PARINAM
LAW ASSOCIATES



Anuja Kedia

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- Trusts & Estates
- Property & Real Estate
- Defence, Space & Infrastructure

Senior Partner

Introduction

Anuja is a domain-expert in real estate laws, with the scope of her practice including conveyancing, title diligence and investigation, RERA advisory, certification of statutory approvals, drafting, and negotiating transaction documentation, including letters of intent, agreements to lease/sale, license agreements, indemnities, guarantees, developer agreements, joint development agreements, development management agreements, SEZs IT and IT-enabled services parks, slum rehabilitation, integrated township projects, warehousing documents, construction and works contracts, other vendor agreements etc.

Anuja has advised funds and investors seeking to invest in real estate and infrastructure projects, including purchase of land for commercial, residential and industrial use, setting up of solar projects, wind farms and ropeway projects. She specializes in structuring complex transactions tailored to client requests which are in addition to structuring corporate financing deals. Anuja has also advised clients on setting up high-end luxury resorts and wellness centres.

Anuja's clientele includes big developers, large corporates, financial investors, REITs and high net-worth individuals. In addition to her burgeoning real estate practice, she also specialises in private law and estate planning. Anuja has advised several prominent families with industrial backgrounds and other high net worth individuals in planning their legacy and structuring of cross holdings and wealth transfer plans by strategizing key aspects such as transfer of business interests, disposition of estate, creation and management of family trusts, philanthropic wishes and family governance. Anuja has been involved in documentation such as family arrangements, wills, codicils, trusts and other instruments for estate planning.

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Indicative Experience

- Advised a leading developer on acquisition of over 100 acres of land in Mumbai for development of a township and assisted in the due diligence of the property and documentation. Advising on structuring of the acquiring entity.
- Assisted a developer in obtaining debt funding from various leading international and domestic financial institution.
- Assisted a developer in obtaining debt funding from a leading financial institution for setting up of integrated township project. Advised a client on redevelopment of a MHADA property in Mumbai for development of a housing project, negotiated with a developer for the implementation of the project, prepared a tax efficient structure and assisted with related documentation.
- Advising a consortium of clients on setting up of the first ropeway project in the state of Karnataka. Liaising with multiple government departments, assisting with acquisition of land, tendering process, concession agreements and inter-se structuring amongst the consortium members.
- Advised a multinational company on taking up of commercial space on lease in a private Information Technology Park in Pune.
- Advising the owner companies of a prominent commercial buildings in major Indian cities spread of approx. 15 million sq. ft. leasable space in dealings with various licensees/tenants and undertaking all documentation relating to new occupants.
- Advised a Pune-based developer in negotiating with and appointing a leading UK design brand for designing, construction and development of luxury villas in Goa.
- Advised a company on entering a development management transaction with respect to its land in Thane with a developer.
- Advised a leading developer on the redevelopment of prime property in Mumbai and development of luxury apartments.
- Representing a group of tenants against a leading builder and advising them in respect of a premium redevelopment project.

Education

- BSc. Biotechnology, University of Mumbai
- LL.B, Government Law College, Mumbai