



## **BHAVIKA MADNANI**

### **ASSOCIATE-REAL ESTATE**

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#### **Professional Summary:**

**Bhavika Madnani** is a Legal Associate at King Stubb and Kasiva, specialising in corporate and commercial laws with a strong focus on real estate transactions, contract negotiation, and compliance. She has her contributions to high-value transactions. In her role, Bhavika manages the drafting and negotiation of commercial agreements, conducts due diligence, oversees MCA filings, and ensures regulatory compliance. She is also entrusted as an Authorised Signatory for transactions exceeding ₹100 crore.

#### **Areas of Practice:**

Real Estate  
Regulatory compliance  
Arbitration  
Corporate and  
Commercial Advisory

#### **Education:**

BBA LL.B. (Hons.) –  
Indore Institute of Law  
(2022)

CS Executive cleared, Into  
CS Professionals- Institute  
of Company Secretaries of  
India (2025)

#### **Representative Clients :**

Subway, Citibank N.A., DLF Cinopolis, Dr. Agarwal, Mahindra and Mahindra, CXC- Gloplax, Wakefit Innovations Private Limited, Samwardhana Motherson Group, DHL Group.

#### **Affiliations:**

Bar Council of Delhi

#### **Relevant Recent Experience:**

- Experienced in drafting, reviewing, and negotiating a wide range of commercial and real estate contracts, including lease agreements, leave and license agreements, agreements to sell, sale deeds, brokerage agreements, and service agreements, ensuring accuracy and minimising legal risks.
- Played a key role in structuring and finalising complex tripartite agreements, master rental agreements, property management agreements, and refurbishment & fit-out contracts, enabling seamless real estate and infrastructure transactions.
- Drafted and reviewed corporate governance documents such as Memorandum of Understanding (MOUs), Memorandum of Association (MOA), and Articles of Association (AOA), ensuring compliance with statutory regulations and industry standards.

- Negotiated and executed settlement agreements, retainership agreements, and mandate letters, ensuring effective dispute resolution and operational continuity.
- Contributed to the development and implementation of internal policies, including POSH compliance frameworks, NDAs, and stakeholder agreements, strengthening organisational compliance.
- Oversaw the preparation and timely filing of regulatory documents and MCA compliances, ensuring statutory obligations were met efficiently and on time.
- Collaborated with internal teams and external stakeholders to close transactions, register documents, and resolve legal queries, significantly improving turnaround time.
- Prepared and reviewed board meeting documentation, including agendas, notices, and minutes, ensuring corporate governance procedures were meticulously followed.
- Led the preparation of business transfer agreements, title search reports, and regulatory submissions, safeguarding compliance and continuity in high-value transactions.
- Researched and drafted detailed notes on trade, licensing frameworks, and regulatory matters, supporting smooth project execution and adherence to laws.
- Conducted detailed legal due diligence on land and built-up properties, resolving title issues, encumbrances, and regulatory non-compliance to facilitate smooth property transactions.
- Led the drafting of agreements for managed and co-working spaces, providing legal clarity on licensing terms, operational deliverables, and dispute-prevention clauses to support business growth.