



**Amaresh Kumar Singh**

Partner

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(+91) (11) 6638 7000

New Delhi

#### **Primary Practice**

Real Estate

Dispute Resolution

#### **Education**

LL.B.

M.A in History

#### **Admissions**

Bar Council of Delhi

#### **Languages**

English and Hindi

#### **Recognitions**

Ranked as Band 1 lawyer by Chambers and Partners in 2019.

Recognized as 'Legal Expert' by Asia Law Leading Lawyer 2015 Edition

Recognized as 'Notable practitioner' in Real Estate in 2017 by Chambers and Partners (Asia Pacific)

Amaresh K Singh is part of the Real Estate practice group of the firm.

With over 25 years of experience in real estate, Amaresh has advised leading private equity funds, real estate developers, financial institutions, overseas funds and Government funds. Having in-depth knowledge and skills of researching on specific statutory enactments/rules and regulations governing each state, he has assisted clients with comprehensive title verification and due diligence of lands/properties on a pan India basis.

In addition to handling multiple complex land issues, he has led land due diligences across the country covering about 40,000+ acres and other real estate work for clients like Azure Power, Skypower, Godrej Properties, Mahindra lifescapes, Lehman Brothers, Blackstone, Deutsch Bank, Embassy of the Government of USA, Ascendas, Capitaland, ATS Infrastructure, Medanta, Reliance Capital, etc.

Amaresh has significant experience in representing clients on matters of arbitration, writs, security enforcement, insolvency, company matters, criminal jurisdiction, property, title, tenancy and rent laws.

Prior to joining HSA Advocates, Amaresh was working as an independent lawyer for a year before which he worked at L&L Partners and Dua Associates.

#### ***Representative Matters***

##### **Real Estate**

- **Skypower India** in an extensive and comprehensive due diligence of lands in southern states for energy sector, legal advisory on state level issues and their rehabilitative strategy.
- **Ascendas First Space** in an extensive and comprehensive due diligence of lands in various states for acquisition to develop logistics projects, legal advisory on state level issues and their rehabilitative strategy.
- **Hines India** on wide ranging legal advisory and services pertaining to their joint venture /joint development contracts for their property development. Assisted in negotiation and drafting of lease deeds pertaining to leasing of their commercial properties to multi national companies.
- **Embassy of the United States of America** on wide ranging services of due diligence of their real estate portfolio, negotiation

of deals, assistance and administration and compliances of their properties in India.

**Dispute Resolution**

- **Real estate portals such as Housing.com, Makaan.com PropTiger, 99 Acres.com** in representing these prominent portals before various RERA Authorities such as Maharashtra, Punjab, Karnataka in complicated and protracted hearings on the issue whether they are “Agents” as per the definition of RERA and hence requiring registration and being regulated by RERA.