



ECONOMIC
LAW
PRACTICE
ADVOCATES & SOLICITORS

ELP PRACTICE PROFILE

REAL ESTATE

REAL ESTATE PRACTICE

ELP offers a diverse range of services in the real estate arena including residential, commercial, industrial, hotels, tourism, SEZs space etc. We have conducted due diligences, advised upon, structured and negotiated on land acquisitions, joint development arrangements, leasing and financing for various types of properties including in case of redevelopments, slum rehabilitation projects, affordable housing projects, government leases, mega food parks, logistic parks, solar projects, integrated townships etc. across states in India.

ELP has also advised on an entire spectrum of issues affecting foreign and domestic investment into the real estate space in the country.

The team also advises various developers, investors and financing institutions in relation to compliances under RERA in different states in India including handholding for registration of various projects in discussion with the technical and accounting teams of the developers, wherever required. ELP's team has a good understanding and grip on the local real estate laws affecting projects and real estate transactions across states in the country. Our endeavour is to bridge the gap between meeting legal requirements regulating investments in this sector and marrying them to commercially viable solutions.



PRACTICE OFFERINGS

Land Acquisition

- Comprehensive title searches and due diligences across most states in India
- Advice on the statutory permissions and/or approvals to be procured, zoning requirements, including the timelines involved
- Structuring and drafting conveyance documents in case of aggregation and other wise
- Advice on the Stamp duty, registration fees and other acquisition costs

Project Development and Construction Contracts

- Structuring and advising on development contracts in relation to different projects including joint development arrangements, redevelopments, slum rehabilitations schemes etc.
- Structuring and advising on development of industrial parks, logistic parks, SEZs etc.
- Advising on documentation and agreements with contractors, engineers etc.
- Drafting of the documents in relation to sale/allotment of the units/areas under a project including agreement to sell, conveyance documents, lease documents, possession letters etc.

RERA Compliance Advisory

- Advising developers on the compliances under RERA and handholding for the registration of projects with RERA authorities in different states in India
- Advising developers and promoters on compliance under RERA in relation to specific instances under various projects
- Advising banks, financial institutions and developers on the compliances under RERA in various states including the waterfall mechanisms in different projects to ensure that the projects are in compliance with the provisions of RERA

Due Diligence

- Conducting title searches with the offices of Sub-Registrar of Assurances, Revenue Authorities etc. and providing title due diligence reports and title certificates in relation to properties situated in different states in India for the purposes of acquisitions, mortgages etc.
- Conducting due diligences of property-owning entities where the structure requires acquisition of or investments in the entities owning subject properties.

Venture Capital Issues

- Specific advice on VC fund structuring, formation, deployment and exit





SPV Acquisitions and Investments

- ELP advises on various transactions which are structured for acquisition of the property owning entities and drafts and advises on the entire documentation starting from Memoranda of Understanding/Term Sheets and the Share transfer/investment documentation etc.

New Formats and Concepts in Real Estate Opportunities

- Advice on new formats and structures for addressing specific opportunities in infrastructure, spiritual tourism, health & wellness centres, national footprints for star rated hotels including single brand concessionaire of international brands in the real estate space

Leasing Transactions

- Comprehensive title searches and verification of the title
- Drafting lease documents and leave and license documents
- Advice on stamp duty and registration

Corporate Commercial Requirements

- Fund structuring, Fund formation, deployment and exit
- Applications and procurement of necessary approvals/permissions from concerned Regulatory Authorities

Taxation (Direct)

Entry Strategy:

- Advice on tax efficient structuring of investment

Operation of Venture/Project:

- Advice on availing tax exemption benefits and deductions for specific real estate activities
- Tax planning for minimization of impact of Corporate Tax, Dividend Distribution Tax, Minimum Alternate Tax

Fund Exit:

- Tax planning for minimization of applicable taxes on exit from the project in the exit mode identified for the Investor

Taxation (Indirect)

- Review of arrangements and/or agreements proposed and/or entered into for each project from an Indirect Tax perspective, particularly, determination of tax exposures and identification of areas of potential savings within the legal framework
- Advise on alternatives to optimise Indirect Tax implications

ABOUT ECONOMIC LAWS PRACTICE

Established in 2001 with the aim of bringing together a diverse set of professionals to deliver effective solutions for clients, Economic Laws Practice (ELP) is today a leading full-service law firm in India with more than 240 professionals – lawyers, chartered accountants, cost accountants, company secretaries, sector

experts and economists – assisting clients on transactional, advisory, litigation, regulatory and tax matters.

ELP was recently featured as among the top 10 law firms in India in the RSG India Report 2019 and several of our practices are rated as Tier 1 by leading agencies in India and globally. ELP has an extensive client base across multiple industry sectors with clients from Fortune 500 companies, public sector undertakings, multinationals, Indian corporate power houses and startups. We work closely with leading global law firms in the United Kingdom, the United States, the Middle East and Asia-Pacific region, giving us the ability to provide real-time support on cross-border concerns. ELP is the India representative for the Taxand global network- the world's largest network of independent tax organizations (Taxand represents leading tax firms across 50 global jurisdictions) allowing us to offer a wider portfolio of services to our global clients.

ELP is actively engaged and collaborates with governments, regulators, legislators, businesses and industry associations to achieve positive and sustainable long-term conditions.

Client Testimonials: Real Estate Practice



An extremely reliable and dependable firm, providing timely completion of deliverables in a useful and effective manner.

- Chambers Asia Pacific



Economic Laws Practice provides a diverse range of real estate services, with particular emphasis on the hotel industry.

- Legal 500 Asia Pacific



Economic Laws Practice has expertise in real estate matters

- Legal 500 Asia Pacific



Technically they are very qualified. The whole firm was extremely innovative – they found new ways to do standard things.

- Chambers Asia Pacific



The team is conscientious, hard-working and very responsive. They are also tactful in dealing with stakeholders. They have a good breadth of resources for dealing with market issues.

- Chambers Asia Pacific



OUR AWARDS AND RECOGNITIONS

	 <p>Top Tier Firm in India for:</p> <ul style="list-style-type: none"> • Tax • WTO/ International Trade <p>Ranked for:</p> <ul style="list-style-type: none"> • Banking & Finance • Competition & Antitrust • Dispute Resolution • Projects, Infrastructure & Energy • Private Equity • Corporate & M&A <p>Spotlight Table: International Cross Border Capabilities</p>	 <p>Top Tier Firm in India for:</p> <ul style="list-style-type: none"> • Dispute Resolution • Projects and Energy • Tax • WTO/ International Trade • Antitrust & Competition • Corporate and M&A <p>Highly Recommended for:</p> <ul style="list-style-type: none"> • Banking and Finance • Capital Markets • Investment Funds • Real Estate and Construction • TMT 		
 <p>Law Firm of the Year for:</p> <ul style="list-style-type: none"> • Tax • International Trade • Arbitration & ADR 				
 <p>One of the world’s top specialist arbitration firms, and amongst the only three firms in India that have been recognized and recommended for arbitration expertise.</p>				
 <p>Highly Recommended for:</p> <ul style="list-style-type: none"> • Banking & Finance • Capital Markets • Corporate & M&A • Energy • Infrastructure • Private Equity • Project Finance • Restructuring & Insolvency • Telecommunications • Transport 	 <p>ASIALAW PROFILE RANKINGS 2024-25</p> <table border="1"> <tr> <td data-bbox="630 1525 999 2029"> <p>Outstanding Firm for</p> <ul style="list-style-type: none"> • Tax <p>Highly Recommended for:</p> <ul style="list-style-type: none"> • Banking & Finance • Competition & Antitrust • Dispute Resolution • Energy & Natural Resources • Projects & Infrastructure • Regulatory • Restructuring & Insolvency </td> <td data-bbox="999 1525 1238 2029"> <p>Recommended for:</p> <ul style="list-style-type: none"> • Capital <p>Recognized for:</p> <ul style="list-style-type: none"> • Real Estate </td> <td data-bbox="1238 1525 1468 2029"> <p>Notable for:</p> <ul style="list-style-type: none"> • Investment Funds • Financial Services • Technology & Telecommunications </td> </tr> </table>	<p>Outstanding Firm for</p> <ul style="list-style-type: none"> • Tax <p>Highly Recommended for:</p> <ul style="list-style-type: none"> • Banking & Finance • Competition & Antitrust • Dispute Resolution • Energy & Natural Resources • Projects & Infrastructure • Regulatory • Restructuring & Insolvency 	<p>Recommended for:</p> <ul style="list-style-type: none"> • Capital <p>Recognized for:</p> <ul style="list-style-type: none"> • Real Estate 	<p>Notable for:</p> <ul style="list-style-type: none"> • Investment Funds • Financial Services • Technology & Telecommunications
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DISCLAIMER

The information contained in this document is intended for informational purposes only and does not constitute legal opinion or advice. This document is not intended to address the circumstances of any particular individual or corporate body. Readers should not act on the information provided herein without appropriate professional advice after a thorough examination of the facts and circumstances of a particular situation. There can be no assurance that the judicial/quasi judicial authorities may not take a position contrary to the views mentioned herein.



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ELP Credentials: Real Estate

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RELEVANT KEY EXPERIENCE

ADVISORY, DEVELOPMENT, ACQUISITION AND DUE DILIGENCE

Client	Matter description
Leading Global Technology MNC	Advised the client on acquisition of land in State of Maharashtra around the city of Mumbai for setting up of Data Centers.
Leading Global Technology MNC	Advising the client for acquiring land and building for two Data Centers on a built-to suit basis for a long-term lease of over twenty years in the Thane Trans Creek Area of MIDC's jurisdiction. The firm provided its support for title due diligence of both land parcels and providing its services for structuring of the transaction, providing list of general approvals required for construction of Data Centers, providing views on the structures of sub-letting vs. sub-leasing as per the norms of MIDC and also drafting, reviewing of the documents for acquisition of lands and construction and advising on the incentives made available by the State of Maharashtra for setting up of Data Centers.
Leading Global Technology MNC	Advising the client for acquiring land and building for two Data Centers on a built-to suit basis for a long-term lease of over twenty years with one Data Center proposed in NOIDA and the other in Greater NOIDA. The firm provided its support for title due diligence of both land parcels and providing its services for structuring of the transaction, providing list of general approvals required for construction of Data Centers, drafting and reviewing of the documents for acquisition of lands and construction and advising on the incentives made available by the State of Uttar Pradesh and by NOIDA and Greater NOIDA for setting up of Data Centers.
Leading Software Company in India	Advised and assisted the client in acquisition of land and setting up of an IT/ITeS park across Maharashtra and Delhi on a built-to-suit basis for data centers with a minimum 30.6 MW capacity.
M/s Architect Hafeez Contractor and Dongre Project Management Consultants Pvt. Ltd.	Advised the client in relation to a concession of development and construction of Public Utility, Weekly Market, Commercial and Residential Premises on open land in Nagpur on Build, Operate and Transfer Basis.
RNA Corp	Assisted the client in relation to a contract with Hyundai Development Corporation for building a residential project in Mumbai.
Larsen & Toubro (L&T)	Advised the client in relation to its role as sub-contractor for the shell and core works for the Dhirubhai Ambani International Convention and Exhibition Centre (DAICEC) being developed by Reliance Industries Limited (RIL) in Mumbai.
Wadhwa Group	Assisted the client in drafting, negotiating and reviewing documents with IL&FS for a project in Goregaon, Mumbai.
SBICAP Trustee Company Limited	Assisted the client in the title due diligence of the Kingfisher house in Mumbai.
Hiranandani Group	Assisted the client in the project due diligence and advisory in relation to a land area of over 570 acres.
One of the Largest Developers in India	Advised the client for setting up malls including luxury malls at around 15 locations across India and drafting documents in respect thereof.
Indian Developers of Medical City Complexes	Advised the client in the structuring and documentation for the creation of five medical cities in Bombay, Goa, Bangalore, Hyderabad & Calcutta. Medical cities will include hospitals, hotels, service apartments, medical malls and commercial property.

A Consortium Comprising of a Leading Mumbai Based Developer and a Leading Listed Infrastructure Company	<p>Represented the client on various infrastructure projects in the country, such as:</p> <ul style="list-style-type: none"> ▪ Six projects for development of commercial projects including hotels, malls, etc. in Nagpur; ▪ Development of hotel in Pune; ▪ Development of an Information Technology (IT) Park in Goa.
A Large U.S. Based Fund	<p>Represented the client in structuring, documentation and development contracts in relation to the acquisition of two mill properties situated at Lower Parel in Mumbai from NTC.</p>
A Large UK Based Fund	<p>Represented the client for the acquisition of 246 acres of land in Pune, opposite Hinjewadi, Pune for the creation of a township project. ELP was engaged in structuring the transaction, undertaking title searches, documentation and drafting and negotiating construction contracts.</p>
A U.S. Based Investment Fund	<p>Advised the client for all real estate structuring issues related to setting up of hospital and/or medical cities in Mumbai, Pune, Hyderabad, Goa and Ahmedabad.</p>
An Overseas Entity with An Indian Counterpart	<p>Advised in the strategy and the implementation in relation to the acquisition of over 1500 acres of land in Panvel by the client together with advice on investment in respect of such acquisition and conducted title due diligence on such land.</p>
An Overseas Entity with An Indian Counterpart	<p>Advised in the strategy and the implementation in relation to the acquisition of around 350 acres of land in Chennai by the client together with advice on investment in respect of such acquisition and conducted title due diligence on such land.</p>
A Dubai Based Company	<p>Advised the client in respect of transaction for all their projects in India, totalling to more than USD 1 billion.</p>
A Leading Global Provider of Engineering and Construction Services	<p>Advised the client for disposal and purchase of their office buildings in Mumbai. The project is estimated to be INR 350 crores.</p>
A Financial Services Company	<p>Advised the client in a transaction related to the acquisition of two floors of office premises in Pune, India.</p>
An Indian Venture Capital Fund	<p>Advised the client in the rental yield space, and their fund manager for the structured acquisition of several floors in an Information Technology Park in Pune, India.</p>
Krishi Sunpower Pvt Ltd	<p>Conducted title due diligence and acquisition of 270 acres of land for setting up a solar power project.</p>
Global Investment & Advisory Firm	<p>Advised the client in respect of investments in group of companies holding various solar projects in the States of Maharashtra, Telangana and Karnataka.</p>
Konark Karia Group	<p>Advised the client on various matters including acquisitions, tax implications, real estate rules and regulations etc. We also advised the client on Real Estate (Regulation and Development) Act, 2016 ("RERA") and Affordable housing including under Pradhan Mantri Awas Yojna. Additionally, we are assisting the client on issues relating to formation of societies and also on the specific matters where they have doubts in relation to the ongoing and/or projects and drafts required documents for the client.</p>
IndusInd Bank Ltd	<p>As lender's legal counsel, ELP assisted the client with :</p> <ul style="list-style-type: none"> ▪ Reviewing the title documents, conducted searches with the SRO and drafted the title due diligence reports for a parcel of land of approximately 7,500 square yards (in Mumbai) owned by Macrotech Developers Limited (formerly known as Lodha Developers Limited) for the purpose of mortgage, to secure a loan amount of INR 150 crore. ▪ Reviewing the title documents, conducted searches with the SRO and drafted the title due diligence report for identified floors and units in the building along

with the land on which the building was constructed, situated in Hyderabad, Telangana, owned by Phoenix Infrastructure Private Limited.

- Reviewing the title documents, conducted searches with the SRO and drafted the title due diligence report for land parcels owned by Prahitha Constructions Private Limited.
- Reviewing the title documents, conducted searches with the SRO and drafted the title due diligence report for of two campuses in a parcel of land around 15.19 acres in Chennai owned by RMZ Infotech Private Limited (RILP), for the purpose of mortgage to secure a loan amount of INR 370 crore.
- Reviewing the title documents, conducted searches with the SRO and drafted the title due diligence report for the land parcel admeasuring approximately 17 acres which forms a part of over 100 acres of land owned by Vikas Telecom Private Limited.
- Due diligence of 5 projects situated at various places in Maharashtra to verify the title of Goel Ganga group entities for the purpose of mortgage for a loan amounting to INR 400 crore.
- Due diligence of 10 flats owned by Reliance Capital Limited for the purpose of mortgage of a loan.
- Due diligence of a commercial real estate project at Pune and drafted mortgage and escrow documents.
- Drafting, revising, and finalizing the due Diligence report for verification of the title of ESR Pune Estates Private Limited to the land admeasuring 26.4 acres.
- As lender's legal counsel, ELP had reviewed the title documents, conducted searches with the SRO and drafted the title due diligence report for a land owned by Khemani Distilleries Private Limited and Royal Distillery Private Limited.

Piramal Finance Ltd

Conducted due diligence of six ongoing real estate projects and three additional properties on which projects may be launched in near future belonging to Reddy Housing Pvt Ltd which was availing a term loan finance of INR 3.8 billion for refinancing of the existing loans and debts.

A Leading Real Estate Development Group

Conducted due diligence of the land parcels in Chennai and advised the client on acquisition of the land.

Tata Starbucks Pvt Ltd

Conducted due diligence of multiple properties in various states for the retail outlets of Starbucks.

Manappuram Foundation

Advised the client on acquisition of Mukundapuram Public School.

Litolier Properties Holdings Private Limited and Dipika Silk Mills Private Limited

ELP assisted the client with drafting, reviewing and finalizing the Letter of Intent and leave and license Agreement of 12 floors in a commercial building in Mumbai to Oyo Workspaces India Private Limited for the purpose of operating a co-working business model.

Relcon Infraprojects Limited

Acted as the client's legal counsel and represented the client before the High Court of Mumbai with regards to disputes arising out of a redevelopment project which the client undertook.

A Global FMCG Company

Represented and advised the client in negotiations and drafting the transaction documents for acquisition of an MIDC plot in Mumbai. The deal value of INR 70 million.

A Large Construction Company

Assisted the client in assignment of development rights of the client and other owners in favour of another company.

A Real Estate Developer

Advising the developer on its exit from a real estate project by way of sales and transfer of its shareholding to another developer.

Prozone Group Intu Properties Limited	ELP is acting and advising the client for sale and transfer of 25% of the shareholding held by it in a joint venture entity a Rustomjee group company. The deal involved exit from the entity holding the development rights, assignment of the development rights to another developer and negotiations on the rights and liabilities of the Client in the revised understanding for development of the project.
Leading Manufacturer of Insulating and Protective Materials	Advised in the negotiations, drafting of the transaction documents and due-diligence for acquisition of a large parcel of land in Talegaon Industrial Park.
Prozone Intu Properties Limited (Prozone Group)	ELP is acting and advising the Client and its affiliates for acquisition of 50% stake in a real estate project being developed in Mumbai, by the Paradigm Group, a renowned real estate group based in Mumbai. The project is a redevelopment project governed by Slum Rehabilitation Authority (SRA), Mumbai. The transaction also involves providing an exit to one of the existing partners in the project.
Prozone Intu Properties Limited and Prozone Liberty International Limited, Singapore (PLIL-S)	ELP acted and advised the client for sale and transfer of 50% of the shareholding held by Prozone Liberty International Limited, Singapore, a 100% subsidiary of Prozone Intu Properties Limited, in a special purpose vehicle entity known as 'Emerald Buildhome Private Limited' (Emerald) to the proposed Indian purchasers.
Centrum Housing Finance Limited (CHFL), Subsidiary of Centrum Capital Limited	Acting for and advising the client on its acquisition of entire 64.40% stake in Cent Bank Home Finance (CBHFL), held by Central Bank of India.
A Real Estate Conglomerate	ELP represented the client in drafting the transaction documents involving Joint Development of a portion of land at Hadapsar, Pune. The Joint development was with The Indian Hume Pipe Company Limited (owner).
A Large Real Estate Firm	ELP represented the client (owners) in negotiations and drafting the transaction documents involving joint development of a plot of land (under a revenue sharing agreement) in Mulshi, Pune by the client and Vignesh Landmark LLP.
A Leading Manufacturer of Cables and Wires	ELP represented the client in negotiations and drafting the transaction documents involving acquisition of a plot of land in Nashik from various individuals. The structure of the transaction was multifaceted since it involved various aspects of the Maharashtra land laws including the provisions of the Maharashtra Land Revenue Code, 1966 and the Maharashtra Tenancy and Agricultural Lands Act, 1948.
A Real Estate Firm	<ul style="list-style-type: none"> ▪ As the owner's (our client) legal counsel, ELP represented the owners in negotiations and drafting the transaction documents. The transaction concerned assignment of development rights by our client and other owners in favour of M/s. Letting Properties LLP for a parcel of land in Palghar District. ▪ Advised the client on acquisition of development rights over lands admeasuring approx. 40 acres in Panvel, Maharashtra. ▪ Assisted the client in acquisition of land admeasuring approx. 100 acres in Pen, Raigad.
Polycab Limited	ELP assisted the client in its acquisition of over 55,000 sq ft of commercial property in Central Mumbai.
Eskays Land Developers Pvt. Ltd	Assisted and advised the client (part of the 'Mittal Group' of builders & developers) in re-development of a land in Mumbai. The transaction involved joint development rights under a revenue sharing mechanism.
A leading school chain	Advised the client in the detailed due diligence, review and negotiation on documents for acquisition of a land parcel in Gurugram.

A leading real estate developer	Assisted the client in conducting a detailed due diligence, review and negotiation on transaction documents for 29 land parcels in Mumbai. Also advised in carrying out a joint development for the land.
KBS Creations	The firm assisted KBS Creations, an acquisition of an entire building situated in Mumbai.
An individual	The firm advised the client in a matter pertaining to the re- development of a large property in Mumbai. The work included various negotiations with prospective developers and drafting and finalizing the Development Agreement and Supplemental Development Agreement and execution of the same.
Landmark Limited	Assisted in executing a joint development arrangement with an optimum transaction structure for development of a land based in Mumbai.
A large technology company	The firm acted for the client on the acquisition of certain properties across Uttar Pradesh and Maharashtra on a built to suit basis for the purpose of setting up of large data centres.
An integrated business park	Advised the client on the issues concerning agricultural land it had purchased/agreed to purchase for bonafide industrial purposes. The issues involved the original owners/farmers exercising their right given under law to re-purchase the lands from client (the client failed to develop the land within the stipulated period). The firm also assisted in drafting, revising and finalizing various documents proposed to be executed between the client and the original owners.
One of the largest construction groups in India	Advised the client on acquisition of rights in respect to various land parcels aggregating to about 3.20 lakh sq. mtrs. in Maharashtra for the purposes of development of a residential project.
A real estate division of a large conglomerate	<ul style="list-style-type: none"> ▪ Advised on acquiring development rights in respect of various land parcels aggregating to 40,000 sq. mtrs. situated in Mumbai for the purposes of the development of a residential/commercial project. ▪ Assisted in acquisition of rights in respect of various land parcels aggregating to about 1.12 lakh sq. mtrs. in Taloja, Panvel for the purposes of development of a residential/commercial project.
A real estate company	The firm acted for the client on (i) advisory on structuring the proposed sale and development of land (ii) finalization of all necessary documents/drafts for the sale and development in accordance to all the relevant laws applicable to forest land (iii) liaisoning with local agents/consultants for requisite permissions.
A real estate developer	Advised the client on development of a parcel of land at Karjat (approximately 40 acres).
One of India's leading manufacturers of cables and wires	Advised the client in purchasing of land pieces from the original land-owners (land was acquired for industrial purpose).
An individual	Advised on acquisition of commercial premises in a commercial building 'The Capital' in the Bandra Kurla Complex, Mumbai
A real estate company	Advised the client on due diligence of a parcel of land admeasuring approx. 20,000 square meters situate at Hadapsar, Pune.
Birla Estates Ltd	Advised the client on its acquisition of 5.76 Acres of land in Sangamwadi, Pune.
Three individuals	Assisted the clients in acquisition of land parcels in Alibaug, Maharashtra.

Century Textiles and Industries Limited	Advising the client by way of opinion on grant of rights for construction of a temple over a land parcel admeasuring about 14 acres, forming a part of a larger land parcel admeasuring 38.49 cces.
A gymkhana	Assisted the client on its acquisition of a building along with a plot of land of approximately 1065 sq. mtrs
Rich Products	Assisted the client in acquisition and development of a acquisition of land situated at Himachal Pradesh for setting up an industrial project.
A real estate and construction company (an LLP)	Assisted the client in the reconstitution of the LLP wherein the existing partners would retire and the new partners would be able to undertake development of 1.70 acres of land parcels situated in Mumbai. ELP also assisted with the due diligence of the property and the LLP.
Members of a co-operative housing society (holding about 50% entitlement)	<p>ELP's scope of work included:</p> <ul style="list-style-type: none"> ▪ Advising the clients as to the rights upon development of property, safeguards as regards completion of project, possession of new premises, guarantee in case of default etc. ▪ Vetting and carrying out changes in the development agreement.
Authum Investment & Infrastructure Limited and Sansaar Housing Finance Limited	Assisted the client in their acquisition of a stake in M/s. Patel Engineering Limited (Michigan Engineers Limited) including all the immoveable properties which comprised of lands parcels and commercial premises owned /leased by it in all over Maharashtra.
Adani Wilmar Limited	Advised the clients in respect of the applicability of land ceiling laws prevailing in the State of West Bengal.
Anchor Paradise Villa LLP and two individuals	Assisted in the reconstitution of the Anchor Paradise Villa LLP where the existing partners retired. New partners were admitted with an objective to develop a slum land admeasuring 1.70 acres in Borivali, Mumbai.
Templerviere Property LLP	ELP assisted the client in drafting and vetting transaction documents with respect to the sale four ultra-luxurious residential premises (being a Duplex Flat) , admeasuring 6756.00 sq. mtrs. situated in Trump Tower, Mumbai.
A real estate conglomerate	Assisted the client in acquiring 2.5 acres of land in Malad, Mumbai. ELP assisted in reviewing title documents, revenue records, Urban Land Ceiling (ULC) proceedings for over 50 years, conducting due diligence and preparing the DD Report and finally closing the transaction documents.
A finance company	Advised the client on title of a land admeasuring approx. 30,000 sq. mtrs., in Gujarat which were acquired by it earlier. The clients lacked any acquisition documentation, leading them to seek our assistance in locating these documents and clarifying their ownership rights.
An F&B company	Advised on land acquisition & project development of land admeasuring approx. 7.65 acres in Daman.
A real estate conglomerate	Advised the client on its acquisition of land admeasuring 3.20 lakh sq. mtrs. in Karjat, for the purposes of development of a residential project.
Max Healthcare Institute Limited	Advised the client on acquiring properties in Nagpur, Maharashtra owned by Alexis Multi-Specialty Hospital Private Limited and its promoters. The acquisition also includes a 200 bedded multi-specialty hospital.
Aakshya Realty Private Limited	Assisted the client on acquisition of land admeasuring 6705.28 sq. mtrs. in Mumbai, Maharashtra for the development of a project.

A leading real estate development company (Sugee Developers)	Assisted the client on the acquisition of the stake in an investment company along with its assets. Also assisted on acquisition of the land in Tardeo, Mumbai.
A leading real estate developer (Birla Estates, Pen)	Assisted the client in project due diligence, on the acquisition of land admeasuring approx. 100 acres in Pen, Raigad.
Devkrish Group and R3 Homes LLP , Khopoli	Assisted the Clients in the sale of land admeasuring 42 acres situated in Raigad district (in the state of Maharashtra) to the Abhinandan Lodha Group.
An individual	Advised the client on its acquisition of land admeasuring approx. 12 acres in Karjat, Maharashtra.
A Cargo Logistics Company	Advised the client in project due diligence of the land approximately measuring 125 acres in Asangaon, Maharashtra.
A Chemical Manufacturing Company	Advised the client in project due diligence and drafted transaction documents for the acquisition of a 1-acre MIDC land in Thane, Maharashtra including title verification and legal opinion.
A leading real estate developer	Assisted the client in structuring a complex real estate transaction involving the long-term lease of over 500 units in the Trilive Project, Andheri, Mumbai for co-living operations through its affiliate.
A real estate developer	Assisted the client, a prominent landowner at Mira Road, Mumbai in evaluating and structuring a proposed joint development with another real estate developer for a 2.27-acre land parcel which included drafting preliminary terms, conducting legal due diligence, and advising on risks arising from ongoing litigations linked to the court-acquired land.
A leading real estate developer	Advising and assisting the Client regarding the proposed assignment of the leasehold rights in respect of the land and high-rise building in favour of the Client-Society.
A leading real estate developer	Conducted due diligence for the client in relation to a land parcel admeasuring approximately 25 acres located at Village Malvani, Taluka Salsatte (Borivali), in the suburban district of Mumbai.
Kelzai Eco Reserves Private Limited	Assisted the company engaged in hospitality and real estate development, by conducting detailed due diligence and title verification of 221 acres of land in Roha, Maharashtra.

REDEVELOPMENT

The Team has worked on diverse society redevelopment matters across Mumbai properties particularly situated in Napeansea Road, Mahalaxmi, Bandra, Khar, Goregaon, Mulund, Ghatkopar, Chembur, Thane, Vashi, Belapur and advised various clients on structuring of transactions for redevelopment, perfecting the title of the Society, obtaining deemed conveyance.

Client	Matter description
Swastik Group	<ul style="list-style-type: none"> ▪ Representing and advising the Client in structuring and documentation for redevelopment of Revati Co-operative Housing Society admeasuring 3229 sq. meters approximately having 72 members under the 33(7)(B) of DCPR. ▪ Representing and advising the Client in structuring and documentation for amalgamation and redevelopment of three Societies for a project known as Swastik Platinum and aggregating to 2700 sq. meters having 96 members under the 33(9)of DCPR.

	<ul style="list-style-type: none"> Representing and advising the Client in structuring and documentation for am redevelopment of Kannamwarnagar Nagarpalika Bhadekaru Co-Operative Housing Society Limited, Society admeasuring 25,402.75 square meters approximately having 416 tenements under the33(9)of DCPR. Further, we have advised and done documentations for more than 7 (seven) redevelopment projects for the Client.
Continental Group	Advising and assisted the Client in structuring the transaction for redevelopment of a plot of land admeasuring 26,858.87 sq.mts. situate at Village Kavesar, Thane.
Raj Doshi Exports Limited	Providing strategic advice and structuring the transaction for Joint redevelopment of land admeasuring 6067 square meters comprising of 180 tenants with Rustomjee group and drafting documents in that regard.
Modern Estate India Private Limited (subsidiary of Modern India Limited)	Representing and advising the Client in structuring and documentation for redevelopment of Prabhadevi 'Ankur' Co-Operative Housing Society Limited admeasuring 1358.93 sq. meters having 39 members under the 33(7)(B) of DCPR.
Atlanta Limited	<p>Representing our Client for redevelopment of Highway Milton Co-operative Housing Society Limited in respect of its property situate, lying and being at Borivali (East), Mumbai – 400 066, under Regulation 33(20)(B) or Regulation 33(11) of DCPR</p> <p>Also providing strategic advice pertaining to purchase of PAP tenements/PTC units, structuring the transaction and drafting and vetting of all transaction documents.</p>
CRWA (Chedda Nagar Residents Welfare Association)	Providing strategic advice for issues pertaining to title and redevelopment of a federation comprising of 63 societies.
A real estate developer	Advising and assisting the Client for acquisition of ownership rights/development rights of three societies by cluster redevelopment scheme/amalgamation of neighbouring plots situate at Mahim. Drafting and vetting all agreements to be executed with the owners of the Property, providing strategic advice and structuring the transaction.
SSIPL (Lakhi Group)	Advising and assisting the Client with respect to redevelopment of land situate Cumbala Hill (erstwhile Cadbury House) admeasuring approximately 4000 square meters
A real estate developer	Advising and assisting the Client and providing strategic advice and structuring the transaction for redevelopment of 9 societies to be amalgamated having more than 400 members aggregating to 65,000 square meters approximately situate at Ghansoli, New Mumbai.
Tree Shade Co-operative Housing Society Limited	Assisted the client in negotiating, drafting, vetting, and finalizing the Redevelopment Agreement, Power of Attorney, and Permanent Alternate Accommodation Agreements for a redevelopment project under Regulation 33(11) of DCPR 2034.
Dharavi Redevelopment Project Private Limited	Assisted the client in verifying government land titles and conducting comprehensive due diligence for land designated for Dharavi slum rehabilitation project in Mumbai.
A leading real estate developer	Advising and assisting the client in the redevelopment of a prime land parcel located at Malabar Hill, Mumbai

FINANCING, INVESTMENTS AND DIVESTMENTS

Client	Matter description
New Vernon Private Equity Limited and Hilson Estates Limited	Advised the client in the sale of their entire shareholding held in Carwel Estates Limited and Faery Estates Limited respectively to Canada Pension Plan Investment Board (CPPIB) and Shapoorji Pallonji Group's joint venture company SPREP Pte. Ltd. for the acquisition of SP Infocity IT Park in Chennai. This deal has been recognised as the Real Estate Deal of the Year by India Business Law Journal in the Deal of the Year Awards 2015.
Maharashtra Realty Private Limited	Advised the client and its shareholders and bond holders on the sale of their stake to Manpreet Realtors LLP and Ms. Bharati Ashwinkumar Dhanak.
Milestone Real Estate Fund	Advised the client in relation to the investment in Domus Greens Private Limited, a company incorporated to develop a real estate project in Noida, on land leased from the Greater Noida Industrial Development Authority.
Hiranandani Builders	Advised the client in relation to its financing of USD 199 million from Axis Bank Ltd. against lease rental receivables from four IT and Non-IT premises and/or buildings with total leasable area of 24.97 lakh sq. ft. located in Mumbai.
Acme Housing India Private Limited	Advised the client in relation to investment by Piramal Enterprises Limited for the development of a residential project named "OASIS" together with M/s Glomore Constructions.
Wadhwa Residency Private Limited	Assisted the client in relation to the divestment of stake by IIRF India Realty XXII Limited, IL&FS Trust Company Limited and Precilion Holdings Limited from its project.
India Infoline Finance Limited (IIFL)	Advised the client in relation to its: <ul style="list-style-type: none"> ▪ subscription to secured non-convertible debentures amounting to INR 400 million issued by JLS Realty Private Limited on a private placement basis for the purpose of raising funds for constructing and developing a project under Slum Rehabilitation Scheme in Mumbai ▪ subscription to secured non-convertible debentures amounting to INR 1 billion issued by Ruchi - Priya Developers Private Limited in various series on a private placement basis for the purpose of raising funds for a township project situated in Mumbai under the Slum Rehabilitation Scheme. ▪ subscription to secured non-convertible debentures amounting to INR 800 million issued by a leading real estate company for the purpose of raising funds for a construction of a residential cum commercial building. ▪ subscription to secured non-convertible debentures amounting to INR 600 million issued by Spenta Enclave Pvt. Ltd. for the purpose of raising funds for constructing and developing a residential cum commercial project. ▪ subscription to secured non-convertible debentures amounting to INR 1.75 billion issued by Wadhwa Construction & Infrastructure Private Limited for the purpose of raising funds for development of a township project under the Navi Mumbai Airport Influence Notified Area (NAINA) scheme situated in Maharashtra. ▪ Subscription to secured non-convertible debentures amounting to INR 600 million issued by Transcon-Sheth Creators Private Limited to fund the development of the Tower-II of the residential project "Beaugreen" developed in Mumbai under Slum Rehabilitation Scheme.
Suraj Estates Developers Pvt Ltd and Accord Estates Pvt Ltd	Advised the clients on availing a term loan finance of INR 2 billion from Piramal Capital and Housing Finance Ltd for refinancing of the existing loans and debts which involved restructuring of its loans and debts along with part finance for the cost to be incurred for construction and development of project.

An Indian Developer	Assisted the client on structuring an investment by a real estate fund outside India and drafting and negotiating transaction documents on its behalf.
A Company	Advised the client in a inter corporate lending to a private limited company which was secured by a right to purchase a specified immoveable property, mortgage and backed by corporate and/or personal guarantees. The deal size was approximately USD 12 million.
A Leading Real Estate Company	Advised the client for a term loan facility of USD 25 million (approximately) availed by the said company from a leading bank for a project in Mumbai, India.
A Leading Real Estate Company	Advised the client for a term loan facility of USD 20 million (approximately) availed by the said company from a leading bank for a project in Mumbai, India.
Ideal Real Estates Pvt Ltd	Advised the client on term loan finance of INR 350 crores for refinancing of existing loans and debts which involved restructuring of its loans and debts along with part finance for the cost to be incurred for construction and development of the project.
IndusInd Bank Ltd	Advised the client on extending a syndicated facility of INR 22 billion to Divyasree NSL Infrastructure Pvt Ltd in respect of their SEZ properties situated at Hyderabad.
Marketcity and Entertainment World Developers	Advised the client in its transactions where a German fund made investments in the various real estate projects developed by the client in diverse locations across India, including Mumbai, Chennai, Bhopal, Raipur, Jabalpur, Chandigarh etc.
A Leading Real Estate Company	Advised the client in relation to divestment by a venture capital firm by purchasing shares invested in its promoter company. Conducted due diligence of various land parcels situated across Bengaluru, Palwal (Haryana) and Nagpur which were to be acquired by our client.
A leading logistics and infrastructure company (Hindustan Ports)	Assisted the client in

FUNDS (FORMATION, LISTING, STRUCTURING AND CAPITAL RAISING)

Client	Matter description
A large Mumbai based Real Estate Group	Provided all the India related legal services for the listing of an Aitken Investment Management (AIM) relating fund for the client. The fund was of a size USD 160 million.
An Investment Bank	Advised the client based in Mumbai in floating a USD 200 million real estate fund focusing on opportunities in the health and hospitality sector.
A Hong Kong Based Real Estate Group	Advised the client in floating a USD 200 million real estate fund focusing on investment in integrated townships in tier two cities.
A Prominent Mumbai Based Developer Group	Advised the client on their AIM listing to raise GBP 200 million.
A Prominent Mumbai Based Developer Group	Advised the client on their AIM listing of a Hospitality and Entertainment Real Estate Fund to raise GBP 180 million.
A Leading Indian Real Estate Development Company	Advised the client in relation to the formation of an overseas joint venture for the construction of a residential and/or commercial tower and a hotel and/or serviced apartment complex.
Dedicated US Based Real Estate Fund	Advised the client for their entry strategy, title searches and transaction structuring for real estate projects (in Mumbai USD 408 million, Pune USD 240 million, Chennai USD 210 million).
An Indian Fund	Assisted the client to raise capital of upto EUR 200 million for its various developmental projects with a combined area in excess of six million square feet.

LEASE, RENT, LEAVE & LICENSE

Client	Matter description
Phoenix Mills Limited	Advised the client in drafting, review and negotiation of lease and leave and license contracts for shops in its mall in Mumbai.
D'décor Exports	Advised the client in review and drafting of lease documentation for rental of office premises to third parties at Solitaire Corporate Park.
Aker Powergas Pvt Ltd	Acted as legal counsel for the client for sale of their property being land admeasuring about 4,000 sq mtrs along with structure standing thereon.
A Foreign Embassy	Advising the client in the title due diligence, review and negotiation on documents for the lease of premises in Bangalore as well as construction and PMC contracts.
Gujarat Agro Infrastructure Mega Food Park Pvt Ltd	Advised the client on various structures for long term lease of plots within Mega Food Park in Gujarat and drafted standard lease for the same.
My Own Eco Energy Pvt Ltd	Advised the client on the various lease and sub-lease structures for taking properties for diesel stations for sale of their bio diesel in multiple states in India.
Raaga Mayuri Agro Vet Ltd	Advised the client on various structures for long term sub-lease of plots within a Mega Food Park in Telengana and drafted standard sub-lease deed for the same.
Stellar Value Chain Solutions Pvt Ltd	Conducted due diligence and review of title reports of the properties in multiple states in India and drafted the lease and license document for warehouses and offices of the client.
An Individual	Due diligence and acquisition of an exclusive apartment in Mumbai and subsequently entering into a leave and license to let out the apartment for a brief period for use by the Sellers.
India's biggest Intralogistics automation company	Advising the client in detailed due diligence and preparation of transaction documents for leasehold rights of a non-agricultural land in Nashik.
Uniqlo India Private Limited	Assisted the client in (i) carrying out due diligence of the premises (ii) vetting of the Leave and License Agreement and (iii) advising the clients in respect of the issues that may arise on account of the proposed amalgamation of the premises for its three stores in Mumbai.
Ekaterra Services India Private Limited	Assisted the client in due diligence and drafting of a Lease Deed for an Office space admeasuring 20,432 square feet located in a Software Technology Park in Bangalore.
Prodair Air Products India Limited	Assisted the client in due diligence of land admeasuring 6055.64 square meters situated in Vadodara for leasing built to suit premises. This deal is the largest office leasing transaction in Gujarat till date.
Shandilya family	Assisted the client in granting a large residential premise admeasuring in aggregate about 8250 sq. ft. on a leave and license basis.
Versa Networks India Private Limited	Assisted the client in the leasing of commercial premises admeasuring about 37,000 sq. ft in Bangalore from Arliga Ecoworld Infrastructure Private Limited.
City Corporation Limited	Assisted the client in drafting an agreement to lease and a lease deed for a township project in Pune.
Ashika Stock Broking Limited	Assisted the client in drafting and reviewing the Leave and License Agreement for one of Mumbai's most prestigious commercial buildings, renowned for hosting leading

**Bedi Infrastructure
Private Limited**

multinational companies. The engagement involved ensuring compliance with the property's stringent standards, safeguarding its reputation, and securing optimal terms for the client in one of the city's most exclusive and high-value commercial environments. Assisted the client in drafting the Development Management Agreement for a 3-acre land development project in Baner, Pune, and preparing the corresponding Title Report to ensure clear land ownership and compliance with regulatory requirements.

SEZ PROJECTS

Client	Matter description
Gems & Jewellery Industry	Undertook the structuring and all connected legal services for the development of four SEZs for the client. The SEZ's are joint ventures between the concerned State Government and the participants of the Gems and Jewellery Industry.
Evita Constructions Private Limited	Assisted the client in verifying the data records and the title documents regarding the certain properties and advised on their queries on various laws, regulations and policies governing aggregation and acquisition of land in the State of Maharashtra, Special Economic Zones Act, 2005, etc.
Gujarat Adani Port Limited	Advised and assisted the client in setting up a SEZ in Mundra.
Hindalco Industries Limited	Advised the client for setting up an aluminium products sector specific SEZ in Madhya Pradesh and one in Orissa. The investment in the project is estimated to be INR 16,000 crores.
Bajaj Auto Limited	Advised the client for setting up an auto sector specific SEZ in Maharashtra. The investment in the project is estimated to be INR 200 crores.
A Large Indian Pharmaceutical Company	Advised the client for setting up a SEZ for the pharma industry in 340 acres of land in Panoli in the state of Gujarat. The investment in the project is estimated to be INR 150 crores.
A Leading Port and Infrastructure Development Company	Advised the client in setting up a network of six Free Trade and Warehousing Zone (FTWZ) across the country. The total investment for the entire project of six FTWZ's would be USD 1 billion approx.
Some of India's Leading Construction Companies	Advised the client to assist them in setting up 9-10 SEZ's in various parts of the country for setting up Information Technology and/or Information Technology (IT) enabled Services SEZ. The total investment is projected at approximately INR 3,500 crores.
One of the World's Largest Port Developers	Advised the client in setting up four Special Economic Zones (SEZ) correlated to the ports including a port terminal located just outside Mumbai.
A leading jewelry manufacturer	Assisted the client acquisition of assets and liabilities of a renowned information technology company situated in Special Economic Zone (SEZ). The said transfer was governed by rules framed by SEZ authorities.

HOSPITALITY AND LEISURE

Client	Matter description
Owners of Premium Brand Hotels	<p>Advised several clients in their capacity as owners of premium brand hotels having 300 plus keys, under the management of international hotel chains such as:</p> <ul style="list-style-type: none"> ▪ A JW Marriott Hotel with 184 keys in North Mumbai; ▪ A Shangri-La Hotel in Central Mumbai; ▪ A Park Hyatt Hotel in Chennai; ▪ A Hyatt Summerfield Suites in North Mumbai; ▪ A Fairmont Swissotel in North Mumbai; ▪ A Holiday Inn Hotel at Aurangabad and Nashik
SAMHI Hotels Private Limited	<p>Assisted SAMHI Hotels Private Limited and RJT Hotels Private Limited on:</p> <ul style="list-style-type: none"> ▪ Their joint venture with Luxury Singapore Private Limited (a Marriot entity) for development of hotels in India under the brand 'Fairfield' by Marriot. The size of the acquisition was approximately INR 200 million. ▪ Acquiring a company that owns a hotel in Ahmedabad. For such acquisition, ELP undertook a title investigation. ▪ Receiving an investment of INR 1.26 billion from IFC. ▪ Receiving an investment of USD 66 million from Goldman Sachs. ▪ Acquiring the entire equity shareholding of Ascent Hotels Private Limited (owner of the Hyatt Regency hotel in Pune) from its existing shareholders.
Caspia Hotels	<p>Advised the client in relation to the acquisition of Ganesh Meridian Hotel in Ahmedabad, a 156 room five-star property.</p>
Fairmont	<p>Advised the client in respect of documentation for their collaboration with Indian owners and real estate developers.</p>
Accor S.A. and its affiliates	<p>Advised the client regarding the development of nearly 29 brand-hotels at various properties in India, in their capacity as pure developer or as owner-developer. ELP also provides a full suite of services starting from land acquisition activities, management of the hotels, trademark licensing arrangements to actual construction documents for setting up of the hotel properties.</p> <p>Assisted in structuring of legal documentation for setting up 41, 2-star hotels across all pilgrimage destinations in India.</p>
20 Greenfield hotels	<p>Advised on more than 20 Greenfield hotel transactions under ELP's belt. The brands include Novotel, IBIS, Sofitel, Shangri-la, Marriot, Hyatt.</p>
Phoenix Mills Limited	<p>Advised the client in relation to the review and negotiation of documents with the Starwood Hotels and Resorts for the re-branding of the Palladium Hotel (previously Shangri-La, Mumbai) a five-star, super deluxe hotel to the "St. Regis" brand name with approximately 370 keys (forming part of a mixed retail hotel development) in Lower Parel.</p>
Magus Estates & Hotels Ltd	<p>Advised the client with the contractual framework for the construction and operation of Private Residences in Mumbai, proposed to be operated by Four Seasons.</p>
Cybercity Developers and Builders Private Limited	<p>Advised the client in relation to the development and operations of a hotel to be branded and managed by Hyatt under the Hyatt Place brand in Hyderabad.</p>
A Leading Real Estate Development Company	<p>Advising the client on the construction and development of a hotel in Maldives.</p>

A German Budget Hotel Brand	Advising the client in relation to the development and conversion of a hotel in New Delhi.
A Client	Advising the client on the construction and development of a hotel in Ahmedabad.
A Leading Brand in Hotel Industry and Its Affiliates	Advised the client regarding the development of nearly 29 brand-hotels at various properties in India, in their capacity as pure developer or as owner-developer. Providing full suite of services starting from land acquisition activities, management of the hotels, trademark licensing arrangements to actual construction documents for setting up of the hotel properties.
Two Leading Hotel Operators	Acted on behalf of the client for the acquisition of property to build hotels and/or resorts throughout India. Dealing with all registrations as required legally by the local law, undertaking title search as well as providing certificates of title in commercial real estate transactions, drawing up long and short terms leases for commercial operation and/or development of real estate space including registration of relevant documents.
An Engineering Group	Advised the client with a large plot of land at Kalyan to convert the industrial unit into a full-fledged shopping mall with a multiplex facility.
Chalet Hotels Limited	The firm acted for Chalet Hotels Limited for the lease of land at Terminal 3, Indira Gandhi International Airport, New Delhi, where the client has committed to constructing and handing over a built-to-suit hotel structure.
A Hospitality Group	Advised the client on acquisition of the rights of the land to develop and maintain a large 5 star hotel in Jammu & Kashmir.

TAXATION

Client	Matter description
The Confederation of Real Estate Developers Association of India (CREDAI)	ELP is representing CREDAI-MCHI- which is the key association under real estate i.e. CREDAI-MCHI for all their GST related matters before the GST Council.
Sugee Developers Private Limited	Advised the client on the issue of applicability of GST on newly constructed apartments provided to the landowners/tenants/society members in lieu of the old apartments and land without any consideration.
Rustomjee Group; Wadhwa Group; Panchshil Realty; Runwal Group; Runwal Residency	The firm assisted a group of real estate developers in an Anti-profiteering investigation initiated by the Directorate General of Anti-Profiteering (DGAP), one of the relevant authorities under GST.
Purvankara Limited	Assisted the client in tax implications in executing a joint development arrangement between the client and the landowner/developer.
An eminent real estate conglomerate	Advised the client on structuring of construction contracts which resulted in Indirect tax cost savings of over INR 50 crores.
Birla Estates	Assisted the firm in all aspects on tax optimization with regards to our client's landmark construction in South Mumbai.
A multinational construction company	Successfully acted in obtaining the largest sales tax refund granted to any multinational entity in India as regards the works contract activity carried out by the company in relation to the Dabhol Power Project.
A group of top builders in western India	Assisting several real estate players across the country on anti-profiteering proceedings against it by the Directorate General of Anti -Profiteering (DGAP).
A large real estate group headquartered in the UAE	Assisting the client on end-to-end tax structuring of one of the biggest commercial real estate developments in India
A large real estate firm	Advised the client on its tax positions adopted in respect of construction of residential and commercial projects (this included advisory on availing and utilizing input tax credit). The entire exercise centered on assisting the client to reduce tax cost and implementing best practices to be comply with GST legislation.
Belgian holding company that invests in energy/finance/real estate	Represented the client before the Income Tax Appellate Authorities and provided assistance with regards to strategizing the representation before the Dispute Resolution Panel, High Court and Supreme Court.
One of India's largest real estate groups	Representing the client and all its group entities before the Bombay High Court in a writ petition filed by the Income Tax authorities challenging a previous order of a Settlement Commission.
A group of top builders in western India	Assisting several real estate players across the country on anti-profiteering proceedings against it by the Directorate General of Anti -Profiteering (DGAP).
A real estate developer	Representing our client before the Bombay High Court on the issue of GST being demanded for procuring approvals/permissions for construction of a project.
A real estate developer	ELP assisted in devising a transaction structure for executing a complex development for a large land parcel where there were two landowners who intended to jointly undertake the development of a premium hotel.

A large domestic developer

ELP provided advisory and transaction structuring to our client on taking over an existing construction project. The choice of an appropriate transaction structure required careful consideration of all factors, including indirect and direct tax implications, corporate tax, FEMA requirements, Real Estate (Regulation and Development) Act (RERA) implications, stamp duty requirements, business and legal risks against the backdrop of financial viability and commercial intent.

World's Largest Infrastructure Facility Management Service Provider

Conducted a review of the Indirect tax practices and procedures for the client and provided end-to-end implementation support for alignment of its tax policies against the backdrop of India's legal framework to ensure that an optimum tax structure was effectively implemented.

Nirlon

Assisted the client in its lease transaction with J P Morgan, where Nirlon leased 1.15 mn sq. feet office space to JP Morgan. ELP evaluated the transaction from a tax perspective to ensure that the tax cost in the transaction was optimized without compromising on the commercial perspectives of the parties.

An infrastructure firm

Advising the client on tax implications on arbitration award in the context of a construction contract.

LITIGATION

Client	Matter Description
Investment Firm	Represented the interests of the client in a billion-dollar claim involving foreign investment in real estate in the very first LCIA India arbitration to go to trial.
A Real Estate Finance Company	Advising the client on legal proceedings before the National Company Law Tribunal and the Bombay High Court. The disputes arise on account of non-repayment of the inter corporate deposits advanced to a subsidiary company of a reputed real estate developer. ELP is advising the client in proceedings for debt recovery not only against the subsidiary company that has availed the inter corporate deposits but also against the parent entity.
A Leading International Property Consultant	Advised and represented the client in respect of winding up proceedings involving the recovery of debts under the Companies Act, 1956 before the Bombay High Court.
A Leading International Property Consultant	Advised and represented the client in respect of proceedings involving the recovery of debts under the Insolvency and Bankruptcy Code, 2016 before the National Company Law Tribunal Bengaluru and Mumbai benches.
Real Estate Firm	Advising the client on whether amounts received by our client in redemption of the debentures held by it in its subsidiary was required to be routed through an Escrow Account. The client had received an investment of INR 4.5 billion through debentures in relation to certain real estate projects being carried on by subsidiary companies of the client. The client in turn held debentures in two subsidiary companies. The Agreements executed between our client and the investor required monies received in relation to the said debentures (i.e interest etc.) be routed through an Escrow Account.
Leading Real Estate Company	Advised and represented the client in a couple of arbitration proceedings related to unilateral termination of a management agreement between the parties and for seeking damages because of the termination.
A US based family	Representing the clients in prosecuting an eviction Suit filed against a large petroleum company in respect of a property situated in Mumbai.
An individual	Advising the client on a litigation pertaining to the sale deed of one floor of a bungalow in one of Delhi's most affluent areas. The moot issue is whether other common areas of the house and portions that exclusively belong to the client (owner) can also be utilized by the buyer.

ABOUT US

Since its inception, Economic Laws Practice (ELP) has continually evolved to optimally respond to changing market dynamics and emerging client requirements. The firm today boasts a strength of more than 240 professionals (who include chartered accountants, cost accountants, economists and company secretaries other than lawyers), across eight (8) offices in the country. With over 23 years of practicing the law, ELP has been recognized as one of the fastest growing law firms in India.

Today, ELP has an extensive client base across multiple industry sectors with clients from Fortune 500 Companies, Public Sector Undertakings, Multi Nationals, Indian Corporate power houses and even start-ups. We work closely with leading global law firms in the UK, USA, Middle East and Asia Pacific region, giving us the ability to provide real-time support on cross-border concerns.

We actively seek to build, and nurture long-term relationships and our clients value us for providing practical, implementable and enforceable advice. Each project team is helmed by experienced professionals and partners with extensive domain knowledge and expertise, ably supported by some immensely talented and youthful professionals.

Forward-looking firm	Proactive ideation to help pre-empt risk in an increasingly regulated operating environment		
Our people	240+ professionals from diverse fields of law, economics and accounting		
Full-service capabilities	<ul style="list-style-type: none"> ▪ Banking & Finance ▪ Competition Law & Policy ▪ Corporate & Commercial ▪ Data Privacy & Protection ▪ International Trade & Customs 	<ul style="list-style-type: none"> ▪ Hospitality Services ▪ M&A and Private Equity ▪ Policy & Regulation ▪ Real Estate ▪ Infrastructure ▪ Oil & Gas 	<ul style="list-style-type: none"> ▪ Litigation & ADR ▪ Securities Laws & Capital Markets ▪ Technology & Media ▪ Tax ▪ Defence & Aerospace
Outcome oriented solutions	Legal advice balanced against commercial imperatives for practical and implementable solutions		
Specialist teams	Specialist, cross-practice support based on deep sectoral and subject-matter knowledge		
Pan-India presence	Offices across Mumbai, Delhi NCR, Bangalore, Pune, Chennai, Ahmedabad & GIFT city		
Global reach	Network of international relationships for seamless cross-border support		

AWARDS & ACHIEVEMENTS



Highly Recommended for Competition/Antitrust: GCR100 2025 Edition

IBL	IFLR1000	Chambers Asia-Pacific	The Legal500 Asia Pacific				
 <p>Law Firm of the Year for:</p> <ul style="list-style-type: none"> Taxation (Direct & Indirect) International Trade Policy & Regulation  <p>Mergers & Acquisition Deal of the Year for India leg of global joint venture between, Johnson Controls Inc., Hitachi, Ltd. and Hitachi Appliances, Inc., for air conditioning business</p>	 <p>Highly Recommended for:</p> <ul style="list-style-type: none"> Banking & Finance Capital Markets Corporate & M&A <ul style="list-style-type: none"> Energy Infrastructure Private Equity Project Finance Restructuring & Insolvency Telecommunications Transport 	 <p>Top Tier Firm in India for:</p> <ul style="list-style-type: none"> Tax WTO/ International Trade <p>Ranked for:</p> <ul style="list-style-type: none"> Banking & Finance Competition & Antitrust Dispute Resolution Projects, Infrastructure & Energy <ul style="list-style-type: none"> Private Equity Corporate & M&A <p>Spotlight Table: International Cross Border Capabilities</p>	 <p>Top Tier Firm in India for:</p> <ul style="list-style-type: none"> Dispute Resolution Projects and Energy <ul style="list-style-type: none"> Tax WTO/ International Trade Antitrust & Competition <ul style="list-style-type: none"> Corporate and M&A White Collar Crimes <p>Highly Recommended for:</p> <ul style="list-style-type: none"> Banking and Finance <ul style="list-style-type: none"> Capital Markets Investment Funds Real Estate and Construction <ul style="list-style-type: none"> TMT Life sciences & Healthcare <p>Firms to Watch for: Labour & Employment</p>				
GAR100	ITR World Tax	Asialaw Profiles					
 <p>One of the world's top specialist arbitration firms, and amongst a few firms in India that have been recognized and recommended for arbitration expertise.</p> <p>Asian Legal Business</p>  <p>Tier 2 Firm for M&A in India</p>	<p>Ranked as Top Tier Tax Firm</p>  <p>Top Tier Firm by Benchmark Litigation Asia-Pacific</p> 	<p>ASIALAW PROFILE RANKINGS 2024</p>  <table border="1"> <tr> <td data-bbox="831 1559 1106 1989"> <p>Outstanding Firm for Tax</p> <p>Highly Recommended for:</p> <ul style="list-style-type: none"> Banking & Finance Competition & Antitrust Dispute Resolution Energy & Natural Resources <ul style="list-style-type: none"> Projects & Infrastructure Regulatory Restructuring & Insolvency </td> <td data-bbox="1106 1559 1316 1989"> <p>Recommended for:</p> <ul style="list-style-type: none"> Capital Markets Construction Corporate/M&A Private Equity <p>Recognized for:</p> <ul style="list-style-type: none"> Real Estate </td> <td data-bbox="1316 1559 1562 1989"> <p>Notable for:</p> <ul style="list-style-type: none"> Investment Funds Financial Services Technology & Telecommunications </td> </tr> </table>			<p>Outstanding Firm for Tax</p> <p>Highly Recommended for:</p> <ul style="list-style-type: none"> Banking & Finance Competition & Antitrust Dispute Resolution Energy & Natural Resources <ul style="list-style-type: none"> Projects & Infrastructure Regulatory Restructuring & Insolvency 	<p>Recommended for:</p> <ul style="list-style-type: none"> Capital Markets Construction Corporate/M&A Private Equity <p>Recognized for:</p> <ul style="list-style-type: none"> Real Estate 	<p>Notable for:</p> <ul style="list-style-type: none"> Investment Funds Financial Services Technology & Telecommunications
<p>Outstanding Firm for Tax</p> <p>Highly Recommended for:</p> <ul style="list-style-type: none"> Banking & Finance Competition & Antitrust Dispute Resolution Energy & Natural Resources <ul style="list-style-type: none"> Projects & Infrastructure Regulatory Restructuring & Insolvency 	<p>Recommended for:</p> <ul style="list-style-type: none"> Capital Markets Construction Corporate/M&A Private Equity <p>Recognized for:</p> <ul style="list-style-type: none"> Real Estate 	<p>Notable for:</p> <ul style="list-style-type: none"> Investment Funds Financial Services Technology & Telecommunications 					



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