



## Devendra Deshmukh

Partner

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### Practice: Real Estate

Devendra Deshmukh is a Partner in the Firm's Real Estate practice group in the Mumbai office.

### Education:

LL. B. (2004)  
Solicitor, Mumbai (2007)  
Solicitor (Non-practising),  
England and Wales (2009)

Devendra advises clients on a wide range of real estate transactions and is actively involved in examining and advising on title of properties and issuing title opinions. He has advised several clients with title diligence exercises for properties within and outside Maharashtra and has considerable expertise in matters concerning due diligence of title of real estate.

### Professional Affiliations

Bar Council of Maharashtra &  
Goa  
Bombay Incorporated Law  
Society  
Supreme Court of England and  
Wales

Devendra also assists clients with transfer / development transactions and in the process, helps with drafting, negotiation and finalisation of documentation such as development agreements, joint development agreements, agreements for sale / lease, sale / lease deeds, license agreements (for commercial, industrial and residential properties). Clients to whom he has rendered service range from multinational companies, industrial houses, builders / real estate developers, high net worth individuals. He has also advised several developers on redevelopment projects in Mumbai.

### Representative Matters:

In his areas of expertise, Devendra has advised and represented clients which include:

- **Toto India Industries Private Limited** on the process of acquisition of land admeasuring approximately 44 Acre in Gujarat for setting up of its factory;
- **Cadbury India Limited** (an affiliate of Mondelez International) on the title diligence and acquisition of approximately 134 Acre land in Andhra Pradesh for the purposes of setting up its manufacturing facility;
- **ATC Tires Private Limited** (an affiliate of The Yokohama Rubber Company, Japan) on the title diligence of over a 100 Acre land parcel in Gujarat [the acquisition transaction was however aborted];
- **Dakshana India Education Trust** on the diligence and acquisition of over 100 Acre land parcel in Maharashtra;
- **Decathlon Sports India Private Limited** on the title diligence and acquisition of various properties in Maharashtra, Gujarat and Madhya Pradesh;

- **Force MTU Power Systems Private Limited** (an affiliate of MTU Friedrichshafen GMBH / Rolls-Royce Power Systems AG) on the title diligence and acquisition of property in Maharashtra for the purposes of setting up its manufacturing unit;
- **Metro Cash and Carry India Private Limited** (an affiliate of Metro AG) on the title diligence and acquisition of several properties across India;
- **Facebook India Private Limited** on Facebook India with title diligence and acquisition of office space in Mumbai;
- **Morningstar Inc** on acquisition of commercial space and also regularly advise on other related matters;
- **Bestseller Clothing** on acquisition of warehouse spaces near Mumbai and also advise on continuing matters related to its office space in Mumbai;
- **Aurangabad Industrial Township Limited** (a Special Purpose Vehicle of Maharashtra Industrial Development Corporation and Delhi-Mumbai Industrial Corridor Development Corporation) on the formulation of its 'Land Disposal Policy' related to disposal of approximately 10,000 Acres Land in Aurangabad, Maharashtra and for drawing up standard form drafts of various documents;
- **L&T Realty Limited** on the title diligence of a real estate development project in Mumbai;
- **L&T Parel Projects LLP** on drawing up and finalising transaction documents in relation to a prime development project in central Mumbai;
- **Hospira Healthcare India Private Limited** on the process of investigation of title in respect of several properties in Chennai, and acquisition of these properties on lease from the respective owners;
- **Reliance Infrastructure Limited** on the sale of their office building 'Reliance Centre' in Mumbai, to YES Bank Limited;
- **Mahindra Holidays & Resorts India Limited** on Holidays & Resorts in the process of acquisition of several properties and operating resorts across India;
- **Allianz Real Estate GmbH** on the real estate side in the course of its platform deals for commercial assets with Shapoorji Pallonji Real Estate and Godrej Properties;
- **Times Newspapers Limited** on Times Newspapers Limited with the interpretation of specific land laws applicable in the State of Maharashtra in relation to the submissions made by Times Newspapers Limited in the dispute initiated against it in London, by a developer from Maharashtra, India;
- **Altico Capital India Private Limited** on the title diligence of several properties in Mumbai, which have been mortgaged in its favour for securing repayment of loans and advances made by it;
- **ECL Finance Limited** on the title diligence of several properties in Mumbai, which have been mortgaged in its

favour for securing repayment of loans and advances made by it;

- **India Infoline Finance Limited** on the title diligence of several properties in Mumbai, which have been mortgaged in its favour for securing repayment of loans and advances made by it;
- **Mahindra and Mahindra Limited** on the title diligence of approximately 16 Acre land in Rajasthan, which it intended to acquire for the purposes of setting up its manufacturing unit;
- **Mahindra Logistics Limited** on the acquisition of warehouses in Mumbai;
- **Tata Communications Limited** on title diligence and transfer transactions of several properties across India;
- **MTU India Private Limited** (an affiliate of MTU Friedrichshafen GMBH / Rolls-Royce Power Systems AG) - on advisory services on issues related to product liability;
- **Prestige Estates Projects Limited** on (i) title diligence and acquisition of joint development rights of prime property in Pune, Maharashtra; (ii) the title diligence of prime property in Navi Mumbai, Maharashtra; and (iii) advising Prestige with the due diligence and acquisition of development rights in respect of prime property in Mumbai;
- **TVS Housing Limited** – Regularly advise and assist TVS Housing in relation to its development projects in Tamil Nadu;
- **Sortimat Technology Private Limited** (an affiliate of ATS Automation Tooling Systems Inc.) on the acquisition of a built-to-suit industrial facility in Pune, India;
- **StayWell Hospitality Services Pty Limited** on the title diligence of several properties across India;
- **Suraj Estate Developers Private Limited** on title diligence and acquisition of several prime properties in central Mumbai; and
- **IGE (India) Limited** on the process of acquisition of commercial space admeasuring approximately 58,000 Square Feet, in an IT Park in Pune.

### **Publications and Presentations:**

Devendra has authored / co-authored the following contributions:

- **“Basic tenets of a Hindu Undivided Family”** published in The Property Times (19 July 2016);
- **“Lenders Do Not Require Approval Of Allottees Or Maha RERA In Case Of Default By Promoter – Transfer Of Stake In A Promoter Company – Not A Transfer U/S 15 Of RERA”** published in Mondaq (15 November 2017).;

- **"Maha RERA Conditionally Withdraws Office Order on Co-Promoter"** published by Mondaq (24 November 2017).