



Karthik BM

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Practice Area

Corporate

Sectors

Real Estate

About

Karthik has extensive experience in advising on the entire gamut of Real Estate transactions. He regularly advises on structuring various real estate transactions and drafting agreements including leasing of large commercial and retail spaces, property acquisition, investments in real estate, and financing. His expertise extends to conducting due diligences as well.

Prior to joining JSA, Karthik was a partner at IndusLaw, handled Real Estate in conducting full-fledged as well as limited property diligences and advised clients on various aspects of real estate development, drafting documentation and Estate planning. Prior to that he worked with Inno Group Holdings as Head – Legal - a real estate focused private equity fund with investments in Tamil Nadu. At Inno Group Holdings, Karthik BM led diligences of projects measuring between 40 to 500 acres, worked on joint ventures and financing transactions, supervised several complex commercial arbitrations and regulatory disputes as well as matters before various High Courts and Supreme Court. Before Inno Group Holdings, he was a Senior Associate at J Sagar Associates, Bangalore and at AZB & Partners, Bangalore.

Karthik works on complex and large due diligences, property acquisitions, joint development / venture deals, big ticket commercial and retail leasing, hotel and hospitality contracts, financing of real estate projects, and large M&A transactions in the real estate and other sectors, divestments, investment related advisory.

Karthik was recently recognized as a ‘Notable Practitioner’ for Real Estate by Asialaw Leading Lawyers, 2021 Edition.

Experience

Some of the key assignments in these areas handled and being handled by Karthik amongst others, cover the following: -

- **Hines:** in relation to a title diligence on a 50-acre parcel in Bangalore.
- **Zynga:** in relation to leasing of a Grade A office space in Bangalore.
- **Decathlon:** in relation to various real estate matters including title diligences on land parcels in various cities.
- **A leading retailer:** in relation to leasing of a warehouse on a 20 acre parcel of land in Bangalore.
- **Emerald Haven, part of the TVS group:** in relation to conducting due diligence on several properties in Bangalore.
- **Cerner Corporation:** on a leasing transaction involving their campus facility in Bangalore.
- **Honeywell:** on a leasing transaction involving their campus facility in Bangalore in a Special Economic Zone.
- **JP Morgan:** on a leasing transaction involving their campus facility in Bangalore.
- **Microsoft:** on several of their real estate related matters.
- **Royal Dutch Shell:** in relation to due diligence and leasing of their campus facility in Bangalore.
- **EMC2:** in relation to due diligence and leasing of their campus facility on Outer Ring Road, Bangalore.
- **Janaadhar, a Bangalore based developer of affordable housing projects:** in relation to various title diligences and other real estate matters.
- **Nitesh Estates Limited:** routinely on its property transactions.
- **A multi-national developer specializing:** in development of lab spaces for biotechnology businesses in relation to a bid for the concession being offered by the Government of Karnataka.
- **Arvind Group including Arvind Infrastructure:** in relation to title and finalization of leases for immovable properties in different parts of the country.
- **Arvind Smartspaces:** in relation to the platform set up with HDFC Capital.
- **A leading South Indian developer:** in acquisition of a golf course project.
- **Goldman Sachs:**
 - in relation to its joint venture with a Bangalore based developer for the development of a mixed-use luxury project.
 - in relation to its joint venture with a Bangalore based landowner for the development of a residential project.
 - in relation to its investment in the Four Seasons Hotel, Bangalore.
- **Red Fort:** in relation to its joint ventures with Indian developers involving properties in Mumbai, Kolkata, New Delhi, and Chennai.
- **Inno Group Holdings:** on several of their joint venture projects.

- **Och-Ziff:** in relation to a joint development transaction in Pune.
- **Elite Constructions:** in relation to acquisition of properties in Bangalore.
- **Machani Group:** on several of their real estate transactions which involve title diligences, documentation and registration of documents.
- **Discovery Ventures:** on several of their property acquisitions which involve title diligences, documentation and registration of documents.
- **Alliance Group:** in relation to due diligence on properties in Bangalore, including advising on structuring of acquisition of the properties.
- **IndusInd Bank:** in relation to due diligence on projects in Bangalore for which they were providing financing.
- **Fanuc India:** in relation to due diligence an industrial land parcel in Bangalore and acquisition of the same.
- **IndiQube:** in relation to title for immovable properties in different parts of the country.
- **An online portal:** in relation to applicability of provisions of the Real Estate (Regulation and Development) Act relating to real estate agents.
- **SAIF Partners:** in relation to leasing of their office space in Bangalore.
- **Family offices of HNIs:** in relation to their real estate investments and leasing of the real estate assets.
- **Nadathur group:** on the sale of certain lands owned by them in Tamil Nadu.
- **A leading wine maker:** in their acquisition of a 50-acre land parcel in Bangalore.
- **Citibank:** in relation to sale of certain of their properties and leasing of premises, including title diligence.
- **Gates India:** on a leasing truncation in Chennai.
- **Allegis:** in relation to due diligence and leasing of office premises in Bangalore and Mumbai.
- **Anand Diagnostics Labs:** in relation to acquisition of commercial space in Bangalore.
- **Metro Cash & Carry:** on the recently concluded transaction between Metro and Puravankara in connection with Metro's Yeshwanthpura property.

Memberships

Karnataka State Bar Council

Education

LL.B. University Law College, Bangalore (2005)

Languages Spoken

English

Hindi
