



VERTICES
P A R T N E R S
PROACTIVE | PEDIGREE | PERFORMANCE

REAL ESTATE

BRIEF OVERVIEW REAL ESTATE

We have expertise in providing legal services for all real estate transactions including title due diligence, title certification, acquisition of premises/lands for commercial/industrial/residential use and commercial/Industrial leasing including leave & license of premises. We also provide advisory on lands under SEZ and IT/ITES user and assist in redevelopment and RERA related work in the residential real estate sector.

OUR PARTNERS IN REAL ESTATE

◆ VINAYAK BURMAN

KEY TRANSACTIONS OF OUR PARTNER**REAL ESTATE**

- K Raheja Corp for advisory on title certification of commercial properties and leasing transactions across the group's portfolio companies including IT Parks - Mindspace and Commerzone in Mumbai, Pune and Hyderabad.
- K. Raheja Corp for advisory on title certification of super luxury residential projects including Mumbai based projects, Vivarea and Artesia.
- K. Raheja Corp for advisory on investment by Blackstone in commercial portfolio of the group
- K Raheja Corp for advisory on Chalet IPO and Mindspace REIT listing.
- K Raheja Corp for advisory on drafting and finalising of several Information Technology related contracts including for SAP and cloud back up, management and retrieval.



- General Mills for advisory on acquisition of lands admeasuring approximately 21,980 square meters at Nashik for its industrial unit as well as providing title due diligence report, drafting and finalising of acquisition documents.



- Mahindra Lifespace Developers Limited for advisory on acquisition of lands admeasuring approximately 14.66 Acres at Thane for their residential project as well as providing title due diligence report and drafting and finalising of acquisition documents.
- Mahindra Lifespace Developers Limited for advisory and drafting and finalising of the MoU for acquisition of land admeasuring approximately 16.5 Acres in Thane.



- Usha Breco Realty Limited for advisory on acquisition of lands admeasuring approximately 2,54,765 square meters at Thane for their residential project including title due diligence report, drafting and finalising of acquisition documents.



- Indian Hotels Company Limited for advisory on acquisition of hotel and land at Mumbai including title due diligence report.



- Textron India Private Limited for advisory on acquisition of leasehold industrial land admeasuring approximately 5 Acres in Ranjangaon Industrial Estate, Pune including title due diligence report, drafting and finalising of the lease deed.



- Cosma International (India) Private Limited for advisory on acquisition of industrial leasehold land admeasuring approximately 17 Acres in Pune including title due diligence report, drafting and finalising the lease deed.



- Lubrizol Advanced Material India Private Limited for advisory, title due diligence report and leave & license agreement for commercial premises including a two-floor laboratory admeasuring approximately 11,450 square feet in Mumbai.



- Cytec for advisory and title due diligence report and leave & license agreement for commercial premises including a laboratory comprising of two floors admeasuring approximately 7,500 square feet in Mumbai.

KEY TRANSACTIONS OF OUR PARTNER

- Johnson Controls (India) Private Limited for advisory, title due diligence report, and leave & license agreement for two commercial premises in Mumbai. One comprised of two floors admeasuring in aggregate approximately 29,000 square feet and another admeasuring in aggregate approximately 11,000 square feet.
- Johnson Controls (India) Private Limited for advisory, title due diligence report, and leave & license agreement for two commercial premises in Pune. One, admeasuring in aggregate approximately 14, 862 square feet and another admeasuring in aggregate approximately 19, 856 square feet.
- Johnson Controls (India) Private Limited for advisory, title due diligence report, and lease deed for commercial premises in Ahmedabad, Gujarat, Kolkata and Haryana.



- Grainger Industrial Supply India Private Limited for advisory and leave & license agreement for premises admeasuring approximately 4,500 square feet in Mumbai.
- Grainger Industrial Supply India Private Limited for advisory and drafting and finalising lease deeds for commercial premises in Indore and Jaipur.



- Emerson Process Management India Private Limited for advisory and leave and license agreement for industrial premises admeasuring approximately 4,793.66 square meters with a plot area of 5,714 square meters at Navi Mumbai.



- Honeywell Automation India Limited for advisory, title due diligence report, and lease deed for industrial land and warehouse premises in Pune.
- Honeywell Automation India Limited for advisory and leave & license agreement for commercial premises in Mumbai.



- Recticel India Private Limited for advisory, title due diligence report and leave & license agreement for factory premises admeasuring approximately 64,000 square feet at MIDC, Panvel, Navi Mumbai.
- Recticel India Private Limited for advisory, title due diligence report, and lease deed for Industrial warehouse premises measuring approximately 27,820 square feet in Bangalore.



- Visteon Automotive Systems India Private Limited for advisory, title due diligence report, and lease deed for industrial land and warehouse premises in Pune.



- Nissan Motor India Private Limited for advisory and Leave & license agreement for office premises admeasuring 8,485 square feet in Mumbai.



- Pharmaceutical Research Associates India Private Limited for advisory, title due diligence report, and leave & license agreement for commercial premises admeasuring approximately 12,900 square feet at Andheri, Mumbai.

KEY TRANSACTIONS OF OUR PARTNER

REAL ESTATE



- EFTEC Asia PTE Limited for advisory and leave & license agreement for office premises admeasuring 2,320 square feet in Andheri, Mumbai.
- EFTEC Asia PTE Limited for advisory and leave & license agreement for factory premises admeasuring 1,047.82 square meters in MIDC, Thane.



- Avnet Technology Solutions Private Limited for advisory and leave & license agreements for commercial premises in New Delhi, Chennai and Mumbai.



- Tenneco Exhaust India Private Limited for advisory and opinion on steps to be taken by Tenneco for protecting its interest in the land and manufacturing unit owned by it specific to right of way.



- TCG Urban Infrastructure (a Company engaged in Real Estate) to avail debt financing from a Multinational Bank wherein the security offered was its real estate properties across India.
- TCG Urban Infrastructure and its private equity joint venture partners in acquisition of shares of an Indian Company having leasehold rights in lands in Mumbai.



- JP Morgan in the acquisition of shares of various Indian Companies (engaged in Real Estate) in Bangalore, Hyderabad and Mumbai.



- Xander Investments in the acquisition of shares of various Indian Companies (engaged in Real Estate) in Delhi and Bangalore.



- Clearwater Capital Partners in acquisition of shares of an Indian Company by way of debt financing.

KEY TRANSACTIONS OF THE FIRM

REAL ESTATE



- STADA Pharma Services India Limited for advisory and leave & license agreement for office premises admeasuring 8,600 square feet in Navi Mumbai.



- Mitul Enterprises Private Limited for advisory on business conducting agreement with the House of Masaba Lifestyle Private Limited for opening the store of its fashion brand 'Masaba' at the commercial retail premises admeasuring 2,245 square feet at Khar, Mumbai.

AWARDS & RECOGNITIONS

Chambers
AND PARTNERS

- Ranked in Chambers Asia-Pacific for Private Equity, India - 2021, 2022, 2023 & 2024

The
**LEGAL
500**

- Ranked in band 4 of practice area "Investment Funds" for the Asia-Pacific region - 2020
- Recognised as Firms to Watch in Corporate and M&A - 2022
- Ranked in Private Equity and Investment Funds & White-Collar Crime - 2021, 2022 & 2023
- Ranked in Corporate and M&A - 2023
- Recognised as Firms to Watch in Life Sciences & Healthcare Sector - 2023

RSG INDIA
LAW CENTRE

- Ranked Among Top 40 Law Firms - 2017 & 2019

INDIA BUSINESS
LAW JOURNAL

- Awarded Adjudged Rising Star
- Awarded the Best New Law Firm - 2017 & 2018
- Awarded Top 10 Law Firm in Private Equity Practice - 2018
- Awarded Best Indian Law Firm - 2019
- Won Indian Law Firm Awards in Private Equity & Venture Capital - 2019, 2020 & 2021
- Recognised as Award Winning Law Firm in Education Sector - 2021 & 2022, in Startup Sector - 2022 & 2023 and in Corporate Commercial - 2023 & 2024

**ASIAN LEGAL
BUSINESS**

- 40 under 40 - 2018
- Best Boutique Law Firm - 2018
- Who's Who - ALB - 2018 & 2019
- Awarded as a Notable Law Firm in ALB - M&A Rankings - 2019
- Recognised as India Firms to Watch - 2021
- Ranked for Mergers & Acquisitions - 2022, 2023 & 2024

asialaw

- Recognised as Notable Firm in Private Equity & Investment Funds Segments - 2019 & 2020
- Recognised as "The Highest Rated Law Firm" for Private Equity by Asialaw Client Service Excellence - 2021
- Ranked for Private Equity, Investment Funds & Corporate and M&A practice - 2022 edition
- Ranked in Private Equity, Investment Funds, Corporate and M&A, and Restructuring & Insolvency practice areas along with Banking & Financial Services, Technology & Telecommunications, and Pharmaceutical & Life Sciences industry sectors - 2022-23 & 2023-24 research edition.



AWARDS & RECOGNITIONS

The logo for IFLR1000, featuring the text "IFLR1000" in a bold, sans-serif font.

- Recognised as a Recommended Firm - 2019 & 2021
- Recognised as a Recommended Firm in Mergers & Acquisitions, Private equity, Restructuring & Insolvency - 2022
- Recognised as a Notable Law Firm in Private Equity Practice - 2019, 2020, 2021 & 2023
- Recognised as a Notable Law Firm in Restructuring & Insolvency - 2020, 2021 & 2023
- Recognised as a Notable Law Firm in Mergers and Acquisitions - 2021 & 2023

The logo for Forbes India Legal Powerlist, featuring the word "Forbes" in a large, bold, serif font, with "INDIA" in a smaller font above it, and "LEGAL POWERLIST" in a bold, sans-serif font below it.

- Enlisted as one of the Top Law Firms Below 10 Years Exp for Private Equity & Venture Capital and Corporate & Commercial Practices - Legal Powerlist by Forbes India 2020
- Enlisted as one of the Top Law Firms Below 10 Years Exp for Corporate & Commercial, Joint Venture, M&A, PE & VC, Restructuring, Insolvency & Bankruptcy and White Collar Crime - Legal Powerlist by Forbes India 2021 & 2022

The logo for Venture Intelligence, featuring a stylized "V" made of two overlapping shapes, with the words "VENTURE INTELLIGENCE" in a bold, sans-serif font to the right.

- Awarded Debutant Law Firm of the Year in Private Equity & Venture Capital League table - 2016
- Ranked among Top 10 Youngest Law Firm in the Private Equity Segment -2016, 2017, 2018 & 2019
- Ranked among Top 10 Law Firm in Private Equity League Tables - 2021, 2022, 2023 & 2024
- Ranked among Top 10 Law Firm in M&A League Tables - 2022, 2023 & 2024

The logo for VCC EDGE, featuring the letters "VCC" in a bold, sans-serif font, followed by "EDGE" in a bold, sans-serif font inside a red square.

- Ranked among Top 10 Law Firms in the Private Equity Segment - 2019

The logo for BW BusinessWorld, featuring the letters "BW" in a bold, sans-serif font, followed by "BUSINESSWORLD" in a bold, sans-serif font, with the website address "www.businessworld.in" below it.

- Awarded Emerging Law Firm of the Year - 2019

The logo for LEGAL ERA, featuring the word "LEGAL" in a bold, sans-serif font, with "ERA" in a smaller font below it, and a stylized "L" to the left.

- Recognised as Law Firm of the Year in Private Equity - 2022



WE'RE LISTENING

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