Aparajita Haripriya Mannava

Senior Associate

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Professional Summary:

Aparajita is a dedicated real estate lawyer with extensive experience in title due diligence, conveyancing, and transaction management for developers, lenders, and corporate clients. She specialises in chain-of-title investigations, resolving encumbrances, and drafting and negotiating sale deeds, development agreements, lease deeds, partition/conveyance documents, while also handling regulatory land-use and municipal compliance matters. Known for her pragmatic and detail-oriented approach, Aparajita excels in conducting due diligence searches, preparing issue memos and remediation plans, and drafting closing packs that minimise post-closing risks. She routinely advises on title defect mitigation and curative documentation, while also creating templates, checklists, and streamlined workflows that enable faster turnarounds and commercially sound outcomes for clients.

Areas of Practice:

Real Estate

Education:

BLS LL.B. - Mumbai University (2020)

LL.M. (Corporate and Financial Law and Policy) - OP Jindal Global University (2021)

Affiliations:

Bar Council of Gujarat

Representative Clients :

Citi Bank NA, Cognizant Technology Solution, Aditya Birla Money Limited, Cummins India Limited, Restaurant Brands Asia Limited (Burger King), Fractal Helios Private Limited, Subway, IndusInd Bank, Wakefit Innovations Private Limited etc.

Relevant Recent Experience:

- Represents clients in independent, comprehensive title due diligence, covering flow of title, encumbrances, litigations, restrictions, land use, and regulatory compliance, while identifying issues and proposing mitigation measures.
- Represents clients on building compliance requirements, including zoning, development control regulations, and municipal approvals, ensuring transactions and developments proceed in line with statutory norms.

- Represents lenders by undertaking title due diligence to assess the adequacy and marketability of security offered for financing, highlighting risks and recommending safeguards before loan disbursement.

- Represents clients during due diligence exercises as the primary interface, presenting key findings, clarifying risks, and guiding stakeholders on remediation strategies and transaction structuring.

- Represents clients in procuring certified extracts and registration records from the Sub-Registrar's Office to verify the authenticity of documents forming part of due diligence.