



Pirabu Mohan

Partner

Chennai

M: +91 98406 51693

E: pirabu.mohan@khaitanco.com

Pirabu is a Partner in the Real Estate practice group. Prior to joining the Firm, Pirabu was a counsel at Shardul Amarchand Mangaldas, Chennai.

Practice/s
Real Estate

Education

B.A., LL.B. (Hons.)
School of Excellence in Law,
Chennai

Professional Affiliation/s

Bar Council of Tamil Nadu
and Puducherry]

REPRESENTATIVE MATTERS

In his area of practice, Pirabu has advised and represented several prominent clients including:

- **Toshiba Machine Co., Limited** on acquisition of a property admeasuring an extent of 11.31 acres, located in Chembarabakkam village, Chennai, Tamil Nadu for constructing an additional manufacturing facility;
- **YANMAR India Private Limited** on a long-term lease of a property owned by Mahindra World City Private Limited, admeasuring an extent of 32 acres in the village of Eliambedu, Ponneri Taluk, Thiruvallur District, Tamil Nadu for setting up a factory establishment;
- **CRRC Corporation Limited** (a Chinese state-owned rolling stock manufacturer) on acquisition of land in Sri City measuring 45 acres for its metro coach manufacturing plant;
- **Casagrand Builder Private Limited** on acquisition of 2.2 million sq.ft. pre-leased warehousing assets by Logos India for USD 100 million;
- **Piramal Capital and Housing Finance** on funding a property located in Bangalore, owned by NDR Warehousing Private Limited, admeasuring an extent of 17 acres; including title due diligence on the funded land;
- **Chongqing Jeili India Private Limited** on real estate advisory and transaction structuring for its establishment in Tamil Nadu;
- **Tata Motors Limited** on lease of lands measuring 470 acres from SIPCOT towards establishment of a state-of-the-art production facility for manufacturing passenger vehicles, including title due diligence and negotiation of the lease deed;
- **Alliance Infrastructure Private Limited** on acquisition of various land parcels in and around Chennai, Tamil Nadu, aggregating to an extent of more than 200 acres;

- **Hinduja Renewables Energy Private Limited** on acquisition of a property admeasuring an extent of 320 acres, located in Karaikudi village, Sivagangai District, Tamil Nadu for setting up a solar power plant;
- **Rexam HTW Beverage India** (the Indian subsidiary of Rexam plc) on acquisition of 20.73 acres of land in Mahindra World City, Chennai and Jaipur;
- **SPR Group** on joint development of land parcels owned by Binny Limited to develop an integrated township on a 63-acre parcel situated in Perambur;
- **One Hub (Ascendas and Mizuho Japan)** on acquisition and diligence of over 1,200 acres of land parcel for establishment of the Japanese township in Chennai;
- **MAT Holding Inc.** for its proposed purchase of factory building located in SIPCOT-Chennai, owned by JKM Ferrotech Private Limited, totally admeasuring an extent of 15.54 acres;
- **Urbanrise LLP** on acquiring lands measuring 96 acres in Varadarajapuram near Tambaram, Chennai for development of its luxury township – Opus 96, including title due diligence and drafting and negotiation of the Joint Development Agreement;
- **Radiance Realty** on acquiring land parcels aggregating 30 acres in Chennai towards development of various residential projects;
- **Arihant Builders** on acquiring land parcels aggregating 20 acres in Chennai towards development of various residential projects;
- **Tata Electronics** in its acquisition of 500 acres of land in Hosur district, Tamil Nadu, including title due diligence and preparation of transaction documents;
- **Ascendas (India) Private Limited** on acquisition of 100% stake and management control in Vinplex India Private Limited, including title due diligence of land admeasuring about 150 acres in Pannapakkam village, Tamil Nadu;
- **Realterm Everstone** on a title verification of lands admeasuring about 150 acres in Pannayur village, Tamil Nadu; and
- **Pragati Warehousing Group** on acquisition of land parcels of approximately 130 acres in Tamil Nadu for construction of warehouses.

Real Estate Fund & Debt Transactions

- **Axis RERA Opportunities Fund – II** for advancing a debt facility of INR 40 crores to DAC Developers Private Limited by way of issuance of non-convertible debentures for acquiring and developing lands of approximately 3 acres at Madambakkam, Chennai;

- **Sundaram Alternates II** for advancing a debt facility of INR 50 crores to GSquare Realtors Private Limited by way of issuance of non-convertible debentures, including title due diligence on the funded lands and assistance with drafting and negotiating transaction documents; and
- **Edelweiss Alternative Asset Advisors Limited** on funding of INR 300 crores to Kals Distilleries Private Limited and its Group Entities, including title due diligence over lands aggregating 300 acres.

PUBLICATIONS AND PRESENTATIONS

Pirabu has authored the following contribution:

- **Reinforcing Transparency in Real Estate: A Review of Recent Amendments And Circulars Under TNRERA** published by Mondaq (August, 2025).