



Representative credentials

Real Estate

About HSA

The legal profession is changing rapidly in light of market disruption, changing client expectations and technological developments. Established in 2003, HSA's focus on continuing evolution has enabled us to constantly adapt to emerging market dynamics and deliver consistent value to clients.

We are a full-service law firm that prides itself on combining knowledge, experience and expertise to create outcome-oriented solutions and ensure our clients stay ahead of emerging opportunities and risks. Our areas of expertise include Projects, Energy & Infrastructure; Banking & Finance; Restructuring & Insolvency; Corporate & Commercial; Regulatory & Policy; Defence & Aerospace; Dispute Resolution; Environment, Health & Safety; Real Estate; Securities & Capital Markets; Technology, Media & Telecommunications; Taxation and Investigations.

We are a law firm built around people. We embrace collaboration while advising our clients and assemble teams of experts to bring the right talent to address every client issue. Our belief in delivering legal advice that recognizes each clients' strategic goals and business requirements allows us to offer pragmatic and implementable support across our platform of practices and sectors.

We measure our success by the service we provide to clients, irrespective of the size, scope and scale of the matter at hand. We are a team of 30+ partners and over 150 professionals based out of four offices across India's major cities – Delhi, Mumbai, Bangalore and Kolkata.

Real Estate practice

OUR SERVICES

- Negotiation, structuring and
- Holistic transaction support across all real estate segments
- Entry and financing arrangements for acquisition, disposals, property and portfolio management
- Diligence support to ascertain adequacy of title, ownership, lien, documentation and compliance
- Advice on development rights, end-use restrictions, environmental clearances and approvals
- Corporate restructuring and distress resolution assistance
- Advisory on RERA and attendant issues across different States

HSA ADVANTAGE

- Specialist team with proven capabilities to address challenges across different stages of the asset lifecycle in a commercially sensitive and outcome-oriented manner
- Deep understanding of local regulatory issues and state-specific requirements to provide risk-minimized solutions for clients
- Proven experience in assisting project developers, joint development projects, construction companies, investors and corporates



Practice highlights

The following list is indicative of the depth and breadth of our capabilities in Real Estate practice area.

ACME CLEANTECH SOLUTIONS

On conducting land due diligence of over 4500 acres of land across various states in India for setting up solar power projects

ACC CONCRETE

On project evaluations for setting up and expanding its operations in various cities and states in India

ARINSUN CLEAN ENERGY (ACTIS GROUP)

On finalizing transaction documents such as MoUs, term-sheets and conveyance deeds, advising on regulatory approvals and conversion of agricultural land for industrial purposes and conducting due diligence on land parcels admeasuring 100 acres each located in the state of Karnataka and Gujarat for the purposes of setting up a solar power project

AMPLUS ENERGY (FUNDED BY PETRONAS)

On finalizing transaction documents such as MoUs, term-sheets and conveyance deeds, advising on regulatory approvals and conversion of agricultural land for industrial purposes and conducting due diligence on land parcels admeasuring over 3000 acres combined located in the states of Uttar Pradesh, Karnataka and Andhra Pradesh for the purposes of setting up solar power projects

AUSTIND IRON ORE

a consortium of investors, in negotiating and acquiring land aggregating more than 2,000 acres for the development of an iron ore mining project in Kerala

BATA INDIA

On developing a real estate project at Batanagar in West Bengal in a joint venture with the Calcutta Metropolitan Group

BRACK CAPITAL REAL ESTATE, USA/B.C.R.E. IZAKI B.V., NETHERLANDS

On undertaking real estate development projects in Gurgaon in a joint venture with a prominent real estate developer

CLEANMAX ENVIRO ENERGY SOLUTIONS

In undertaking land due diligence for proposed acquisition/lease of land of 238 acres for a 50 MW solar project in Mahendragarh, Haryana

CHENNAI – BANGALORE INDUSTRIAL CORRIDOR

On developing a mega infrastructure and urbanization project comprising development of industrial townships in the States of Andhra Pradesh, Tamil Nadu, and Karnataka, India

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

On legal issues involved in the development of land for the Navi Mumbai International Airport in Maharashtra

ENGIE INDIA

In conducting land due diligence of 125 acres of land for the development of a 25 MW solar power project being implemented by the Client at Ferozepur, Punjab

FIRST DATA (INDIA)

In acquiring (on a leasehold basis) various office premises and call center premises in Mumbai and Thane, Maharashtra for setting up their operations in India

JEBPO SERVICES LLP

In order to conduct land due diligence in relation to its proposed acquisition of leasehold rights in immovable properties at Bangalore

OSTRO ENERGY

In undertaking the land diligence of the six private land parcels purchased by Heramba Renewables in the State of Rajasthan

PARAMPUJYA SOLAR ENERGY

In conducting due diligence on land parcels admeasuring 255 acres located in Tumkar, Kilaj, Yadagiri, Kamuthi and Paramkudi in Karnataka for the purposes of setting up a solar power project

RBL BANK

In conducting land due diligence of 120 acres of land in Karnataka, in connection with a solar power project set up by CleanMax Power Projects

RENEW POWER VENTURES

In conducting land due diligence report in relation to 375 acres of land to be transferred to the Client in furtherance of an asset sale relating to solar power projects with a capacity of 50 MW in Madhya Pradesh and 25 MW in Andhra Pradesh, India

SAIFEE BURHANI UPLIFTMENT TRUST

In relation to the redevelopment of the entire area known as Bhendi Bazaar

TATA POWER COMPANY

In relation to the analysis of the Slum Rehabilitation Laws in the State of Maharashtra and the concerned Development Control Regulations pertaining to the lease of lands under high tension power lines and rehabilitation of slums on such lands



Our credentials

Please see below exhaustive list of matters handled by HSA and its attorneys in Real Estate practice area.

Land due diligence

AMPLUS ENERGY (FUNDED BY PETRONAS)

In conducting land due diligence over land parcels admeasuring 25 Acres located in the state of Chhattisgarh for the purpose of setting up of a solar power project

In drafting of Development Agreement and conducting land due diligence for a 10-acre parcel of land in relation to a 2 MW Solar Power Project proposed to be developed in Vijayawada, Andhra Pradesh

In conducting due diligence on following land parcels including 143 acres Peddaraveedue Mandal, Kambhampad Sivar and 150 Acres, Kambaladenne in Prakasam District of Andhra Pradesh

In title diligence, structuring of the transaction, providing an opinion in relation to the land laws prevalent in the state and the various approvals and clearances required for setting up of a solar power plant spread across 300 Acres of land in the state of Uttar Pradesh

To prepare the due diligence report in relation to approximately 595 acres + 375 acres of land in relation to a 100 MW + 75 MW solar power project in Karnataka, being set up in two phases

To prepare the due diligence report in relation to 300 acres of land in Andhra Pradesh for setting up of a solar power project

AMP ENERGY

In conducting land due diligence for over 600 acres of land in State of Haryana and assisting our client in the process of acquiring the land

BASTILLE SOLAR (EDEN RENEWABLES)

In conducting due diligence on land parcels admeasuring 350 acres located in Orai, UP, India

BENNETT, COLEMAN & COMPANY

In order to conduct land due diligence in relation to its proposed acquisition of leasehold rights in immovable properties at Bangalore and Mysore District, Karnataka for its business purposes

BG EXPLORATION AND PRODUCTION INDIA

On conducting land due diligence in relation to its proposed acquisition of leasehold rights in immovable properties at Village- Jasai, Uran, Dist- Raigarh, Maharashtra for its business purposes

CV INFRA PROPERTY

In drafting of Development Agreement and conducting land due diligence for 10-acre parcel of land located in Bangalore District, State of Karnataka for its business purposes

CLEAN WIND POWER (DEVGARH)

In conducting land due diligence of approximately 120 acres land situated at District Pratapgarh, Rajasthan, India

DEUTSCHE BANK

On drafting of financing documents with respect to reducing balance term loan of INR 750 Million loan proposed to be sanctioned by DB to Ivory Properties and Hotels Private Limited, a Raheja group company preparing title search report preparing land due diligence report and issuing legal opinion

DBF GURGAON CHURCH

In conducting Land Due diligence of an agricultural land in Teekli Village for proposed acquisition by the Client, in Gurgaon, Haryana

EDEN RENEWABLES INDIA

In conducting title search and land due diligence on 450 acres of land proposed to be acquired in Uttar Pradesh for setting up of solar park project

In conducting land due diligence of land parcels admeasuring approximately 700 Acres being, lying and situate at Orai and Kachhwa Districts, Uttar Pradesh to set up power projects

ENGIE ENERGY AND SERVICES INDIA

In conducting land due diligence for 101 acres of land in state of Punjab and assisting the client in the process of acquiring the land including but not limited to legal opinion on local land laws

INDIA INFRADEBT

In conducting land due diligence of land parcels admeasuring approximately 300 Acres lying and situated in District Bellary in the State of Karnataka setting up solar power project upon

FRONTIER WAREHOUSING

In conducting due diligence for acquisition of approximately 20 acres of land in Dankuni and drafting and finalising the conveyance deed for the same

GODREJ PROPERTIES

In finalizing transaction documents including MoUs, term-sheets and conveyance deeds, advising on regulatory approvals and conducting due diligence on land parcels admeasuring 100 acres located in Bangalore Rural District, State of Karnataka

GARTNER INDIA RESEARCH & ADVISORY SERVICES

In conducting title & Licenses due diligence in respect of DLF Cyber Park located at Sector 20, Gurgaon

HDFC BANK

In order to conduct land due diligence on land parcels admeasuring 700 Acres located in Karnataka, advised as lenders counsel in relation to the creation of mortgage over the aforesaid land and assisted in negotiations and finalization of transaction documents

JVS (JOULON GROUP COMPANY)

In conducting industrial Land Due Diligence in Vadodara

L&T INFRASTRUCTURE FINANCE COMPANY

In order to conduct legal due diligence overland parcels spread across several districts in Punjab for the purpose of creation of mortgage over the said land to obtain financing for one of the foremost solar power developing company in India

MARATHON ELECTRIC INDIA

In conducting land due diligence in relation to its proposed acquisition of leasehold rights in immovable properties at Hyderabad

NITSON AND AMITSU BUILDING SYSTEMS

In conducting due diligence and reviewing the documentation for acquisition of 3.22 acres of land in Maheshtala, West Bengal for setting up a factory

OSWAL RESIDENTIAL BUILDING

In conducting due diligence on 230 cottahs of land in Narendrapur and advising on the joint venture agreement to be entered into between the parties for the development of a residential project on the plot

PTC INDIA FINANCIAL SERVICES

On legal and Land Due Diligence of Sunshine Solpower Generation for financing of INR 15 crore for Development, construction and operation of 2.60 MW Rooftop/offgrid Solar Crystalline PV Project in Maharashtra, Delhi and Tamil Nadu

POWER FINANCE CORPORATION

In conducting due diligence of land parcels admeasuring approximately 560 Acres lying and situated in the States of Rajasthan and Uttar Pradesh to set up solar power projects

In conducting due diligence of land parcels admeasuring approximately 25 Acres lying and situated in the State of Gujarat to set up solar power projects upon

PARAMPUJYA SOLAR ENERGY

In conducting investigation of title and prepare due diligence report for these land parcels

- 14 land parcels situated at Killaj Village, Tuljapur Taluk, Osmanabad District, State of Maharashtra
- 33 land parcels situated at Nagalamadike Village, Hobli, Pavagada Taluk, Tumkur District, State of Karnataka
- Land admeasuring 68 cents situated at Sengappadai Villag, Kamuthi Taluk, Ramanathapuram District, State of Tamil Nadu
- Land admeasuring 97.8 cents situated at S. Kaavanur Village, Paramkudi Taluk, Sivagangai District, State of Tamil Nadu.

RENEW POWER VENTURES

In conducting title due diligence of project land acquired by the Molagavalli Renewable pursuant to the acquisition of 100% of the total issued, subscribed and paid-up share capital of Molagavalli Renewable, which owns a 46MW wind power project in Andhra Pradesh (AP) by Renew Power Ventures

ROCHE DIAGNOSTIC INDIA

In conducting roperty due diligence and advice on suitability of the property for running Roche's commercial office

SPRNG ENERGY

In conducting land due diligence of more than 100 parcels of land in Gujarat for setting up of a Wind Power and on land parcels admeasuring over 5000 acres combined located in the states of Tamil Nadu and Karnataka and Andhra for the purposes of setting up solar power projects

THINK GAS

On assisting (TSR, documentation and approvals) with land acquisition and due diligence at various locations in Punjab, MP and Bihar to meet infrastructure requirements for CGD projects awarded to the Client

Real Estate transactions

AMPLUS ENERGY SOLUTIONS

On the acquisition of 250 acres of land and transfer of project approvals for a 50 MW solar power project in Karnataka

In relation to providing opinion on queries concerning the lease of land held by a co-operative society, for a power project in Uttar Pradesh

On providing memo on approvals required and process to be followed for the conversion of agricultural land in Karnataka for industrial use, under Karnataka Land Revenue Act, 1964 and Karnataka Land Reform Act, 1961

On standardization of lease deed, right of way agreement, GPOA and advice on stamp duty implications on execution of these documents, in relation to different categories of lands being acquired in Karnataka

AMBUJA CEMENTS

In reviewing the License and Operating Agreement under which the client granted a license of their premises in Gujarat to Ambuja Hospital Trust for the purposes of operating a Hospital

AMERASIA VENTURES CORPORATION

In acquiring and developing approximately 2200 acres of land in South India, for setting up and operating a large-scale facility for designing, fabrication, and manufacture of semiconductors

BANK OF BARODA

On a financing transaction of INR 430 million in respect of a 5-star hotel project being set up at Hyderabad city, in Andhra Pradesh

On a financing transaction of INR 500 million in respect of a 5-star hotel project being set up at SIPCOT in Tamil Nadu

On a financing transaction of INR 560 million in respect of a 5-star hotel project being set up at the Chennai City Centre in Tamil Nadu

On a financing transaction of INR 1436 million in respect of five-star hotel at Delhi International Airport, New Delhi

BENGAL SHRIRAM HI-TECH CITY

On drafting of an agreement to ensure it is compliant with the Real Estate (Regulation and Development) Act, 2016 as well as the GST laws towards sale for the Grand City Project in Uttapara, being a part of the township project to be implemented over 314 acres of land

CHADHA GROUP

On developing approx. 250 acres of land for real estate projects in Mohali, Punjab

CLEANMAX ENVIRO SOLUTIONS

In relation to the acquisition of land located in Haryana for the purposes of development of a 50 MW solar power project

CAPITAL MANAGEMENT ADVISORS

On the real estate related issues involved in the establishment of the Murdoch University (Australia) Offshore International Study Center in Delhi

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

In relation to the Maharashtra Regional and Town Planning Act, 1966, the Navi Mumbai Disposal of Lands Regulations 2008 and the Transfer of Property Act, 1882, and assisting in drafting a booklet aimed at giving general information about CIDCO's land transfer policy

DARJEELING ORGANIC TEA ESTATES

On drafting the conveyance and related documents for transfer of Jamguri Tea Estate in Assam

DEWAN HOUSING FINANCE CORPORATION

In relation, to lease and license of a property located at Worli, Mumbai by CoWrks

DELHI-MUMBAI INDUSTRIAL CORRIDOR

On developing a mega infra-structure project being the largest infrastructure and urbanization project in the world, comprising the creation of 6 greenfield mega cities covering an overall length of 1483 kilometers between Delhi and Mumbai

GOGTE SALT & CHEMICALS

In relation to the sale of its property admeasuring about 1500 acres in Taluka- Vasai, District-Thane

GREAT INDIAN RESTAURANT COMPANY

On operating restaurants in the National Capital Region, including Gurgaon

HINDUSTAN INSECTICIDES (HIL)

On land-related issues during the proposed development of HIL's land at Guru Gobind Singh Marg, near Zakhira, New Delhi

HIRANANDANI GROUP

In relation to their investments in certain commercial and infrastructure projects in India

ICICI MERCHANT SERVICES

In acquiring (on a leasehold basis) various office premises in cities across India for setting up their operations in India

INVESCO (INDIA)

In relation to drafting, reviewing, negotiating and amending the Lease and License Agreement and ancillary documents for its proposed acquisition of premises for its office in Mumbai

IDFC

In relation to a loan facility proposed to be extended by IDFC to Clean Wind Power (Devgarh) Pvt. Ltd. a Hero Group Company.

On a financing transaction of INR 1350 million in respect of 28 MW wind energy project being set up at Village, District Sangli, Maharashtra

IRADE

On acquiring property for establishing the institute in New Delhi

LEMON TREE HOTELS

On the establishment of several star category business hotels across India through a private equity investment by investors such as Warburg Pincus, Shinsei Bank, and Kotak Realty Fund

LAVA INTERNATIONAL

On finalization of the lease deed between Yamuna Expressway Industrial Development Authority and U.P. Electronics Corporation for the allotment of an industrial plot of 4,04,700 square meters in Sector 24, Plot No. 6A, Yamuna Expressway Industrial Development Area for a lease period of 90 years in relation to setting up of a greenfield electronics manufacturing cluster

THE LAKSHMI VILAS BANK

On rendering title opinion for purchase of commercial property at Ruby Mills, Mumbai by LVB for the purpose of using the same as their Regional Office

MUMBAI PORT TRUST

In relation to providing clarification on the Policy Guidelines on Land Management 2015 (which is the 2014 amended guidelines)
In order to analyze laws as to whether a property is held by a trust, whether a change in trustees would constitute an unauthorized assignment

In order to analyze laws especially the Maharashtra Regional Town Planning Act and the development control plan/regulations of various development authorities in Mumbai and the periphery areas for identifying as to what areas are included/ excluded for computation of floor space index

MADHYA PRADESH STATE ELECTRONICS DEVELOPMENT CORPORATION

On land-related issues during the development of three Information Technology Parks in the State

MAHINDRA RURAL HOUSING FINANCE

On prevalent state legislation for extending loans/housing finance for developing agricultural land in India, and opined on various issues related to securitizing agricultural land in the states of Maharashtra, Gujarat, Tamil Nadu, Karnataka, Andhra Pradesh, and Kerala

MAX PLANCK SOLAR FARMS

In relation to the acquisition of agricultural land in Chintamani and Holensipura, State of Karnataka, for development of 2 (two) solar power projects of the capacity of 15 MWAC and 5 MWAC

MITTAL BUILDERS

In relation to the sale of their Koregaon Park (Pune) property

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

On legal issues pertaining to appreciation/creation of value in the infrastructure and real estate sector in Mumbai

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT

On development of infrastructure projects and selection of Master Developer for AP Capital City

MUMBAI PORT TRUST AND KOLKATA PORT TRUST

On drafting and finalization of the land allocation and usage policy with the indulgence of its representatives and the representatives of Ministry of Shipping, Government of India for the non-core area

NATIONAL TEXTILE CORPORATION

On the privatization of 16 textile mills through the joint venture route as approved by the GOM, for the development of real estate on a public-private partnership basis

OBS GROUP

On an investment in a real estate project in Dubai Investments Park, Dubai

OSTRO ENERGY

In undertaking a title search in relation to the acquisition of a private land in the State of Telangana; private land parcels and government land in District Jodhpur, Rajasthan

In undertaking a title search in relation to the acquisition of a private land located near Wanaparthy SS, Mahabubnagar District, in the State of Telangana

ONTOGENY CAPITAL, LLC

In an undertaking for the development and implementation of real estate projects in India

RIVERBANK DEVELOPERS AND RIVERBANK HOLDINGS

In developing and implementing an IT-SEZ Project in Batanagar, West Bengal

RAIL LAND DEVELOPMENT AUTHORITY, MINISTRY OF RAILWAYS

On legal issues related to the commercial exploitation of approx. 4.5 hectare of land at Bandra, Mumbai

RJ CORP (RAVI JAIPURIA GROUP)

On a number of development projects as well as joint ventures in Qatar, Sri Lanka and Thailand

STANDARD CHARTERED BANK (SCB)

On the financing of a residential project to be developed by Umang Realtech in Gurgaon, India

On proposed financing to Welspun Steel for setting up certain infrastructure

On the financing of a residential project to be developed by Sobha Developers in Bangalore, India

On proposed financing of Hightech Plast for setting up certain infrastructure

SHELL BITUMEN

On the acquisition of land in West Bengal for establishing a bitumen production plant

SHYAM INDUS POWER SOLUTIONS

In relation to the review of the Development Agreements executed by the Bhubaneswar Development Authority with the special purpose vehicles incorporated by it, for the development of an affordable housing project at Chandrashekharpur and a slum redevelopment project at Shanti Nagar, both located in Bhubaneswar, Odisha, under the public-private partnership framework, and identifying issues therein, that has arisen due to the implementation of the Real Estate (Regulation and Development) Act, 2016 and rules notified thereunder in the State of Odisha

SHELLEYS HOTEL

On sale of its leasehold rights in a heritage hotel in Mumbai to Planet Hollywood

SPORTS AUTHORITY OF INDIA

On the development of infrastructure in five major sports complexes in Delhi

SWAROVSKI INDIA

In procuring various commercial properties located in Delhi, Bangalore, Pune, and Mumbai required by their network of authorized distributors

TATA REALTY

In its proposed acquisition of various properties located at Noida, Rohini, Gurgaon, and Jaipur

THE COLABA LAND & MILL

On the Sale of a building known as "Fatima Manzil" with land appurtenant thereto

TISHMAN SPEYER INDIA

In acquiring commercial office premises in the NCR region

UBS INDIA

In relation to drafting, reviewing, negotiating and amending the Term Sheet and the proposed lease deed and ancillary documents for its proposed acquisition of premises for its office in Pune

VM WARE

On acquiring (on a leasehold basis) various office premises in different cities for their operations in India

HSA at a glance

Full-service capabilities



Global recognition



Pan-India presence

New Delhi

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HSA Advocates