



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.

Some of the prominent transactions Shrutikirti has been involved in, include advising: Mitsui Fudosan on their investment in a commercial project in Bengaluru; D-Mart on acquisition of retail store assets across multiple cities in Northern and Western parts of India; New York Life Insurance Company on acquisition of stake in the Max group companies holding two premium commercial assets in New Delhi and Noida; Daiburu Corporation on investment in a premium commercial asset in Gurugram; M3M and Sumitomo Corporation, with regard to development of their projects in Delhi NCR; American Express (India) Private Limited on acquisition, construction and setting up of their campus in Gurugram; 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; amongst others. She has also advised clients on service arrangements such as development management services, joint development and collaboration arrangements, asset management services, marketing services, co-working and co-living spaces, co-location services for warehouses, serviced apartment establishments, student housing establishments, managed office services, GCCs etc.

Shrutikirti also advises on title due diligence of land located at multiple States which includes advising: D-mart on title due diligence for setting up its stores and distribution centres in Northern and Western parts of India; Sunsure Energy Private Limited and its subsidiaries on title due diligence in relation to multiple solar power projects spread across over 1000 acres of land situated at Uttar Pradesh; Ampln Energy Transition and its subsidiaries on title due diligence in relation to acquisition of lands ad-measuring over 1000 acres situated at various districts in Uttar Pradesh for development of multiple solar power plants thereupon; Kubota Corporation on title due diligence of 9 different assets admeasuring about 165 acres at Faridabad, Haryana; Torrent Power Limited on title review with respect to over 1000 acres of land across Rajasthan, Gujarat, Madhya Pradesh and Maharashtra, amongst others.

Location

- Delhi

Education

- B.LS., LL.B. from Government Law College, Mumbai.

Practices

- General Corporate

Professional Membership

- Bar Council of Gujarat

Awards Recognitions

- **Leading Lawyer Notable Practitioner** for Real Estate and Construction at the Legal Era Awards, 2025-26
- **Next Generation Partner** for Real Estate and Construction by Legal 500 2026
- **Gennext Leading Lawyer** for Real Estate and Construction by Legal Era Awards, 2024-25





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A DECADE YOUNG, A CENTURY STRONG

Shrutikirti has 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. Shrutikirti has also 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 and has advised the Ministry of Rural Development, Government of India on the Right to Fair Compensation and Transparency in Rehabilitation and Resettlement Rules, 2013. She is also advising Oil and Natural Gas Corporation on their land acquisition policy for exploration and drilling of hydro carbons.

Shrutikirti also advises on regulatory compliances and has advised Instakart Services Private Limited, a Flipkart Group company, on mandatory regulatory requirements for their business and has 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. Shrutikirti has also advised Walmart India Private Limited on mandatory regulatory requirements for the business of wholesale cash and carry and retail trade in India.

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 'Next Generation Partner' for Real Estate and Construction by Legal 500 2026, 'Gennext Leading Lawyer' for Real Estate and Construction at the Legal Era Awards, 2024-25 and 'Leading Lawyer Notable Practitioner' for Real Estate and Construction at the Legal Era Awards, 2025-26.

