



SWATHI N

ASSOCIATE

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Professional Summary:

Swathi specializes in property due diligence and real estate legal advisory, with hands-on experience in title verification, regulatory compliance, and acquisition feasibility across agricultural, industrial, and urban lands. Her work includes reviewing and drafting key legal instruments such as Sale Deeds, Agreements of Sale, Lease Agreements, and Public Notices, along with preparing detailed Notes on Title, requisition lists, and issue charts to resolve title-related concerns.

Swathi has actively assisted in client interactions, providing clarity on legal positions and ensuring smooth resolution of complex title issues. In addition, she possesses strong expertise in analyzing land records and statutory notifications related to Inam lands, forest areas, STRR, lakes, Defense restrictions, and zoning compliance under various Master Plans. Her experience demonstrates well-rounded proficiency in real estate law, title documentation, and regulatory research.

Areas of Practice:

Real Estate

Education:

BA.LLB - BMS College
of Law

Affiliations:

Bar Council of Karnataka

Representative Clients :

Prestige Estates Projects Limited, Puravankara Limited, Brigade Enterprises Limited, Mantri Developers Private Limited, Goyal & Co, Strata, Sobha Developers Private Limited, Lodha, TVS Emerald, Arka Fincap Limited, Lotus Properties and Sattva Group etc.

Relevant Recent Experience:

- Assisted and represented the Sattva Group in conducting comprehensive title due diligence for a Bengaluru-based project as part of the initial public offering (IPO) of Knowledge Realty Trust, a joint venture between Blackstone Inc. and Sattva Group, which aimed to raise USD 710 million in India's largest Real Estate Investment Trust (REIT).
- Contributed to finalizing advisory deliverables by coordinating title verification, document review, and due diligence analysis to support the IPO and ensure compliance with regulatory and transactional requirements.

- Assisted in furnishing legal opinions on multiple agricultural, commercial, and residential parcels of land located in Bangalore Urban and Rural districts, for various leading real estate developers.
- Represented and supported clients in identifying and resolving title discrepancies, ensuring clear ownership and legal readiness for acquisition and development purposes.