



Arivaanantha Sathyan A
Associate

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Professional Summary:

Arivaanantha specialises in litigation, legal drafting, and real estate due diligence, with a focus on property title verification, conveyancing, and civil dispute resolution. He has practical courtroom experience and has assisted Designated Senior Counsels in high-stakes property and civil matters.

He has significant experience in drafting and negotiating agreements, pleadings, transactional documents, coordinating client documentation, and representing clients before the High Court of Karnataka, City Civil Courts, Magistrate Courts, and various other forums. He also completed a judicial internship under Hon'ble Justice C.M. Poonacha at the High Court of Karnataka..

Practice areas:

Real Estate

Education:

B.Com LL.B. – BMS
College of Law, KSLU.

Affiliations:

Bar Council of India.
Karnataka State Bar
Council.

Representative Clients:

Torrent Saurya Urja Private Limited, Semcorp Green Infra Private Limited, JRC Projects, Citi Bank, Jubilant Food works Limited, Eversub India Private Limited, Grasim Industries Limited, Hindustan Uniliver, Virescent Infrastructure, Godrej Real Estate, Century Holdings, Indospace, DMI Finance, Flipkart India, Ideagen, Stripe Inc, Kamaan Holdings, Magicbricks, Mahindra Logistics, Razorpay, Wakefit, JCI, Crystal Crop, Subway, Burger King, Standard Chartered Bank, State Bank of India, RBL, Axis Bank, DHL, Airport Authority of India and Quest Global. etc.

Relevant Recent Experience:

- Successfully conducted property due diligence for multiple commercial and residential projects, including review of historical land records, encumbrance certificates, and compliance with local land laws.
- Assisted Senior Counsel in drafting and finalizing Notes on Title and Requisitions for new development projects involving high-value properties.
- Coordinated and facilitated smooth registration of property transactions, ensuring compliance with statutory requirements and liaising with sub-registrar offices.

- Drafted and vetted conveyancing documents, including sale deeds, gift deeds, lease agreements, joint development agreements, memorandum of understanding (MOUs), supplemental agreements, and other property documentation for individuals and developers.
- Advised clients on risks and irregularities in land title documentation and provided curative solutions before transaction finalization.
- Represented clients before various civil courts and the High Court of Karnataka in real estate disputes involving ownership, possession, and contractual issues.
- Advised clients in RERA disputes concerning buyer rights against developers and guided them through effective legal remedies and solutions.