



CONTACT

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KEY FACTS

2001 ENROLMENT YEAR
15+ YEARS PQE
5+ FORUMS & TRIBUNALS
18+ ACTIVE TRANSACTIONAL MANDATES
450+ HOMEBUYER DISPUTES RESOLVED
₹3,000 Cr+
DISCLOSED DEAL VALUE ADVISED

PANEL APPOINTMENTS

CREDAI (Western U.P.) - Panel Counsel
Technology Development Board - Panel Counsel

EDUCATION

BA LLB (Hons) & LLM
Jamia Millia Islamia, New Delhi
PG Diploma
Indian Law Institute, New Delhi

SECTOR COVERAGE

Residential & Township Development
Commercial & Warehousing
Hospitality & F&B
Renewable Energy
Consumer Internet & Retail

REAL ESTATE AND DISPUTE RESOLUTION PARTNER

ADNAN SIDDIQUI

King Stubb & Kasiva, Advocates & Attorneys - Delhi

OVERVIEW

Profile

Adnan Siddiqui is a Partner at King Stubb & Kasiva, where he leads the Real Estate and Dispute Resolution practice out of New Delhi. Over 15 years of post-qualification experience, he has advised on disclosed transaction value exceeding ₹3,000 crore, closing 18+ mandates across land acquisition, real estate M&A, joint development, and large-format leasing, while separately settling 450+ homebuyer disputes before RERA, State Consumer Forum, and NCDRC. He advises developers, institutional investors, energy companies, and hospitality groups, and represents clients in commercial suits, arbitration, and writ proceedings before the Delhi High Court and other forums.

His transactional practice spans large-format land acquisitions in NOIDA, Gurugram, and Rajasthan, corporate acquisitions of real estate developers, and site advisory for renewable energy, hospitality, warehousing, and consumer - internet clients including two of the largest single-asset land assemblies handled by the practice, at ₹1,600 crore and ₹700 crore respectively. He has also contributed to the WHO's Development Programme on amendments to the Motor Vehicle Act and road safety mechanisms in India.

CAPABILITIES

Practice Focus

Real Estate M&A & Land Acquisition

Land acquisition, corporate acquisitions of developers, joint development agreements, title diligence, and large-format commercial leasing.

Commercial Litigation & Arbitration

Commercial suits, IPR disputes, arbitration proceedings, and enforcement of arbitral awards.

Regulatory & Constitutional Advisory

Vires challenges to statutory levies, IRDAI and RERA regulatory opinions, and compliance due diligence.

Energy, Hospitality & Infrastructure

Site acquisition for renewable energy projects, hospitality joint ventures, warehousing/ logistics due diligence, and F&B sector leasing.

APPEARANCES

Forums & Jurisdictions

High Courts

Delhi - Allahabad

DEAL GEOGRAPHY

NOIDA / Greater NOIDA
Gurugram
Rajasthan (RIICO)
Sonipat, Haryana
Leh, Ladakh

DEAL ROLES

Lead Counsel to Acquirer
Lead Counsel to Developer/Sponsor
Title & Regulatory Diligence
Corporate Structuring Advisory

REGULATORY MANDATES

CREDAI (Western U.P.) - Welfare Cess
Advisory
CREDAI (Western U.P.) - Multi-Point
Electricity Advisory
CREDAI (Western U.P.) - CBI Enquiry, Sector
150 NOIDA
MagicBricks - IRDAI Regulatory Opinion

Supreme Court	Homebuyer protection matter (Amrapali)
Tribunals	NCLT · NCDRC · CAT · RERA

TRANSACTIONS

Marquee Mandates

Largest single mandate: ₹1,600Cr · Aggregate disclosed value: ₹3,080 Cr+ · Deals over ₹100 Cr: 6

Leading Real Estate Developer in Delhi NCR- Land Assembly & Acquisition Advisory.

- ~₹1,600 Cr. Advisory on acquisition of a large land parcel. 2026 · Advisor to Acquirer.

Leading Real Estate Conglomerate- Large-Format Land Acquisition

- ~₹700 Cr. Acquisition of a 6-acre parcel, NOIDA. 2026 · Advisor to Acquirer.

Leading Real Estate Group - Corporate Acquisition, Real Estate M&A

- ~₹600 Cr. acquisition of a real estate development company. Advised the acquirer on the transaction. 2026

Leading Hospitality Group - Hospitality JV & Site Development

- ~₹180 Cr. five-star hotel development in Leh, undertaken in partnership with a leading Indian hospitality company. · Advisor to Sponsor.

Leading Real Estate Group- Land Parcel Transfer

- 16-acre land parcel transfer in connection with a residential development in the NCR. Advised on the transfer. 2026

Leading Real Estate Developer - Land Acquisition

- ~₹150 Cr. acquisition of a land parcel in Noida. Advised the acquirer on the transaction. 2022

TRACKRECORD

Notable Work Highlights

Homebuyer Protection

- Represented a large group of homebuyers in proceedings before the Supreme Court concerning a major stalled-housing project in Noida, securing relief for the clients.

Real Estate M&A - Developer Acquisition

- Advised on a ~₹600 crore acquisition of a real estate development company, end-to-end corporate structuring and title diligence of the target's land bank.

Land Assembly, NOIDA/NCR

- Advised on a ~₹1,600 crore land acquisition involving multi-parcel land assembly in Noida/NCR, including coordination of comprehensive title verification. This was the largest single mandate handled by the practice to date.

Large-Format Land Acquisition

- Advised on a ~₹700 crore acquisition of a 6-acre land parcel in Sector 150, Noida,

CLIENTS

- Prestige Group
- GVS Group
- Max India
- Antara Senior Living
- The Souled Store
- UPM-Kymmene
- Green SM Energy
- Technology Development Board
- Propviz Technologies
- Daksh Infra / Lotus Greens
- Times Internet Limited
- Gulshan Homes
- Vatika Group
- CREDAI
- MagicBricks
- Dtwelve Spaces / Stanza Living
- Sindhu Hotels / IHCL
- Acme, Sembcorp, Siemens
- Munjal Kiri Industries
- DB Schenker
- Cushman & Wakefield

among the larger single-developer land acquisitions in the corridor in recent years.

Institutional Land Transfer

- Advised on the transfer of a 16-acre land parcel in the NCR, including title continuity and regulatory approvals.

Leading Hospitality Group

- Advised on a ~₹180 crore five-star hotel development in Leh in partnership with a leading Indian hospitality company, including structuring the joint venture and site development terms.

RERA Dispute Resolution at Scale

- Resolved 450+ homebuyer disputes before RERA authorities, State Consumer Commissions and the NCDRC, demonstrating significant volume of experience in residential real estate dispute resolution alongside the practice's transactional mandates.

Regulatory & Constitutional Advisory

- Represented a leading real estate industry association before the Allahabad High Court in a challenge to the validity of Noida's Advance Labour Cess, and continue to advise the association on welfare cess and multi-point electricity-related regulatory issues.

EXPERIENCE

Litigation & Arbitration Matters

Matter - Citation	Court	Year	Role
Antara Senior Living Ltd. v. Sai Priya Constructions - Commercial suit, IPR infringement	Delhi High Court	2022	Petitioner
Bikram Chatterjee & Ors. v. Union of India - Amrapali homebuyers matter	Supreme Court	2024	For Homebuyers
CREDAI v. Union of India - Writ challenging vires of Advance Labour Cess	Allahabad High Court	2021	For Petitioner
Ratnesh Bhargava v. Dtwelve Spaces - W.P.(C) 5403/2026	Delhi High Court	2026	Respondent
Antara Senior Living Ltd., Award Enforcement - O.M.P. (Comm.) 157/2023	Delhi High Court	2023	Applicant

RECOGNITION

Thought Leadership

- Published commentary on Section 14(3) of the Real Estate (Regulation and Development) Act, 2016, addressing defect liability obligations of promoters, authored under his own name.
- Contributed to the WHO's Development Programme on amendments to the Motor Vehicle Act and road safety mechanisms in India.