



Subhro Chatterjee

Partner

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Practice:

Real Estate

Education:

LL.B., University of Burdwan
(2006)

B.Com. (Hons.), University of
Burdwan (2003)

Professional Affiliation:

Bar Council of West Bengal

Sectors:

Retail
Logistics
Hospitality
Construction
Townships
RERA Advisory

Subhro Chatterjee is a Partner in the Real Estate practice group in the Kolkata office. Subhro specialises in conveyancing, RERA advisory, joint development projects, construction contracts, title investigation of agricultural land and urban properties as well as property transactions pertaining to commercial and retail complexes, multiplexes, hotels, redevelopment projects, serviced apartments, SEZs, IT and IT enabled services parks and integrated township projects. In addition to real estate transactional experience, Subhro also advises private clients on wills, trusts, gifts, succession, family arrangements and settlements.

With more than 13 years of extensive experience in handling real estate transactions across various sectors, Subhro brings the right mix of legal and commercial expertise while dealing with his clients.

Representative Matters:

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

- **Usha Martin Limited** on transfer of freehold and leasehold land parcels and other allied real estate aspects on the transfer of its Steel Division to Tata Sponge Iron Limited (now known as Tata Steel Long Products Limited);
- **Blackstone Group Inc** on the real estate due diligence on its investment in the joint venture with an entity belonging to the Hiranandani Group to develop warehousing and logistics parks across the country;
- **Birla Sugar (KK Birla Group of Sugar Companies)** on title due diligence, regulatory investigation and sale documentation on its acquisition of a prime property at Kolkata;
- **Alstom Transport India Limited** on title due diligence, regulatory investigation, lease documentation in relation to the industrial leasing of unit owned by Texmaco Rail & Engineering Limited at Belghoria in North 24 Parganas, West Bengal;
- **Cognizant Technology Solutions India Private Limited** on title due diligence, regulatory investigation and lease documentation on the commercial leasing of office space at Candor TechSpace, an IT&ITES SEZ at New Town, Kolkata;



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- **Adventz Group** on regulatory investigation and documentation on the joint development of a Kolkata property leased to IMFA Limited;
- **Ambuja Realty** (i) on documentation and RERA advisory on its ongoing mixed-use real estate development project at Patna slated to become one of the biggest real estate developments in Bihar, and (ii) on documentation and RERA advisory on its ongoing theme based township development project at Jalpaiguri slated to become the biggest real estate development in North Bengal;
- **Primarc Group** on title due diligence, regulatory investigation, joint development agreement, power of attorney and RERA advisory on its proposed residential real estate project development at Ballygunge, Kolkata;
- **Coal India Limited** on its proposal to dispose of certain land parcels acquired by or statutorily vested in it in different States of India which are no longer economical to continue mining activity;
- **Brookfield Properties** on the mutation of Candor TechSpace, its IT&ITES SEZ at New Town, Kolkata in the records of the New Town Kolkata Development Authority;
- **Gopi Vallabh Solutions Pvt. Limited** on advisory and deed of sub-lease on its joint development project with Infinity Group named Infinity IT Lagoon at Bidhannagar, Kolkata;
- **e-Shang Redwood (ESR)**, a pan-Asia logistics real estate developer and operator, on its leasehold acquisition of property at Uluberia, Howrah, West Bengal;
- **Grasim Industries Limited**, part of the Aditya Birla Group, on the land ceiling and lawful retention of land by its Jaya Shree Textiles unit at Rishra, West Bengal under the West Bengal Estates Acquisition Act, 1953;
- **DLF Limited** on the documentation and advisory on the sale of its prime property at Kolkata;
- **Waterbright Pte Limited**, a Singapore based firm on the documentation and advisory on property law aspects concerning its operation and management arrangement on the operation of a newly constructed plush hotel at Digha, West Bengal;
- **Shalimar Wires Industries Limited** on the documentation and advisory on the sale of its prime property at Mumbai;
- **The Hong Kong and Shanghai Banking Corporation Limited (HSBC)**, on title investigation of its 5 (five) separate residential flats at the iconic 10, Judges Court Road property at Alipore, Kolkata;
- **Shriram Properties Pvt. Ltd.** (i) on a construction contract of INR 240 crores with a leading Indian infrastructure company for the first phase of its proposed township project at Kolkata, and (ii) on the title due diligence, and documentation for securing construction finance of (i) INR 100 crore from LIC Housing Finance Limited and INR 175 crore from Aditya Birla Capital; (ii) a letter of credit (INR 15



crore) from Punjab National Bank; and (iii) a term loan of INR 40 crore from Piramal Finance Limited;

- **Belani Group** on the title due diligence, regulatory investigation and documentation on multiple acquisitions and development of bulk land parcels in Kolkata and the districts of Hooghly, Howrah, North 24 Parganas and South 24 Parganas;
- **Hiland Group** on the title due diligence, regulatory investigation and other legal documentation for acquisition and development of bulk land parcels in Santiniketan;
- A **consortium comprising of Belani Group** on advisory and documentation and preparation and submission of bid documents on a Request for Proposal (RFP), in connection with the long term lease of land in Tollygunge Depot of the Calcutta Tramways Company Limited;
- A **real estate joint venture company with the Salim Group of Indonesia** on the title due diligence and documentation on the acquisition of bulk land parcels for township development projects at West Howrah and at Baruipur;
- **PCR Chemicals Private Limited** on the leasehold acquisition of land at the Nayachar Island in Purba Medinipore, West Bengal for the proposed Petroleum Chemicals & Petrochemicals Investment Region ("PCPIR") Project development in liaison with West Bengal Industrial Development Corporation and Commerce & Industries Department of the Government of West Bengal;
- **Mahabharat Motors Manufacturing Company Private Limited** on (i) leasehold acquisition of land at Uluberia, Howrah, for an auto park project approved by the West Bengal Industrial Development Corporation, and (ii) on its license agreement with BOC India Limited (presently Linde India Limited) for setting up of an industrial gas plant; and
- **Khadim India Limited** on (i) title due diligence, regulatory investigation and documentation on the commercial leasing of properties in seven states in India, and (ii) on its acquisition of bulk land parcels in North 24 Parganas, West Bengal for setting up of a manufacturing facility.