



Harsh Parikh

Partner

Mumbai

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Practices:

Real Estate
Real Estate Private Equity
(REPE)
Private Client Practice

Education:

LL.B., Government Law College,
Mumbai (2009)
C.S., Institute of Company
Secretaries of India (2009)

Professional Affiliation:

Bar Council of Maharashtra &
Goa

Sectors:

Financial Services
Logistics & Warehousing
Retail & Commercial
Data Centres
IT Parks
RERA Advisory

Harsh Parikh is a Partner in the Real Estate practice group in the Mumbai office. He specialises in advising clients on title diligence, acquisition, disposal, warehousing, commercial projects, data centers, and various redevelopment projects such as Slum Rehabilitation, MCGM Land, MHADA Layout redevelopment under DCR 33 (5), projects under DCR 33 (7), MIDC Land, MMRDA Lands and IT Parks.

Representative Matters

In his areas of expertise, Harsh has advised and represented several prominent clients which include:

Real Estate

- **Brookfield Asset Management** on (i) the acquisition of select commercial assets of office and co-working assets across portfolio of RMZ Corp for a total value of USD 2.1 Billion, (ii) the title diligence and acquisition from Jet Airways (India) Limited (undergoing a corporate insolvency resolution process before NCLT, Mumbai) of two floors admeasuring ~1,00,000 square feet carpet area situated in a building known as Jet Airways Godrej BKC for INR 490 Crore, and (iii) the title diligence and acquisition of Waterstones Hotel and Waterstones Club at Sahar, Andheri, Mumbai;
- **Blackstone Group** on (i) acquisition of warehousing business from Embassy and Warburg, (ii) setting up its first warehousing and logistics platform in India with the Hiranandani Group for assets spread across Maharashtra, Tamil Nadu and West Bengal, and (iii) acquisition of a stake in the warehousing and logistics business of Allcargo;
- **Kumar Mangalam Birla** on acquisition of land and bungalow known as Sunny Ville situated at Carmicheal Road, Mumbai for INR 359 Crore;
- **Mondelez Group** on sale of its factory land admeasuring ~8 acres in Thane to Avenue Supermarts Limited;
- **Nucleus Office Parks**, a portfolio company of Blackstone Asset Management on licensing of premises in One World Center, One World Financial Center, Lower Parel, Mumbai;

Recognitions & Accomplishments:

- Harsh has been ranked as a **"Notable Practitioner"** in the Real Estate practice by IFLR 100 and recognised as the **"Next Generation Lawyer"** for Real Estate by Legal 500.
- **Meritz Group** on tile diligence of various projects 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;
- **Reliance Mukesh Ambani Group** on the leasing aspects of the premises / units in the mall known as Jio Plaza in BKC, Mumbai;
- **Maker Maxity** on the leasing aspects of the premises/units in the mall known as Maker Maxity in BKC, Mumbai;
- **Anand Mahindra Private Family Trust** on (i) the acquisition of land and bungalow known as Goolistan (now known as Om Arc) situated at Nepaensea Road, Mumbai and (i) on the title of the erstwhile owners thereof;
- **Sajjan India Limited:** on the (i) acquisition of land and bungalow known as "Glamis Villa" situated in Breach Candy, Mumbai and on the title of the erstwhile owners to the land and bungalow, and (ii) acquisition of units admeasuring approximately 12,000 square feet carpet area situated on the ground floor of an IT Park known as "Cnergy" at Prabhadevi, Mumbai;
- **Charak Pharma** on acquisition of land and commercial building at Andheri, Mumbai;
- **National Payments Corporation of India ("NPCI")** on acquisition of premises situated in the building known as "The Capital" at BKC, Mumbai;
- **Bharti AXA Life Insurance Company Limited** on the (i) acquisition of premises admeasuring 17,944 square feet carpet area on the 19th floor of the building known as Parinee Crescenzo situated at BKC, Mumbai, and (ii) acquisition of premises admeasuring 17,944 square feet carpet area on the 19th floor of the building known as Parinee Crescenzo situated at BKC, Mumbai;
- **Torrent Pharmaceuticals Limited** on acquisitions of commercial premises in the building known as 215 Atrium in Andheri, Mumbai;
- **Inox Leisure Limited** on acquisition on license basis, premises situated in R-City Mall, Chembur, Mumbai for running their multiplex business;
- **Getrag Transmissions India Private Limited** on acquisition of land parcels in Gujarat for setting up their manufacturing facility;
- **High Net Worth Individuals** on acquisitions of four apartments in Oberoi, 360 West, Worli;
- **RPG Group** on acquisition transaction of premises in one of the most prestigious buildings of South Mumbai and assignment of rights in land situated in Delhi;
- **Anurang Jain** on acquisition of 3 (three) flats in the building known as 'Carmichael Residencies' aggregately admeasuring 9000, square

feet at Carmichael Road, Mumbai which has been slated to be the most expensive purchases for the year 2020;

- **Sterlite Industries (India) Limited** in relation to the acquisition of a duplex flat in Samudra Mahal admeasuring ~4,000 square feet carpet area situated in Worli, Mumbai;
- **Admire Hotels Private Limited** on (i) acquisition of an apartment in one of the most famous buildings in south Mumbai and (ii) investment in Omkar 1973, Worli;
- **Royal Bank of Scotland** on transaction involving sale of apartment in Hill Park, Malabar Hill, Mumbai;
- **Murjani Family** on transaction involving sale of an apartment in Malabar Hill, Mumbai and a duplex apartment in Lutyens Delhi;
- **Mahindra & Mahindra Limited** on real estate aspects of the joint venture with Ford India Motors;
- **State Bank of India** on title diligence of a project of Transcon Sheth known as Aurus Serenity;
- **Radius Developers** on title of their residential project in Mazgaon, Mumbai;
- **Qualcomm India** on taking premises "The Capital" in BKC, on leave and license basis and advising on the title thereof;
- **Pearl Academy** on acquisition of the entire building on license basis situated in Andheri, Mumbai for running their fashion institution;
- **Royal Bank of Scotland** on acquisition of various premises in Mumbai and Hyderabad on license basis for their banking operations;
- **Mahindra Finance Limited** on title diligence of various land parcels situated in Mumbai including advise on SRA Schemes and IT Policy;
- **SICOM Limited** on title diligence of property belonging to DB Realty Limited in Mumbai on which a scheme under the provisions of Regulation 33 (10) of Development Control Regulations of Greater Mumbai 1991 is being implemented;
- **ECL Finance Limited** on the (i) title diligence on title of the owner of the property situated at Marine Drive, Mumbai, and (ii) title diligence on rights of a developer to develop an SRA Project in Andheri, Oshiwara;
- **Aditya Birla Real Estate Fund** on title diligence of a project of the Wadhwa Group in Goregaon, Mumbai;
- **Axis Bank Limited** on funding a developer developing a slum rehabilitation project in Worli;

- **Deserve Developers** on title of various SRA Schemes and schemes under Regulation 33 (7) of the Development Control Regulations of Greater Mumbai, 1991;
- **RNA Group** on a transaction involving joint development for property situated in Mumbai;
- **EIH Limited** on issues pertaining to property tax in the area of Bandra Kurla Complex;
- **Dakshana Educational Trust Fund** for acquisition of non-agricultural land parcels in Pune;
- **Milestone Real Estate Fund** on disputes pertaining to sale of shares in a mall owned in Rajkot, Gujarat; and
- **Tata Communication Limited** on acquisition of premises in Mumbai.

Publications and Presentations:

Harsh has authored the following contributions:

- "Historical property documents not liable for stamp duty at current rates" published by Housing.com (September 2020);
- "Covid-19 Impact on Real Estate Contracts" published by the Chamber of Tax Consultants (June 2020);
- "COVID-19 real estate impact not a 'one size fits all' scenario available on the website of Khaitan & Co (April 2020);
- "Last Mile Funding for Affordable Housing" published by Housing.com (December 2019);
- "Self-Redevelopment by Housing Societies" published by Magicbricks (November 2019);
- "Issues relating to Flood plains and real estate development" published by Moneycontrol (September 2019);
- "Amrapali Supreme Court Order – RERA" published by Moneycontrol (August 2019);
- "MahaRERA to have jurisdiction even where agreement for sale is cancelled prior to RERA" published in Lexology (July 2018); and
- "Defect liability under RERA and MOFA" published in the Financial Express (May 2018).

Harsh has been quoted in the following:

- **"Estate Planning: Making a will is just the first step; here's what else you have to do."** an article carried by the Economic Times titled (September 2020);

- *"Does the RERA allow buyers to cancel an allotment at any time?"* an article carried by Housing.com titled (September 2020); and
- *"DLF SHPL case: SC order places buyers' rights on an equal footing with developers, say experts"* an article carried by Moneycontrol.com titled (August 2020).