



# Amit H Wadhvani

Partner

Mumbai

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## Practice/s

Real Estate

## Education

B.Com. LL.B., GJ Advani Law  
College,  
Mumbai University (2005)

## Professional Affiliation/s

Bar Council of Maharashtra  
& Goa

Amit Wadhvani is a Partner in the Real Estate practice group in Mumbai office. He specialises in real estate matters and routinely advises clients on title investigation process of lands and premises ranging across asset classes (such as agricultural, industrial, residential, logistics and IT parks), drafting and negotiating documents in relation to acquisition, leasing, and sale of land and commercial / residential premises and advising on redevelopment projects including redevelopment of societies and tenanted premises in accordance with the local development control regulations.

As a part of such transactions, Amit routinely advises clients on RERA matters, rules, regulations and guidelines prescribed by various Government bodies such as MIDC, MHADA, MCGM, SRA, Collector land and MMRDA, Maharashtra IT/ITES policy, the Integrated Industrial Area policies, guidelines relating to the establishment of logistic parks and data centres in Maharashtra, as well as on real estate related environmental laws.

## REPRESENTATIVE MATTERS

In his areas of practice, Amit has advised and represented the following clients:

### Real Estate

- **L&T Realty Properties Limited**, in relation to acquisition of land admeasuring 33 acres at Khalapur, Raigad;
- **Sobha Limited** in relation to joint development of slum land admeasuring 2 acres in Sewree, Mumbai with Landmark Developers;
- **Ashwin Sheth Group** in title due diligence process in relation to acquisition of development rights from MHADA of land admeasuring 4.05 acres in Goregaon West, Mumbai;
- **Asia Pragati Strategic Investment Fund** in carrying out title due diligence of project known as 'One Marina', Marine Lines, Mumbai in relation to funding disbursed by them to the developer, Valencia and Mishal Ventures Private Limited, a joint collaboration between Ashwin Sheth Group and YM Infra Group;

- **Reliance Consumer Product Limited** in title investigation and acquisition of land admeasuring about 30 acres in Surat, Gujarat;
- **Mhatre Family** in relation to joint development of their land admeasuring 80 acres in Alibaug with Oberoi Realty;
- **Standard Chartered Bank (acting through a FPI)** on the title diligence of land admeasuring 12 acres in Thane, in relation to financing the acquisition of a residential project by Purva Oak Private Limited, SPV of the Puravankara Group, under SARFAESI;
- **Godrej Industries Limited** in relation to acquisition of industrial land admeasuring 2.67 acres in Khed, Gujarat;
- **Arihant CMJ** in relation to joint development of land in Sewree, Mumbai with Chamunda Infrastructure Limited;
- **Aqaab Realty Private Limited** for registration of its Villa Project in Candolim, Goa before Goa RERA Authority and drafting and finalising template draft of allotment letter and RERA agreements;
- **Birch Real Estate Private Limited** on joint development of land admeasuring about 10,354.5 square meters situated in Juhu, Mumbai for registration of its Villa Project;
- **Larsen & Toubro Limited** in relation to lease of 1.74 lakh sq ft of freehold industrial land in Powai, Mumbai to Amazon Data Services Pvt Ltd;
- **Confidential A larger data centre operator** for diligence and acquisition of various premises in MIDC, Airoli, Thane for operating a colocation data centre;
- **Hospira Healthcare India Private Limited** in acquisition of industrial plots by belonging to Orchid Chemicals at Aurangabad, MIDC and Chennai;
- **Indo Count Industries Limited** in title diligence and acquisition of land admeasuring about 70 acres situated in Valsad, Gujarat;
- **Mahindra & Mahindra Group** actively representing in acquisition of various properties / industrial plots in Pune, Raigad, Kerala and Goa;
- **Maharashtra Industrial Development Corporation** in drafting transfer guidelines for Aurangabad Industrial Township Limited for its Phase-1 Industrial City at Shendra-Bidkin Industrial Area;
- **Metrod Holdings, Malaysia** in title diligence and acquisition of land admeasuring about 48 acres situated in Goa, belonging to Leela Hotels;
- **Mittal Ceratite Limited** in acquisition of leasehold rights of an industrial plot in GIDC, Baroda, Gujarat;

- **Borosil Glass Works Limited** on diligence and acquisition of commercial premises in the building known as “Crescenzo” at BKC, Mumbai;
- **Cadbury India Limited** in acquisition by way of leave and license of larger commercial premises in the building known as “Indiabulls Finance Centre” Elphinstone, Mumbai;
- **CESC – RP Sanjeev Goenka Group** in drafting and finalizing various template documents including leave and license agreement, O&M agreements for operations of its Mall named ‘Quest’ in Kolkata;
- **Dinesh Vijan**, Bollywood Producer on acquisition of a luxury apartment in Pali Hill, Mumbai from Rustomjee Developers;
- **iGate Computers** in diligence and acquisition of various MIDC properties of Patni Computers;
- **Insud Pharma**, a leading Spanish multinational pharmaceutical company, on the real estate aspect in relation to the divestment by Viatris Inc. of its Women’s Healthcare business, primarily related to oral and injectable contraceptives, to Insud Pharma;
- **360 ONE WAM Limited (formerly IIFL Wealth Management Limited)** on the real estate aspect in relation to its debt investment through subscription of non-convertible debentures issued by Manipal Education and Medical Group India Private Limited (MEMG) for an aggregate amount of INR 615 crores;
- **Milestone Capital Advisors** in advising on environmental law aspects with respect to an IT Park known as “247 Park” at Vikhroli belonging to HCC Construction;
- **Royal Bank of Scotland** on acquisition / renewal of leases / leave and license of various offices across Mumbai;
- **TCG Urban Infrastructure Limited** in diligence and acquisition of commercial premises in TCG Financial Center, BKC, Mumbai;
- **Tsubaki Hoover India Private Limited** in title diligence and acquisition of land admeasuring about 15 acres situated in Valsad, Gujarat; and
- **Warner Music India Private Limited** acted as legal counsel for acquisition of commercial premises admeasuring about 10,000 square feet of leasable area spread across 21st floor of the building known as ‘Lotus Signature’, at Oshiwara, Mumbai, under a leave and license arrangement from Mr Amitabh Bachchan for license fees aggregating to INR 11 crore (approximately) and security deposit of INR 1 crore (approximately).

## PUBLICATIONS AND PRESENTATIONS

Amit has authored the following contributions:

- "Salient Features of Real Estate (Regulation and Development) Act, 2016" published in Mondaq and Lexology;
- "Salient Features of Rules published by Government of Maharashtra under the Real Estate (Regulation and Development) Act, 2016" published in Mondaq and Lexology;
- "Deciphering the Legal and Commercial Aspects of RERA" a Joint Paper by KCO and JLL;
- "RERA the State Affair" – A Joint Paper by KCO, Grant Thornton and FICCI;
- "RERA Through a Magnifying Glass" – A Joint Paper by KCO and Knight Frank.
- "Environment vs Real Estate" published in Metro Realty and Mondaq.
- "Women Can Now be a Karta in an HUF governed by Mitakshara Law" published in Mondaq.
- "MAHA RERA brings in much awaited clarity" published in Bar & Bench.
- "MAHA RERA - Promoter Vs Co-Promoter" published in Bar & Bench.
- "Dumping Ground – Supreme Court lifts ban on new construction in Mumbai" published in Bar & Bench.
- "RERA 2018 – A Work in progress" published in Bar & Bench.
- "Analysis of recent Maha RERA directions on change in promoter" published in Mondaq;
- "Analysis of Maha RERA Amendment Rule, 2019" published in Mondaq;
- "Real Estate Ride Through COVID 19 and way forward" published in Business World.
- "Amnesty Scheme to the Rescue of Stalled SRA Projects in Maharashtra" published in Legal Era; and
- "One Stop Solution for Non Agricultural Permissions In Maharashtra" published in Mondaq.