



NAYANA SHIVARAJ

Associate

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Professional Summary:

Nayana specializes in property law with expertise in title due diligence, conveyancing, and transaction management across residential, commercial, industrial, renewable energy, and agricultural projects. She advises developers, investors, corporates, and banks on structuring transactions, negotiating terms, and ensuring compliance under property and regulatory laws. Her background in litigation gives her strong insight into property disputes and contractual enforcement.

Areas of Practice:

Real Estate

Education:

B.A LL. B – University
Law College (2023)

Affiliations:

Bar Council of Karnataka

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:

- Completed 50+ title due diligence reviews on time with zero post-closing claims.
- Drafted and reviewed property documents including sale deeds, gift/release deeds, joint development agreements (JDAs), agreements to sell, MoUs, lease deeds, mortgage deeds, and indemnities.
- Carried out end-to-end property verification for lands in Bengaluru and other cities, checking revenue and municipal records for clear titles.

- Prepared Title Search & Risk Reports and resolved issues through rectification deeds, family settlements, khata changes, and land conversion compliance.
- Handled legacy title issues such as missing ownership links, grant land disputes, tenancy/inam traces, and adverse possession claims.
- Advised on residential, commercial, and industrial projects, including RERA registrations, layout approvals, and post-possession compliance.
- Supported litigation and pre-litigation matters like caveats, injunctions, arbitration support, revenue appeals, and writ petitions.
- Managed land conversion and revenue compliance, including DC-conversion, mutation/khata transfer, A-Khata regularization, and village approvals.
- Secured and verified government approvals and NOCs from authorities such as BBMP, BDA, BMRDA, BIAPPA, KIADB, BESCOM, KSPCB, and Fire Department, as well as occupancy and completion certificates.