



Vasavi Kaparathi

Counsel

HYDERABAD

M: +91 99596 39189

E: vasavi.kaparathi@khaitanco.com

Vasavi Kaparathi is a Counsel in the Real Estate and Corporate practice group.

Practices

Real Estate
Corporate

Education

B.A., LL.B. (Hons.), NALSAR
University of Law (2015)

Professional Affiliation

Bar Council of Maharashtra
& Goa

Vasavi has over 11 years of experience in Domestic and Cross Border M&A as well as Real Estate and has extensively worked in diverse areas including private M&A, private equity, venture capital/debt, and general corporate advisory. She regularly advises foreign investors, domestic institutional funds, companies, and promoters on strategic investments, acquisitions, exits, and fund raises. Her experience spans the entire transaction lifecycle, including transaction structuring, legal due diligence, drafting and negotiation of transaction documents, closing, and regulatory and FEMA advisory.

Vasavi also has extensive experience in transactional real estate matters, including acquisitions and sale, title due diligence, commercial leasing, real estate financing, and regulatory advisory under the Real Estate (Regulation and Development) Act, 2016 (RERA). She regularly advises developers, landowners, lenders, institutional investors, and corporate clients on a wide range of real estate transactions across various asset classes, including title diligence exercises, financing transactions, and investment structuring.

REPRESENTATIVE MATTERS

In her areas of expertise, Vasavi has advised and represented several prominent clients including:

Real Estate

- **ASBL Private Limited** on various matters involving conveyancing and regulatory compliances and in raising several rounds of real estate financing from multiple institutional lenders/funds including Motilal Oswal, Kotak Realty, Bajaj Finance etc. for various projects;
- **GCBC Vaccines Private Limited** (now known as Shantha Biologics Private Limited) in their acquisition of 2 separate assets (including manufacturing unit, land and building) in and around Hyderabad that were owned by Sanofi Healthcare India Private Limited;

- **Greenmark Developers** on proposed development of land admeasuring approximately 120 acres in Sanga Reddy District;
- **Cancer Care Centers of America Private Limited** on acquisition and / or leasing agreements for establishing and operating cancer care facilities across India;
- **Myscape Properties Private Limited, Kurra Infra LLP and Muppa Constructions** on matters involving title diligence, preparation of development agreements and various real estate projects' RERA compliances;
- **Piramal Housing** on title diligences of real estate projects of Jayabheri Properties, Vertex and Trendset Builders in Hyderabad, followed by preparation of the construction finance loan documentation and advise related thereto;
- **Ashoka Developers and Builders Limited** and its promoters on undertaking various leasing and conveyancing transactions with a range of multinational companies for certain mall properties held by the group in Hyderabad; and
- **Family offices of various HNIs in Hyderabad** on a range of matters including capital investments, leasing, asset management, and conveyancing.

Corporate

- **Creation Investments, Caspian, Triodos Investment Management, Proparco, and Michael and Susan Dell Foundation** on sale of their shareholding in Sonata Finance Private Limited to Kotak Mahindra Bank (recognized as IBLJ Deals of the Year 2023);
- **Technicolor India** on sale of its Games business to TransPerfect;
- **SHI International Corp.** on its acquisition of Locuz Group;
- **SAC Finance Company Limited**, a subsidiary of Alibaba Pictures Group Limited, on acquisition of a controlling stake in Orbgen Technologies Private Limited (brand 'TicketNew');
- **Goldman Sachs International** on the proceedings for the specific performance of the conversion rights of the FCCB holders issued by Gati Limited;
- **Prosus Naspers Ventures B.V, Nuveen Alternatives Advisors LLC, Tiger Global, OrbiMed Asia and Marshall Wace** in relation to their investments in certain of their respective portfolio companies; and
- **Dunzo and Contagious Online Media Network Private Limited ('TVF')** on venture debt transactions involving funds and institutional lenders.

PUBLICATIONS AND PRESENTATIONS

Vasavi has co-authored the following contributions:

- **"Reliance - Disney: The Grand Ambani Wedding of the Media World"** published by Lexology (October 2024);
- **"Voluntary Delisting: A Look at the New Amendments"** published by Nishith Desai Associates (September 2024);
- **"Doing Business in India: The Guide for US Businesses and Organizations Entering and Expanding into India"** published by Nishith Desai Associates (January 2023);
- **"Disputes in Private Equity: Interpreting the Miscellaneous"** published by The National Law Review (November 2022);
- **"PVR-INOX: Biggest Blockbuster at Box Office!"** published by Nishith Desai Associates (September 2022; and
- Authored **"A Case Comment on Sahara vs. SEBI"** published in the Journal of Corporate Affairs and Corporate Crimes, Vol. 2, 2014, NALSAR University of Law.