



Shardul Amarchand Mangaldas



Shrutikirti Kumar

Partner

General Corporate

Shrutikirti Kumar is a Partner at Shardul Amarchand Mangaldas & Co. and is part of the general corporate practice at the New Delhi office of the Firm.

Shrutikirti has advised both domestic and foreign clients on a variety of issues involving real estate investments, structuring transactions, acquisitions, development and collaboration projects, construction contracts, construction and development tenders and bids and service arrangements. Her sectoral experience extends to real estate, retail, hospitality, e-commerce and she has also been involved in advising clients on regulatory compliances.

Prior to joining the Firm, Shrutikirti was working at Wadia Ghandy & Co. She has received her B.L.S., LL.B. from Government Law College, Mumbai. Shrutikirti has been recognised as 'Gennext Leading Lawyer' for Real Estate and Construction at the Legal Era Awards, 2024-25.

Select Experience Statement

Development of Projects, Tenders and Commercial Leasing

- Advised a leading US based financial services company on leasing of their office in Hyderabad and Noida;
- Advised the Silicon Constructions (Dhillon Group) on a long term lease arrangement with Max healthcare for setting up a built to suit 250 bed hospital at Zirakpur, Punjab;
- Advised Bharti Land Limited on acquisition of development management rights for project in Gurugram;
- Advising RMZ Group on setting up of a mixed-use project in Gurugram;
- Advised Tulsi Global Logistics Private Limited on leasing of a warehouse developed by Indospace Grop in Haryana;
- Advised Signify Innovations India Private Limited, earlier known as Philips Lighting, on the sale of its factory in Mohali, Punjab;
- Advised NBCC (India) Limited, a Government of India Navratna Enterprise, in relation to their bid for selection of a developer cum operator for a 5 Star Hotel at New Delhi and in relation to representations made before the Hon'ble Supreme Court of India for development of the projects of the Amrapali group;
- Advised the M3M Group on joint development of two group housing projects in Gurugram;

Location

- Delhi

Education

- B.L.S., LL.B. from Government Law College, Mumbai.

Practices

- General Corporate

Professional Membership

- Bar Council of Gujarat





- Advised BHP Billiton Marketing Services India Private Limited on sub-licensing of premises at New Delhi and leasing for their office space in Gurugram;
- Advised Fresenius Medical Care India Private Limited on leasing of their office premises at Gurugram, Haryana;
- Advised Samsung Electronics India in relation to transfer of an asset in Noida;
- Advised Walmart India Private Limited on its leasing structures for its cash and carry stores across in India;
- Advised Whirlpool on leasing of a built-to-suit warehouses in Haryana and West Bengal;
- Advised Instakart Services Private Limited, a Flipkart Group company, on preparation of a bid for appointment of a contractor for civil works for its warehouses;
- Advised One97 Communications Limited on diligence in respect of leasing of an office building at Noida;
- Advised the RSAM Technologies India Private Limited, a Galvanize group company, on leasing of office space in Bengaluru;
- Advised Kubota Corporation in relation to leasing of a factory to its joint venture with Escorts Limited to manufacture tractors in India;
- Advised P R Energy Holding Limited on joint development of a commercial office project in Bengaluru;
- Advised the Innovative Cafes LLP, engaged in operation of fine dining restaurants and bars by the name of 'Piano Man Jazz Club', in relation to leasing and setting up of their premises in Gurugram;
- Advised Sumitomo Corporation, Japan on development of a group housing project in Gurugram;
- Advised Experion Developers Private Limited with regard to development of its project at Amritsar, Punjab;
- Advised H&M Hennes & Mauritz on leasing of properties for setting up its stores in India;
- Advised Epiq Systems, Inc. on licencing of premises at Pune, Maharashtra;
- Advised Boston Scientific India Private Limited on leasing of their office premises at Gurugram, Haryana;
- Advised DLF Limited in relation to its unit buyer agreements for its premium commercial projects at Gurugram, Haryana;
- Advised Sushma Buildtech Limited on development of its project in Zirakpur, Punjab and advisory on the documentation with the purchasers of its residential/commercial development projects in the state of Punjab;
- Advised Ambit Buildwell Private Limited, a Paras Group company, on development of its project at Neemrana, Rajasthan;
- Advised Rolls Royce India Private Limited on leasing of its office premises at New Delhi;



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- Advised Barry-Wehmiller International Resources Private Limited on matters in relation to lease of premises at Chennai, Tamil Nadu;

Acquisitions and Investment

- Advised Instant Group in relation to the foreign exchange regulations and local laws and setting up their first managed office services project in Bengaluru;
- Advised Bata India Limited on Sale of an industrial asset at Faridabad, Haryana;
- Advised Daibiru Corporation on investment into a Hines DLF JV holding a grade A commercial asset in Gurugram;
- Advised New York Insurance Company on acquisition of stake in the companies holding two premium assets, Max Tower, Noida and Max House, New Delhi
- Advised DLF Limited, in relation to the sale of 40% of the promoters' stake to GIC in DLF Cyber City Developers Limited, the rental arm of DLF Limited;
- Advised Brookfield India Real Estate Trust on acquisition of a large commercial asset in Gurugram, with GIC, from Brookfield Asset Management's private real estate funds;
- Advised Brookfield on real estate related aspects of acquisition of a majority stake in Leap Green Energy Private Limited engaged in the business of setting up, acquiring, operating and managing wind, solar and hybrid power generating projects and sale and storage of power generated, across India;
- Advised Texmaco Rail & Engineering Limited on acquisition of Jindal Rail Infrastructure Limited;
- Advised Sona BLW precision forging Limited on acquisition of the railway division of Escorts Kubota Limited;
- Advised client consortium of HHLR Management Pte. Ltd. and Alta Capital Management LLP, on their structured acquisition of two warehousing assets operating in the NCR from Morgan Stanley Real Estate Fund;
- Advised Bain Capital Credit, L.P. on investment for setting up of a logistics project in Thane;
- Advising D-Mart on acquisition of retail store assets across multiple cities in Northern and Western parts of India;
- Advised Mitsui Fudosan on its investment in a commercial project in Bengaluru;
- Advised JK Paper on acquisition of a premium asset at Lutyens' Delhi;
- Advised Global Health Private Limited on acquiring properties to set up its hospitals in the cities of Indore and Ranchi;
- Advised Medanta Holdings Private Limited on setting up its super speciality hospital at Lucknow, Uttar Pradesh;
- Advised Kubota on acquisition of controlling stake in Escorts Limited;



- Advised Kotak Real estate Fund X on debt investment in Bharat Hotels Limited (parent entity of the LaLit Hospitality Group, which holds and operates 13 luxury hotel and resort properties in India);
- Advised Toppan Inc. on acquisition of Max Speciality Films Limited from Max Venture and Industries Limited;
- Advised a leading hospital operator on acquisition of a hospital property in Gurugram;
- Advised Reliance Industries Limited on the real estate related aspects of the acquisition of the retail business of the Future Group through its group company;
- Advised the Hongkong and Shanghai Banking Corporation Limited on mortgage of an asset at Gurugram, Haryana;
- Advised Sanjo Forge India Private Limited on transfer of assets in India;
- Advised GE T&D India Limited regarding the structuring for transfer of a factory facility developed on leasehold government allotted land;
- Advised American Express (India) Private Limited on acquisition, construction and setting up of their campus in Gurugram;
- Advised Mountania Developers and Hospitality Private Limited, an OYO group company, on acquisition of a premium hotel at Jaipur, from the Emaar MGF group;
- Advised Summit Online Trade Solutions Private Limited on acquisition of companies engaged in the business of operating logistic parks;
- Advised Newgen Software Technologies Limited on acquisition of a property in Noida to consolidate its offices;
- Advised the promoters of the DLF Limited group on the acquisition of a residential property at Prithviraj Road, in the Lutyen's Bungalow Zone in New Delhi;
- Advised the promoters of the One97 Communications group on the acquisition of a residential property at Golf Links, New Delhi;
- Advised Bharti Realty Limited on sale of an IT park project in Kolkata;
- Advised Maruti Suzuki India Limited on acquisition of properties at various locations such Lucknow, Ernakulam, Trivendrum etc.;

Government and General Advisory

- Advising Oil and Natural Gas Corporation on their land acquisition policy for exploration and drilling of hydro carbons;
- Advised the Ministry of Housing and Urban Affairs, Government of India and assisted the Ministry in the drafting of the rules and regulations for Union Territories, notified by the Government of India under the Real Estate (Regulation and Development) Act, 2016;
- Advised the Ministry of Housing and Urban Affairs, Government of India in identifying key areas for changes in the Real Estate (Regulation and Development) Bill, 2013;





- Advised the Ministry of Rural Development, Government of India on the provisions of the Right to Fair Compensation and Transparency in Rehabilitation and Resettlement Rules, 2013;
- Advised Instakart Services Private Limited, a Flipkart Group company, on regulatory compliances for setting up and operating warehouses in nine States in Northern India;
- Advised the Federation of Indian Chambers of Commerce and Industry on the key provisions and implications of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Second Amendment) Bill, 2015;

Service Arrangements, Retail, E-commerce and Regulatory Compliances

- Advised Stanza Living on its business structures for providing co-living facilities to students and professionals and advised the company in relation to the arrangement under its service provider business model;
- Advised Invest India, a National Investment Promotion and Facilitation Agency, on regulatory compliances for investment in and setting up of commercial real estate projects across several States in India;
- Advised Instakart Services Private Limited, a Flipkart Group company, on mandatory regulatory requirements for their business, acquiring rights to co-working spaces and on their warehousing service arrangements with third party brands;
- Advised Bharti Land Limited on a development management arrangement for a commercial project in Gurugram, and a project management consultation arrangement for a project in Delhi;
- Advised Burman GSC on development and operation of the serviced apartment project;
- Advised Tata Realty and Infrastructure Limited on development and marketing management and asset management arrangements;
- Advised companies such as DLF Limited, American Express (India) Private Limited, M3M India Private Limited on compliance requirements under the Real Estate (Regulation and Development) Act, 2016;
- Advised Sumitomo Corporation, Japan, on the procedures in relation to acquisition of land in Andhra Pradesh;
- Advised Walmart India Private Limited on mandatory regulatory requirements for the business of wholesale cash and carry and retail trade in India;
- Advised Jindal Realty Private Limited on the various real estate related aspects for its projects in the state of Haryana;
- Advised Mool Chand Khairati Ram Trust for permissible uses of the immovable property held by the trust in Delhi;

Title Due-Diligence

- Advising D-mart on title due diligence for setting up its stores and distribution centres in Northern and Western parts of India;





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- Advising Hero Future Energies and its subsidiaries on multiple title due diligences for their solar projects spread across over 5000 acres of land situated at Gujarat, Andhra Pradesh Madhya Pradesh, Karnataka and Telangana;
- Advising Sunsure Energy Private Limited and its subsidiaries on multiple title due diligence assignments in relation to their solar power projects spread across over 1000 acres of land situated at Uttar Pradesh;
- Advising Ampln Energy Transition and its subsidiaries on multiple title due diligence assignments in relation to acquisition of lands ad-measuring over 1000 acres situated at various districts in Uttar Pradesh for development of solar power plants thereupon;
- Advised Hongkong and Shanghai Banking Corporation on title due diligence of assets in Gurugram for creation of mortgage and advisory on the documentation;
- Advised ReNew Solar and its subsidiaries on multiple due diligences of land parcels admeasuring over 1500 acres situated at multiple locations in Andhra Pradesh, Karnataka, Kerala, Gujarat, Maharashtra, Madhya Pradesh, Rajasthan, Tamil Nadu and Telangana, along with advisory on documentation to be executed for acquisition of such lands and local compliances for the purposes of such acquisition;
- Advised Torrent Power Limited on title review with respect to over 1000 acres of land across Rajasthan, Gujarat, Madhya Pradesh and Maharashtra in relation to its investment in renewable energy plants across various states in India;
- Advised Radiance Renewables Private Limited on title due diligence for acquisition of lands for their power projects spread across over 300 Acres in Maharashtra, Uttar Pradesh and Gujarat and advisory on local compliances for the purposes of such acquisition;
- Advised Kubota Corporation on title due diligence of 9 different assets admeasuring about 165 acres at Faridabad, Haryana and limited due diligence of 8 other properties in relation to its acquisition of stake and management control in Escorts Limited;
- Advised Toppan Inc. in relation to its acquisition of stake in Max Speciality Films Limited including title due diligence of its factory premises in Punjab; and
- Advised Acme Cleantech Solutions Private Limited on due diligence of land on which their solar power plant has been set up, spread across over 175 acres situated at Banka, Bihar for a debt-refinancing transaction.