



VERITAS LEGAL
ADVOCATES & SOLICITORS

REAL ESTATE
PROFILE

ABOUT US

Veritas Legal is a law firm consisting of experienced professionals. Our team brings together the experience of lawyers who have worked in India's leading law firms. Our aim is to provide clear client-focused legal advice and solutions based on an in-depth knowledge of the legal, regulatory and commercial environment in India. Our clients benefit from our past experience, blended with the personal attention and streamlined advice that we provide.

REAL ESTATE

Our team is led by qualified solicitors with experience of over a decade in the field of real estate laws in India, advising on all aspects of traditional real estate deals as well as corporate real estate investments and matters. Our team is adept at advising on the entire property life-cycle, right from the initial acquisition or investment to development, leasing, and financing, right through to the final exit. The team has significant experience in conducting investigation of title, and drafting and negotiation of real estate documentation.

We have advised several clients not just in relation to acquisition of land parcels in Maharashtra, but across India, with the help of local counsel, on matters ranging from joint ventures and developments, to agreements relating to hotel operations and management, internationally branded residential projects, long term leases as well as domestic and offshore investments in real estate ventures in India. Apart from the above, the team also advises on legal issues relating to land use and development, and other regulatory issues.

INDICATIVE EXPERIENCE OF THE FIRM AND ITS MEMBERS

- **Hotel Leela ventures Ltd. and Promoters of the Leela Group:** advised on the sale of its hotel assets in Delhi, Chennai, Udaipur and Bangalore to *Brookfield*. (*Awarded Deal of the Year by IBLJ*)
- **Siemens Ltd.:** acted for and advised in relation to sale of its manufacturing unit (land plus structure) located at *Halol, GIDC, Gujarat* to *L. M. Wind Power Blades (India) Private Limited* (a group company of General Electronics).
- **Redd Villas and Resorts Private Limited:** acted for and advised in the acquisition of an approximately 5-acre property known as *Palacio Aguada* in *Candolim, Goa*.
- **Feat Properties Private Limited (a division of the K Raheja Corp):** acted for and advised on the acquisition of a portion of a larger land parcel situated at *Sion, Mumbai* from (i) *K.J. Somaiya Trust* and (ii) *Somaiya Trust*.
- **Messrs. Webtech Industries:** acted for and advised in relation to the assignment of leasehold rights for parcels of land in the *TTC Industrial Area*, owned by *MIDC*, in favour of *STT Global Data Centres India Private Limited*, for a total consideration of about INR 99 crores.
- **India Forge and Drop Stampings Limited:** acted for and advised in relation to the sale of land parcels admeasuring 8.11 acres in *Ambattur, Chennai, Tamil Nadu*, on ownership basis, for an aggregate consideration of INR 225 crores.
- **K Raheja Corp and GIC:** advised and acted on the acquisition of a 3-acre parcel of land in *Worli, Central Mumbai* from *Siemens Limited*.
- **Brookfield Asset Management:** acted for and advised on the acquisition of 50% stake in *Tulsi Palace Resorts Private Limited*, owner of the *Leela Palace Jaipur*.
- **K Raheja Corp:** advised and acted on the acquisition of a 1.4-acre parcel of land in *Worli, Central Mumbai* from *HSBC*.
- **Aegis Logistics Limited:** acted for and advised on the acquisition of two large land parcels with bottling and storage plants in *Bangalore and Hyderabad* through the statutory insolvency process.
- **Leela Lace Hospitality Pvt. Ltd.:** acted for and advised on the sale of a large land parcel and office building in *Bangalore*.
- **Geltec Private Limited:** acted for and advised on the acquisition of an industrial land parcel on leasehold basis in *GIDC, Sarigam, Gujarat*.

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- **Four Seasons Hotels:** advised on hotel management and operation agreements, and branded residences and serviced apartments agreements, in Mumbai, Goa, Bangalore and Gurgaon.
- **Trump Organization:** advised and acted for projects in Pune, Gurgaon, Kolkata and Mumbai.
- **K. Raheja Group company:** acted for and advised in relation to the acquisition of undivided interest in a land parcel in Pune from Aditya Shagun Developers.

OUR TEAM



VINEET NALAWALLA

Vineet Nalawalla heads the Real Estate practice of the firm. Over the last decade, Vineet has advised and assisted various domestic and foreign clients on several real estate transactions including acquisition of large parcels on ownership and development right basis in Maharashtra, regulatory approvals and issues relating to acquisition of agricultural lands in Maharashtra, leasing of commercial and residential premises and development and regulatory issues such as approvals of governmental authorities, CRZ regulations, stamp duty and registration.

Vineet has been recognised as 'Up and Coming' for Real Estate (India) by Chambers & Partners.

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KUNAL DOSHI

Kunal Doshi specializes in Corporate Advisory and Real Estate with experience of over 14 years. He has experience advising on multiple real estate transactions including private equity investments (domestic and offshore) in various real estate projects, including advising on legal and regulatory aspects of foreign investments in the real estate sector. Apart from having advised and acted on real estate transactions of various types, he also advises and represents clients in litigation involving real estate issues. In addition, he advises clients in the hotels, leisure and hospitality space, including franchise agreements, branded residences and the whole suite of hotel management agreements.

Kunal has been recognized as a 'Recommended Lawyer' for Corporate and M&A by RSG, 'Recommended Lawyer' for Private Client by Legal500 and 'Rising Star' for Corporate/M&A by Asialaw Leading Lawyers.

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VERITAS LEGAL
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RECENT ACCOLADES

FORBES INDIA

- Recognized as a 'Top Law Firm' (below 10 years of experience) for Life Sciences & Pharmaceuticals, Mergers & Acquisitions, Joint Venture, Private Equity & Venture Capital, **Real Estate & Construction**, White Collar Crime and Family in the Legal Powerlist 2021.
- Recognized as a 'Top Law Firm' (below 10 years of experience) for Life Sciences & Pharmaceuticals, Mergers & Acquisitions and Private Equity & Venture Capital in the Legal Powerlist 2020.

RSG INDIA REPORT

- Ranked 15 in the Top 50 India Ranking 2019.
- Ranked 27 in the Top 40 India Ranking 2017.

CHAMBERS & PARTNERS ASIA-PACIFIC GUIDE

- Ranked in Band - 2 for Corporate/M&A: The Elite (India) in 2022.
- Ranked in Band - 3 for Private Equity (India) in 2022.
- **Ranked in Band - 4 for Real Estate (India) in 2022.**

CHAMBERS & PARTNERS GLOBAL GUIDE

- Ranked in Band - 2 for Corporate/M&A: The Elite (India) in 2022.
- Ranked in Band - 3 for Corporate/M&A (India) in 2019 to 2021.

CHAMBERS & PARTNERS HIGH NET WORTH GUIDE

- Ranked in Band - 2 for Private Wealth Law (India) in 2022.

LEGAL500 ASIA PACIFIC GUIDE

- Ranked in Tier - 2 for Private Client and White-Collar Crime (India) in 2021 and 2022.
- Ranked in Tier - 3 for Anti-trust and Competition (India) in 2022.
- Ranked in Tier - 3 for Corporate/M&A (India) in 2021 and 2022.
- Ranked in Tier - 4 for Private Equity and Investment Funds (India) in 2021 and 2022.
- **Recognized as 'Firms to Watch' for Real Estate and Construction (India) in 2022.**

IFLR1000

- Ranked in Tier - 4 for Mergers and Acquisitions (India) in 2022.
- Awarded 'Rising Star Firm of the Year' by IFLR1000 India Awards 2020.
- Recognized as a 'Notable Firm' for Mergers and Acquisitions (India) in 2019 to 2021.
- Ranked in Tier - 3 for Private Equity (India) in 2020 to 2022.

ASIALAW PROFILES

- Recognized as a 'Recommended Firm' for Corporate/M&A and Private Equity (India) in 2022.
- Recognized as a 'Notable Firm' for Competition and Real Estate (India) in 2022.
- Named as a 'Recognized Firm' for Dispute Resolution (India) in 2022.
- Recognized as a 'Notable Firm' for Pharmaceuticals and Life sciences, Technology and Telecommunications (India) in 2021 and 2022.

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RECENT ACCOLADES

ASIAN LEGAL BUSINESS

- Awarded 'M&A Deal of the Year (Mid-size)' by ALB India Law Awards 2022.
- Recognized as 'Boutique Law Firm of the Year' by ALB India Law Awards 2021.
- Recognized as a 'Tier 2 Firm' in M&A Rankings in 2019 to 2021.
- Recognized as 'India Firms to Watch' by Asian Legal Business 2021.
- Awarded 'Rising Law Firm of the Year' in the ALB India Law Awards 2020.

INDIA BUSINESS LAW JOURNAL

- Awarded 'Winning Law Firm' for Private Client Practice in the Indian Law Firm Awards in 2021 and 2022.
- Recognized for 'Corporate & Commercial' in the Indian Law Firm Awards in 2019 and 2020.

BENCHMARK LITIGATION ASIA-PACIFIC

- Ranked in Tier - 3 for Commercial & Transactions in 2022.
- Recognized as a 'Notable Firm' for International Arbitration and Government & Regulatory in 2022.
- Ranked in Band - 4 for Commercial & Transactions in 2020 and 2021.
- Recognized as a 'Notable Firm' for Construction in 2020 to 2022.
- Recognized as a 'Recommended Firm' for White Collar Crime in 2020 to 2022.

BUSINESS WORLD

- Awarded 'Private Equity Law Firm of the Year' in the BW Legal World Global Legal Leaders Awards 2021.
- Awarded 'Pharma & Life Science Law Firm of the Year' in the Business World Legal Leaders Awards 2019.

LEGAL ERA

- Awarded 'Most Promising Law Firm of the Year (3 years & above)' in the Legal Era Indian Legal Awards 2019 to 2020.

LEAGUE TABLE RANKINGS

MERGERMARKET

- Ranked No. 8 by deal count in the Mergermarket M&A (India) Legal Advisory League Table 2021.

BLOOMBERG

- Ranked No. 7 by deal count and No. 13 by deal volume for India Announced Deals in the Bloomberg Global M&A Legal Rankings 2021.

VENTURE INTELLIGENCE

- Ranked No. 9 by deal value and No. 10 by deal count in the Venture Intelligence M&A League Table 2021.
- Ranked No. 11 by deal value and No. 20 by deal count in the Venture Intelligence Private Equity League Table 2021.
- Ranked No. 9 by deal value and No. 10 by deal count for Healthcare & Life Sciences in the Venture Intelligence M&A League Table 2021.
- Ranked No. 9 by deal value and No. 10 by deal count (M&A) and Ranked No. 11 by deal value (PE) for Hotel & Resorts in the Venture Intelligence League Table 2021.
- Ranked No. 11 by deal value for Food & Beverages in the Venture Intelligence Private Equity League Table 2021.

REFINITIV

- Ranked No. 16 (Asia Pacific Advisors) in the Refinitiv Global Private Equity and Venture Capital League Table 2021.
- Ranked No. 20 (Asia Pacific Advisors) in the Refinitiv Global Small-Cap M&A Legal Advisory League Table 2021.

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INDUSTRY SPEAK

CHAMBERS AND PARTNERS

'Veritas are very efficient at handling local customs and have good knowledge of local laws. They are well connected to local lawyers, which is helpful in instances when assistance is needed on really niche local issues.'

'The team has been prompt and supportive from negotiation to completion of the transaction. The firm is capable of resolving intricate issues with high levels of proactive responsiveness.'

BENCHMARK LITIGATION

'The firm is very well-versed in land laws and able to give practical advice, as well as be nimble in handling matters. The firm has a very good turnaround time. Compared to other firms I've engaged, Veritas Legal is able to quickly come up to speed on matters, identify issues and think out of the box to give effective relief to clients.'