Awards and Accolades



Ranked as a **"Top Tier"** firm and for Real Estate and Construction by Legal500 Asia-Pacific 2024 rankings.



Ranked as an **"Outstanding Firm"** and for Real Estate by Asialaw Profiles 2024 rankings.



Ranked as a **"Top Ranked"** Law Firm and for Real Estate by Chambers Asia-Pacific 2024 rankings.



Ranked as a **"Recommended Firm"** by IFLR1000 2023 guide.



Awarded by India Business Law Journal's 2023 Indian Law Firm Awards as Award Winning Law Firm.



Deputy Managing Partner, Mr. Sajit Suvarna and Partner, Mr. Sagar Kadam awarded as **"Top 10 Most Influential Real Estate Lawyers"** by Business Today

360° Services We Offer



Indicative List of Clients

- ▶ Aequs SEZ Private Limited
- ▶ Alliance Infrastructure Projects Private Limited
- ▶ Ascendas-Firstspace Development Management Private Limited
- ▶ Assetz Property Group
- ▶ Avighna Group
- ▶ Birla Estates Private Limited
- ▶ Brigade Enterprises
- ▶ Capitaland
- ▶ Century Developers
- ▶ Dalmia Nisus Finance Investment Managers LLP
- ▶ Godrej Properties
- ▶ Goyal & Hariyana Group
- ▶ HDFC Capital Affordable Real Estate Fund – 3
- ▶ House of Hiranandani
- ▶ Inspira-Shilpa Structures Private Limited
- ▶ Indis Group
- ▶ Kalyani Developers
- ▶ Laguna Clothing LLP
- ▶ Lodha Group
- ▶ M/s. Vishal Enterprises
- ▶ Mahindra Lifespace Developers Limited
- ▶ Mantri Group
- ▶ MO Alternate Investment Advisors Private Limited and Motilal Oswal Home Finance Limited
- ▶ Modern Asset
- ▶ Nestled Haven Developers LLP
- ▶ Netra Software Technologies Private Limited
- ▶ Phoenix Group
- ▶ Piramal Group
- ▶ Prestige Estates Projects Limited
- ▶ Puravankara Projects Limited
- ▶ Sanchita Realty Private Limited (ABIL Group)
- ▶ Sila Malabar Hill Real Estate LLP
- ▶ Sunteck Lifespace Private Limited
- ▶ Swamih Investment Fund I
- ▶ Whiteoaks

Key Personnel



Mr. Sajit Suvarna
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Mitali Naik

Partner

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Practice Areas:

- Real Estate

Service Sectors and Industries:

- Logistics
- Retail
- Construction

Education:

- BLS – LLB
- Solicitor (Bombay Incorporated law Society)

Professional Memberships:

- The Bar Council of Maharashtra and Goa

Languages:

- English
- Konkani
- Marathi
- Hindi
- French

Ms. Mitali Naik, Partner at DSK Legal, has been with the firm since 2011. She graduated from Government Law College, Mumbai, in 2007, and is a qualified Solicitor. With over a decade of experience, Mitali has garnered a stellar reputation within the Indian real estate sector, providing clients with strategic legal counsel across a wide array of real estate transactions. Her practical approach, combined with her in-depth legal expertise, makes her a trusted advisor to both domestic and international clients.

Mitali's practice encompasses several critical areas, including title due diligence, acquisition agreements, regulatory approvals, and commercial vendor contracts. She specializes in comprehensive title due diligence, ensuring clear ownership and minimizing legal risks for her clients. Mitali also excels in structuring and negotiating acquisition agreements, as well as guiding clients through the complex regulatory frameworks required to obtain necessary approvals in real estate transactions.

A key focus of Mitali's work is in acquisition and aggregation of agricultural and non-agricultural properties in Maharashtra. She regularly advises leading developers and builders on structuring deals, conducting rigorous due diligence, and navigating the regulatory landscape to document and execute successful land transactions.

In addition to her work with real estate developers, Mitali represents private equity players, funds, and non-banking financial companies (NBFCs) with significant investments in the Indian real estate market. Her role extends beyond traditional real estate transactions, offering corporate advisory services within the commercial real estate space. Mitali's ability to craft bespoke legal solutions ensures that her clients' strategic and financial goals are met, whether they are engaging in straightforward acquisitions or more complex investment ventures.

Mitali also advises and represents housing societies based in Mumbai and Navi Mumbai in the redevelopment of their properties, helping them navigate legal, regulatory, and transactional complexities to achieve efficient and equitable redevelopment outcomes.

Recent Key Assignments

- Assisting STT Global Data Centres for acquisition of land for the purpose of conducting a data centre from Vodafone Group.
- Assisting House of Abhinandan Lodha, in acquiring various land parcels in Maharashtra for launching their flagship project for plotted development.
- Advising Avighna Group, a leading real estate developer in Mumbai for acquisition of leasehold rights in 2 premium land parcels in Worli, Mumbai for development of high end real estate projects.
- Advising Sunteck Realty, an Indian real estate developer based in Mumbai, India for acquisition of development rights in various land parcels in MMRDA region.
- Advising Ascendas Firstspace in acquisition of large tracts of land in Bhiwandi and Pune for development of warehouses.

Awards and Recognitions

- "Rising Star" by Legal500 Asia-Pacific 2023.
- "Leading Lawyer" by LegalEra 2024.



Sagar Kadam

Partner

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Practice Areas:

- Real Estate

Service Sectors and Industries:

- Logistics
- Retail
- Construction

Education:

- BCom
- LL.M, Solicitor (Bombay Incorporated Law Society)

Professional Memberships:

- The Bar Council of Maharashtra and Goa
- The Bombay Incorporated Law Society

Languages:

- English
- Marathi
- Hindi

Sagar is a qualified solicitor from the Bombay Incorporated Law Society and is part of the firm's real estate group. He practices out of the firm's Mumbai office and has been with the firm for over 15 years. His peers and the industry recognize him for his deeply honed skills in navigating the complex world of real estate law. His primary practice area is real estate in the state of Maharashtra.

While his core practice area predominantly covers traditional real estate transactions, he also provides advice for modern-day corporate advisory in the real estate sector, which involves investments in and/or lending to real estate players/developers. Sagar has advised on various significant real estate acquisition transactions in Mumbai and has ample experience representing both the buy and sell side. He routinely represents many listed developers of the country in their transactions in the state of Maharashtra.

His practice involves title diligences, acquisitions, development transactions, slum rehabilitation projects, MHADA re-development projects, society re-development projects, etc. For significant businesses, manufacturing industries, aggregators, and potential investors, Sagar provides counsel on rural land laws, especially on acquiring agricultural properties in the state of Maharashtra. He has advised several logistic companies in acquiring large tracts of agricultural lands to set up a logistics park in the state of Maharashtra.

Recent Key Assignments

- Advised Abbott Group in acquisition of office premises from Godrej Properties Limited in Bandra Kurla Complex.
- Advised Bombay Dyeing and Manufacturing Company Limited in their sale of land at Worli.
- Advised Century Textiles in acquisition of land at Worli.
- Advised Ascendas Group in acquisition of lands at Bhiwandi for setting up of logistics park.
- Advised Godrej Properties Limited in acquisition of various projects in the State of Maharashtra.

Awards and Recognitions

- Ranked as "Next Generation Partner" by Legal500 Asia-Pacific 2023 and 2024.
- Ranked as a "Recommended Lawyer" by Legal 500 Asia-Pacific 2022, 2023 and 2024.
- Ranked as a Band 3 lawyer by Chambers Asia-Pacific 2024.



Sajit Suvarna
Deputy Managing Partner

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Practice Areas:

- Real Estate
- Dispute Resolution
- Corporate and Securities
- Crisis Management

Service Sectors and Industries:

- Construction
- Hospitality
- Corporate Restructuring and Insolvency
- Construction, Development, and Finance of Real Estate Projects
- Residential, Commercial and Mixed Use Development

Education:

- Solicitor, Supreme Court of England & Wales
- Solicitor, Bombay Incorporated Law of Society
- LL.B, University of Mumbai
- B.Com, University of Mumbai

Professional Memberships:

- The Bar Council of Maharashtra and Goa
- The Bombay Incorporated Law Society
- The Law Society, UK

Languages:

- English
- Gujarati
- Hindi
- Marathi
- Malayalam

Sajit is a dual-qualified solicitor (India and England and Wales) and has been with the firm since its inception. He began his career as a litigator and established the real estate vertical at DSK Legal in 2005. His vision was to create a full-service real estate advisory practice that could address every aspect of client requirements related to buying, selling, developing properties, investing, financing (debt, equity, and quasi-debt), dispute resolution, and restructuring in the real estate and hospitality sectors. Today, Sajit is recognized for his comprehensive 360-degree view of the real estate industry and is regarded as an industry veteran known for his practical, solution-oriented approach and exceptional service mindset.

Sajit provides strategic legal counsel to a wide spectrum of real estate stakeholders, including property developers, builders, funds (domestic and international), banks, landowners, corporate and industrial houses, and governmental authorities. His expertise spans real estate due diligence, acquisition and development, investments and finance, funds, REITs, and more.

He has advised on some of the sector's most significant transactions and has been involved in complex mergers and acquisitions, joint ventures/joint development arrangements, and private equity/lending transactions across large-scale residential and commercial projects, integrated townships, warehousing, data centres, hospitality ventures, and industrial and SEZ developments.

In addition to transactional matters, Sajit plays a pivotal role in managing significant and high-stakes litigation and arbitration in the real estate sector. He also handles a wide range of insolvency and bankruptcy-related matters, representing creditors, resolution professionals, resolution applicants, and borrowers before the NCLTs, NCLAT, and other forums including revenue courts and tribunals, district courts, High Courts, and the Supreme Court of India.

Sajit is also extensively involved in advising and representing housing societies based in Mumbai and Navi Mumbai on the redevelopment of their properties, guiding them through legal, regulatory, and commercial complexities involved in the process.

He has assisted governmental agencies on policy matters and is a regular speaker at industry seminars and conferences addressing legal developments and current issues in the real estate and construction space.

Awards and Recognitions

- Ranked by the Chambers Asia-Pacific 2024 rankings as a Band 1 lawyer for Real Estate.
- Ranked as a "Leading Individual" by the Legal 500 Asia-Pacific 2024 for Real Estate and Construction.
- Ranked as a "Recommended Lawyer" by Legal 500 Asia-Pacific 2024.
- Ranked as a "Distinguished Practitioner" by the Asialaw Leading Lawyers 2024 rankings.
- Ranked as a "Leading Lawyer Champion" by the Legal Era Leading Lawyers Rankings 2024.
- Enlisted in the Legal Powerlist 2021 as one of the Top 100 Lawyers (Above 10 years' experience) by Forbes India.
- Recognised in the ALB Super 50 Lawyers.
- Ranked as "Real Estate & Construction Lawyer of the Year" by Legal Era Awards 2021.



VIRAL RATHOD

Associate Partner

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Practice Areas:

- Real Estate
- Dispute resolution
- Banking and Finance

Service Sectors and Industries:

- Logistics
- Retail
- Construction
- Hospitality
- Corporate Restructuring and Insolvency

Education:

- B.Sc, LL.B, University of Mumbai

Professional Memberships:

- The Bar Council of Maharashtra and Goa

Languages:

- English
- Hindi
- Marathi
- Gujarati

Viral is a part of the firm's real estate practice group since 2020. He is also a member of the firm's dispute resolution team. His broad areas of expertise are transactions in real estate, dispute resolution and allied sectors including investments in residential/commercial projects, affordable housing projects, retail, townships, SEZs, information technology parks, etc.

He has advised various clients on acquisition, development, joint development, joint ventures, and regulatory compliance, with particular focus in real estate, infrastructure, hospitality and allied sectors.

Viral's practice encompasses several critical areas, including title due diligence, acquisition agreements, regulatory approvals, and commercial vendor contracts. He specializes in comprehensive title due diligence, ensuring clear ownership and minimizing legal risks for the clients. Viral also excels in structuring and negotiating acquisition agreements, as well as guiding clients through the complex regulatory frameworks required to obtain necessary approvals in real estate transactions.

His role extends beyond traditional real estate transactions, offering corporate advisory services within the commercial real estate space. Viral's ability to craft bespoke legal solutions ensures that his clients' strategic and financial goals are met, whether they are engaging in straightforward acquisitions or more complex investment ventures.

Significant Assignments:

- Undertaking legal due diligence and providing a comprehensive legal analysis of risk factors that may be involved in the transactions. Issuance of title certificates verifying the title of the owners/ developers in respect of properties.
- Advising various Developers and Societies in respect of redevelopment of various societies in Mumbai.
- Advising leading builders and developers on acquisition of the properties for undertaking the development/redevelopment thereof, and advising and assisting for structuring the deals and documenting the same, by formation of special purpose vehicles viz. companies, LLPs, partnership firms, Joint Venture, AOP, etc.
- Undertaking due diligence of lands in State of Maharashtra and issuance of title certificates verifying the title of the owners/developers in respect of such lands/properties.
- Advising clients on acquisition and aggregation of agricultural and non-agricultural properties in the State of Maharashtra, structuring the deals and documenting the same.
- Advising clients in respect of various queries raised under the provisions of the Maharashtra Land Revenue Code, 1966, Maharashtra Tenancy and Agricultural Lands Act, 1948, Urban Land (Ceiling and Regulation) Act, 1975, Real Estate (Regulation and Development) Act, 2016, Development Control and Promotional Regulations, 2034, etc. and various other statutes.
- Drafting of various documents relating to property deals, including agreement for sale, tenancy agreement, development management agreement, development agreement, leave and license agreement, sale deed, lease deed, assignment deed, deed of apartment, etc.
- Advising clients on implication of Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017.
- Drafting and vetting Agreement for Sale in real estate project in compliance with Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017.