



Savita Singh

Partner

One Indiabulls Centre
13th Floor, Tower 1
841 Senapati Bapat Marg
Mumbai - 400 013
India

T: +91 22 6636 5000

F: +91 22 6636 5050

E: savita.singh@khaitanco.com

Practices:

Real Estate

Education:

M.A.LL.B., Mumbai University
(2001)

Professional Affiliations:

Bar Council of Maharashtra &
Goa

Sectors:

Financial Services
Hospitality
IT and IT Services
Retail

Savita is a Partner in the Real Estate practice group in the Mumbai office. Savita advises clients complex real estate transactions and disputes arising therefrom. In addition to the standard (real estate) transactional documentation, she also advises on trust deeds, release deeds, gift deeds and title due diligence of properties. Her clients include owners, buyers, developers, corporate houses, individuals, domestic investors and foreign investors.

Savita also specialises in transactions pertaining to commercial and retail complexes, multiplexes, hotels, redevelopment projects, serviced apartments, SEZs, IT and IT Enabled Services parks and integrated township projects and foreign direct investments (FDI) in immovable property. She regularly advises on hotel management contracts as well.

Representative Matters:

In her areas of expertise, Savita has represented and advised the following clients:

- **Axis Bank Limited** on the purchase of an eight storied building for transaction value of INR 782 million of land and title due diligence;
- **A foreign client** on acquisition of land parcels (over 200 acres) for development in Chennai. The work included drafting, negotiating and finalising the shareholder's agreement, joint development agreement and allied documents;
- **A Fortune 500 multinational company** on the sale of their property in Mumbai with a commercial building and a residential building for USD 52,900,751 approximately;
- **GKW Limited** on sale of approximately 17 acres of land (with structures) in Rajaji Nagar, Bangalore, Karnataka to Phoenix Group for a sale price of approximately USD 80mn where the client was a sick company recently deregistered by Appellate Authority for Industrial and Financial Reconstruction (AAIFR). The work included carrying out a title investigation and issuing the title report amongst other related transaction documents;



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- **Graphite India Limited** on the sale of client's property at Bangalore measuring 16 acres for transaction value of INR 1.11 billion;
- **HDFC Standard Life Insurance Limited** on the purchase of office premises admeasuring 71,242 sq ft for transaction value of INR 199 million, title due diligence, adjudication execution and registration of documents;
- **India Infoline Investment Services Limited** on the title due diligence in respect to the property under development admeasuring 27,913.93 sq mtrs and mortgageability of development rights;
- **Inox Leisure Limited** on all contracts and documents executed for establishment or management or conduct of multiplex cinema theatres throughout the country;
- **Indiabulls Group** i.e. the Indiabulls Property Management Trustee Pte. Ltd (Trustee Manager) as well as Indiabulls Real Estate Limited (Sponsor) on applicable Indian Laws, property due diligence and issuing a title report, during the offer for subscription by Trustee Manager of units representing Indiabulls Properties Investment Trust (Business Trust) by way of an Initial Public Offering (IPO) in Singapore;
- **Khisitij Venture Capital Fund Limited** on the sale of property at Cochin for transaction value of INR 480 million;
- **Metal Box India Limited** on the sale of two pieces of land in Mumbai, one in favour of the Raheja Group for transaction value INR 500 million and other, in favour of the Kukreja Group for transaction value of over INR 71.1 million;
- **Metrod Malaysia and MetTube Malaysia (MetTube)** on the acquisition of The Leela Goa, a 206 key five star resort (spread over 50 acres of land) by Ceres Hotels Private Ltd (Ceres), a wholly-owned Indian subsidiary of MetTube for USD 115 million. The hotel has been transferred to Ceres by way of a slump sale under a Business Transfer Agreement. It was the largest single asset deal in hospitality sector in India;
- **Mr M P Aggarwal (Chairman of Sajjan India Limited) and Mrs Sushama M Agarwal** on the acquisition of land and bungalow consisting of lower, upper ground and 2 upper floors known as Glamis Villa situated at Bhulabhai Desai Road, Westfield Estate, Mumbai for 180 crores approximately;
- **PBEL Property Development (India) Private Limited** on its exit (in tranches) from the project PBEL City Township being developed by it in Hyderabad for USD 32 million approximately.
- **Pearl Academy**, Fashion Design College on acquiring licenses for the entire building consisting of basement plus 5 upper floors and one floor in another building at Andheri (East), Mumbai for their fashion design institute;



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- **Phoenix Distributors Private Limited** on sale of land admeasuring 5.5 Acres at Bhopal and issues and commercial aspects of the Agreements;
- **Phoenix Mills Limited** on the purchase of land at Baroda for transaction value of INR 111.3 million;
- **RPIL Signaling System Limited** on a Joint Development of the property at Porur, Chennai with K Raheja Corp Pvt Ltd;
- **Subh Shanti Limited** on sale of the property at Thane, Mumbai, admeasuring 100 acres for transaction value of USD 12.5 million in favour of the Raheja Group;
- **Sterlite Industries (India) Limited** on sale of property in Mumbai for INR 1 00 million;
- **TATA Realty And Infrastructure Limited** on title due diligence of approximately 3000 acres of land situated at Gopalpur, Orissa, in which lands client is proposing to invest for setting up of a multi product sector special economic zone. The matter involved complex issues related to land acquisition by Government;
- **Trinity Capital (Three) Limited (Trikona Group)** on title investigation of approximately 127 acres of land in Thane, Maharashtra, and issued Title Report;
- **Trishul Buildtech & Infrastructures Pvt Ltd**, a group of MRG Hospitality and Infrastructure hospitality chain, on purchase of Hotel 'Aura Grande' at Andheri, Mumbai; and
- **Zensar Technologies Limited** on the development cum sale of property in Pune for transaction value INR 351 million.