



Abhiraj Gandhi

Partner

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Practice:

Real Estate

Education:

LL.M. National University of Singapore (2010)
LL.B., Government Law College, Mumbai University (2007)

Professional Affiliation:

Bar Council of Maharashtra & Goa

Abhiraj Gandhi is a Partner in the Real Estate practice group in the Mumbai office. He specialises in property matters including title investigations and acquisition agricultural land, residential and commercial properties, leasing of commercial and residential premises. He has advised on warehousing, logistics projects and various redevelopment projects such as Slum Rehabilitation, MHADA Layout redevelopment under DCR 33 (5), projects under DCR 33 (7), MIDC Land, MMRDA Lands and IT Parks.

Abhiraj also has expertise in drafting and negotiating transaction documents such as development agreements, development management agreements, agreement for sale, conveyance deeds, lease deeds, license agreements etc.

Representative Matters:

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

- **Blackstone Advisors India Private Limited** on (i) the title diligence and setting up its first warehousing and logistics platform in India with the Hiranandani Group for assets spread across Maharashtra, Tamil Nadu and West Bengal; (ii) the title diligence and acquisition of a stake in the warehousing and logistics business of Allcargo Logistics consisting of properties in Karnataka, Tamil Nadu, Gujarat and Maharashtra, and (iii) the title diligence and acquisition of a stake in the warehousing and logistics business of Embassy Industrial Parks Pvt Ltd consisting of properties in Haryana, Tamil Nadu and Maharashtra;
- **Brookfield Asset Management** on (i) the title diligence and acquisition of Waterstones Hotel and Waterstones Club at Sahar, Andheri, Mumbai; (ii) the title diligence and acquisition of the commercial assets from RMZ Group for a value of USD 2 billion, and (iii) the acquisition of 2 floors admeasuring approximately ~ 1,70,000 square feet built up area in building known as Jet Airways Godrej BKC for INR 490,00,00,000 Crore from Jet Airways (India) Limited, which is presently undergoing a corporate insolvency process before the National Company Law Tribunal, Mumbai;
- **Godrej Properties Limited** on (i) the title the title diligence of a 5-acre land parcel in Worli which was being developed under a Slum Redevelopment Scheme; and (ii) the title the title diligence of a three-acre land parcel in Chandivali, Suburb of Mumbai;
- **Meritz Group** on the title diligence of various projects in Mumbai and NCR funded by ECL Finance Limited for setting up a fund with ECL Finance Limited for last mile funding of real estate residential



projects in India;

- **Naman Developers** on the acquisition of land in Juhu for development of a hotel;
- **Rolls Royce Industrial Power (India) Limited** on the acquisition of land for settling up its factory;
- **Aditya Birla Group** on the diligence aspects connected to the proposed merger of Aditya Birla Nuvo Limited into Grasim Industries Limited, and the subsequent demerger and listing of its financial services business through a composite scheme of arrangement;
- **Borosil Glass Works Limited** on the real estate aspects connected to its acquisition of 60.3% stake in Klasspack to enter the primary pharmaceuticals packaging business;
- **Lulu Group** on the acquisition of land in Nashik and setting up of abattoir;
- **High Net Worth Individuals** on acquisitions of four apartments in Mumbai;
- **RNA Group** on a transaction involving joint development for property situated in Mumbai; and
- **Royal Bank of Scotland** on a transaction involving sale of office premises in Pune.

Publications and Presentations:

Abhiraj has authored / co-authored the following contributions:

- **"Can tenants stop paying lease rent due to COVID-19"** with Devendra Deshmukh and Harsh Parikh, published by Housing.com (May 2020);
- **"Issues relating to Flood plains and real estate development"** with Harsh Parikh published by Moneycontrol (September 2019);
- **"Supreme Court Decides the Fate of Landholders Affected by the ULC Exemption Order"** with Sudip Mullick and Aishwarya Wadhavkar published in Mondaq (August 2019);
- **"Homebuyers entitled to an additional Remedy against Builders"** published in Mondaq (August 2019);
- **"Bombay High Court Upholds Power Of State Government To Charge Transfer Premia"** published in Mondaq (May 2018); and
- **"What Arun Jaitley's budget can do to help India's struggling real estate sector"** with Sudip Mullick published in Quartz India (January 2018).