



## **Avantika Hebbbar**

### **Associate**

Address: King Stubb & Kasiva, Advocates & Attorneys,  
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### **Professional Summary:**

Avantika primarily practices in real estate law, with extensive experience in drafting, reviewing, and preparing title flow statements, conducting detailed title due diligence, and preparing comprehensive due diligence reports. She is well-versed in drafting and registering various property-related instruments, including conveyances, leases, sale deeds, gift deeds, and release deeds. Her work reflects a strong understanding of real estate transactions, regulatory compliance, and documentation processes essential to property law practice.

### **Areas of Practice:**

Real Estate and Banking

### **Education:**

B.B.A LL.B. – School of  
Law, CHRIST (Deemed to  
be) University, Bengaluru.

### **Affiliations:**

State Bar Council of  
Karnataka

### **Representative Clients :**

Sembcorp, Torrent, Fourth Partner, CITI Bank, Dominos, Alt DRX, Agarwal Health Care Centre, Coca Cola, Motherson, Aditya Birla.

### **Relevant Recent Experience:**

- Represents clients in comprehensive real estate due diligence and title verification across diverse property portfolios, ensuring compliance with applicable laws and regulatory frameworks.
- Successfully prepares title flows, conducts title due diligence, drafts conveyances, researches recent amendments in Karnataka's real estate laws, and compiles ADLS lists and due diligence reports.
- Represents clients in reviewing and analysing title documents, identifying potential legal risks, and ensuring adherence to statutory and regulatory requirements under relevant real estate legislation.
- Experienced in drafting, reviewing, and finalising key property-related documentation, including title search reports, due diligence reports, and conveyance deeds.
- Provides detailed legal opinions and advisory notes highlighting red flags and irregularities in property documentation to support clients in making informed and compliant real estate decisions.
- Also involved in preparing revised and updated reports to ensure continued legal compliance and facilitate smooth execution of property transactions.

