



Swarup Sil

Counsel

Kolkata

M: +91 98317 35478

E: swarup.sil@khaitanco.com

Practice:

Real Estate

Education:

B. Com (Hons) (C.U) (2001),
LL. B (B.U) (2006)

Professional Affiliation:

Bar Council of West Bengal

Swarup Sil is a Counsel in the Real Estate Practice Group in the Kolkata office. Swarup has worked with various clients on a wide range of real estate transactions. Apart from catering to clients both individual and corporate entities on traditional sale, purchase, lease, leave and license transactions and title investigations for both agricultural and urban properties, he also specializes in advising clients for development of real estate projects. Besides the above, he has experience in conducting title diligence, acquisition and transfer of immovable properties located at States of West Bengal, Odisha, Chhattisgarh, Andhra Pradesh, Tamil Nadu, Jharkhand, Bihar, Sikkim, Assam, Tripura, Meghalaya, Nagaland and UT of Andaman & Nicobar Islands. He also has wide experience in transactions involving transfer of business of manufacturing units, asset sale and purchase, conducting due diligence of various tea estates in States of Assam and West Bengal and transactions relating to transfer of tea estates in Assam. Swarup also advises private clients on wills, gifts and family arrangements.

Representative Matters

In his areas of expertise, Swarup has represented and advised the following clients:

- Maruti Suzuki India Limited on acquisition of various land parcels in the States of West Bengal, Assam, Bihar and Tripura and undertaking title investigations of several land parcels located in the States of Assam, Sikkim, Chhattisgarh, Jharkhand and Odhisa;
- Various high net worth individuals for acquisition of several luxury apartments and prime immovable properties in and around Kolkata including "The 42" project, a residential skyscraper in Kolkata, in the state of West Bengal;
- Several real estate developers, from time to time, for development of residential and commercial real estate projects in the States of West Bengal as project legal advisors;

- **JM Financial Credit Solutions Limited** on project finance of residential and commercial township project named and known as "IQ City" at Durgapur, West Bengal being developed by Mani Square Limited;
- **Mangalam Cement Limited** on acquisition of Office Space at "Birla Building" at Premises No.9/1, R.N. Mukherjee Road, Kolkata-700001 from Orient Paper & Industries Limited;
- **Various clients**, from time to time, in relation to acquisition and transfer of various tea estates in the State of Assam;
- **Various clients**, from time to time, in relation to acquisition by way of business transfer and asset purchase of manufacturing units located in the States of West Bengal and Chhattisgarh;
- **Emami Biotech Limited** by undertaking title diligence of various large agricultural land parcels located in the States of Odisha, Tamil Nadu, Uttar Pradesh and Madhya Pradesh;
- Advised along with the core team **Jayshree Chemicals Limited** on sale of its chemical business to one of the Aditya Birla companies.
- **EMC Limited** on business transfer of manufacturing unit in Raipur, Chhatisgarh of Steel Products Limited;
- **Bengal NRI Complex Limited** on its residential township project in Kolkata from time to time;
- **Shristi Infrastructure Development Corporation Limited** on its township project in Guwahati, Assam from time to time;
- Advised one of the **leading real estate developers** on setting up of residential project in Visakhapatnam, Andhra Pradesh;
- Advised **Signum Group** on setting up a residential project in Khardah, North 24 Parganas, West Bengal;
- **EIH Limited** by undertaking due diligence of its hotel properties based all over India for a capital market transaction;
- **BPEA Investment Managers Private Limited** on creation of security of a prime property in Kolkata, West Bengal;
- **Axis Bank Limited** on creation of security of a residential real estate project developed by a leading real estate developer;
- **Infrastructure Leasing & Financial Services Limited** on creation of security of a residential real estate project developed by leading real estate developer; and
- **Amalgamated Plantations Private Limited** (a Tata Group company) by undertaking due diligence of all its tea estates located in the States of West Bengal and Assam.