



KING STUBB & KASIVA

ADVOCATES AND ATTORNEYS

NEW DELHI | MUMBAI | BANGALORE | HYDERABAD | CHENNAI | KOCHI | PUNE | MANGALORE

REAL ESTATE AND PROPERTY DEVELOPMENT



ABOUT KING STUBB & KASIVA

King Stubb and Kasiva's real estate practice offers a myriad of transactional and advisory services. Our commercially-driven and pragmatic approach enables us to deliver practical and apt legal support which is tailor-made for each and every one of our clients.

Our team comprises of stellar professionals having strong industry specific knowledge, which has equipped us to quickly understand internal structures and the precise needs of real estate organizations. We collaborate with the most successful enterprises and entrepreneurs to navigate change, construct innovative solutions and foster growth in the real estate industry. Armed with an exhaustive understanding of the local, legal, commercial and regulatory environment, our mission is to provide cost-effective, comprehensive and efficient client-centric services.

We bring enormous experience in all aspects of property law, which includes real estate acquisition for the purposes of residential, commercial and industrial development, due diligence, investments, financing, RERA advisory, REITs and services in connection with developing, buying, selling and leasing property.

We represent and advise a plethora of property developers and owners, investors, contractors, hotel operators, educational institutions and financial institutions. Our expertise in regulatory requirements and evolving enforcement landscapes in the industry ensures clients are on top of their game. Our commitment to excellence, caliber of legal guidance, combined with our highly interconnected network of resources who are well-versed with the local laws and requirements across jurisdictions, guarantees that our clients receive the highest quality of legal advice and representation, every single time. Through our teams based out of Delhi, Bangalore, Mumbai, Chennai, Hyderabad, Kochi, Mangalore and Pune, we are able to provide seamless services across the length and breadth of the country.

OUR ADVANTAGE

At KSK, we understand the complexities and nuances surrounding real estate arising from regulatory pressures and market practices and accordingly mould our advice to best suit the needs of our clients on a time-bound basis.

We possess extensive experience in real estate regulation and development when it comes to advising developers, owners and housing societies on the RERA registration of their projects, their obligations and liabilities, advising real estate financiers, (including banks and NBFCs) about the withdrawal of receivables and enforcement of mortgages under the RERA and assisting them with project structuring and documentation.

Our significant edge also lies in our in-depth knowledge of the know-how of REIT (Real Estate Investment Trusts) transactions and our ability to offer flawless advice in relation to suitable structures for real estate funds, trusts, REITs and corporate houses, from legal, tax and regulatory perspective while undertaking-related documentation and offering counsel on taxation and tax-saving measures, in consultation with tax law experts. We take efforts to ensure that our practice evolves to keep stride with the same so that our clients receive the best-in-class counsel with each step of their journey.

SERVICES OFFERED

ACQUISITION AND DEVELOPMENT

Local knowledge being everything in real estate, our network of experts throughout the country combine this knowledge with experience in the property cycle to provide your business with advice customised for your requirement. We also act as local counsels for interstate matters generally involving multiple properties in multiple jurisdictions. From sale and purchase to planning and zoning, construction and development, facility and asset management, we have got you covered. You can rely on our hands-on experience in local markets and track record of handling large-scale, medium-scale, cross-border transactions, including some of the property developments across India in recent years.

Our services include:

- Conducting due diligence and title verification, including advising on legal, technical and regulatory issues in respect of the acquisition and disposal of immovable properties in India;
- Advice on structuring real estate investments/developments including suitable entry vehicle;
- Assisting in the creation of joint ventures including drafting necessary documentation;
- Assisting in development of Townships, creation of Special Economic Zones (SEZ) and assistance in accordance with the DESH Bill;
- Assisting companies to undertake infrastructure work, including road and bridge development, port development and power projects (including alternative energy projects);
- Providing inputs on matters related to zoning, land use under various reservations and regulation of land use and allied laws relating to the construction and redevelopment of properties;
- Advising on the legal and regulatory aspects of foreign investment in the Indian real estate sector.



SERVICES OFFERED

LEASING

For many new and growing businesses, signing a lease can be an important and exciting step in the transition from a business concept to a fully operational enterprise. There may arise various factors that determine the rights of the parties in a lease transaction. We at King Stubb & Kasiva, with a team of dedicated lawyers, provide progressive end-to-end solutions to the clients in wide spectrum of lease transactions, varying from a simple residential lease to a high-stake commercial / industrial lease. Our team of expert lawyers with decades of experience is capable of navigating the complete process of lease transactions flawlessly, including drafting necessary documents and negotiating the transactions.

Our services include:

- Conducting limited due diligences in respect of the properties;
- Drafting the necessary documentation for lease;
- Negotiation support;
- Stamp duty and registration support.

REAL ESTATE FINANCE

Our real estate finance team comprises of experienced lawyers with a broad experience and a unique blend of specialist know-how. Our real estate finance practitioners have an in-depth understanding of the commercial real estate sector and financing products in that market. The firm has advised on real estate investments through NBFCs, funds, non-convertible debenture/optionally convertible debenture structures and inter-corporate deposits. The team has the expertise and resources to advise clients on the legal, technical and strategic issues involved in real estate financing transaction with an excellent overview of the aims and needs of different participants. Our clients include real estate investors, non-bank debt providers, commercial and mortgage banks, funds, developers and corporates.

Our services include:

- Conducting due diligence with respect to properties in real estate investment transactions, including investment through loans, inter-corporate deposits, trusts, funds etc.
- Negotiation support;
- Drafting of transaction documents including loan, investment, mortgage and other security documents, such as loan or investment agreements, mortgage and hypothecation documents, debenture trust deeds etc.

SERVICES OFFERED

RE-DEVELOPMENT

The firm regularly works on real estate redevelopment projects, including slum rehabilitation projects.

Our services include:

- Acting for clients on the redevelopment of properties leased from the central government, state governments and various government bodies and public entities across the country;
- Acting for clients on the redevelopment of properties belonging to cooperative societies;
- Assisting with the redevelopment of cessed properties and dilapidated buildings;
- Working on specialised slum rehabilitation projects;
- Preparing documentation for redevelopment, including development agreements, joint venture agreements, development management agreements, work contracts and agreements among tenant and occupants;
- Assisting with proceedings for the summary eviction of non-cooperative tenants and occupants;
- Assisting with proceedings before courts, the Slum Rehabilitation Authority (SRA) and the High Power Committee (HPC) of the SRA;
- Advising on the formation and registration of cooperative societies.



OUR CLIENTS



KEY CONTACTS



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