



AARYAN MURALIDHAR

Associate

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Professional Summary:

Aaryan is a lawyer who primarily practices in real estate law, with a strong focus on title due diligence, conveyancing, and transaction structuring. He regularly advises and represents leading corporate clients including Sembcorp, Torrent, Fourth Partner, CITI Bank, Domino's, Alt DRX, Welspun, Coca-Cola, and Motherson.

His core work involves conducting comprehensive property due diligence-examining title flow, revenue records, land use classifications, statutory approvals, encumbrances, and pending litigation and preparing detailed, risk-calibrated reports for acquisition, leasing, and project development transactions. He also drafts and reviews conveyance deeds, sale deeds, lease deeds, and related real estate documentation to ensure clear title transfer and regulatory compliance.

Areas of Practice:

Real Estate and Banking

Education:

BBA LL.B. – M.S.
Ramaiah College of Law,
Bengaluru

Affiliations:

Bar Council of Karnataka

Representative Clients :

Sembcorp, Torrent, Fourth Partner, CITI Bank, Domino's, Alt DRX, Welspun, Coca-Cola, and Motherson, etc.

Relevant Recent Experience:

- Advises and represents clients in end-to-end real estate due diligence and title verification across diverse property portfolios, ensuring compliance with applicable statutory and regulatory frameworks.
- Prepares detailed title flows, conducts comprehensive title investigations, and analyses historical and revenue records to assess marketability and encumbrances.

- Drafts, reviews, and finalises conveyancing instruments and ancillary property documentation in alignment with transaction objectives.
- Compiles ADLS checklists, title search reports, and structured due diligence reports identifying legal risks, defects, and compliance gaps.
- Provides reasoned legal opinions and advisory notes highlighting red flags, irregularities, and litigation exposure to support risk-mitigated decision-making.
- Tracks and incorporates amendments under Karnataka real estate and land laws to ensure contemporaneous compliance.
- Prepares revised and updated reports to reflect ongoing developments, facilitating seamless execution and closure of property transactions