



Bharat Bhushan Sharma

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Practice Areas

Corporate

Sectors

Real Estate

Hospitality, Tourism & Retail

Retail & Franchising

Knowledge Based Industries (IT / ITES / Life Sciences)

About

Bharat specializes in Real Estate and Corporate Advisory related matters.

He has extensive experience in Real Estate related transactions including conducting of legal due diligence, drafting of lease deeds, leave and license agreements, joint development agreements and sale deeds. He has also been engaged in reviewing of various agreements and contracts for various real estate/construction based projects. His sector focus includes real estate and township infrastructure development.

He has also advised the Government of India, acting through Ministry of Housing and Urban Poverty Alleviation, in formulating and finalizing the Real Estate (Regulation and Development) Act, 2016, which lays the legislative foundation of real estate development in India.

Bharat recently advised and assisted PepsiCo India Holdings Private Limited in relation to the closure and sale of its defunct plant located at Chembur, Mumbai; Maruti Suzuki India Limited in connection with the purchase of land parcels in Pune, Delhi, Mangalore, Karnataka and Chennai for setting up of car showrooms and automobile service workshops; and Hamdard Laboratories (India) in relation to the purchase of certain parcels of land/office space in Delhi (20 acres); Gurgaon, Haryana (13 acres);

Shendra MIDC area, Maharashtra (4 acres); and Aurangabad, Maharashtra (approximately 350 acres) in relation to setting up of its manufacturing unit and for cultivation of herbs and plants.

Experience

Bharat has been working with JSA for more than 12 years.

- Advised **Hines India** (a leading real estate private equity fund), as a precursor to sale of 50% shares of a joint venture company of Hines India and DLF (one of the biggest real estate developers in India), owning a premium commercial building situated in Gurugram. Assisted in identifying the issues in the underlying historical joint venture documents in relation to the development and title of developed building. There were significant and complicated issues relating to stamp duty aspects and the Director Town and Country Planning, Haryana (DTCP) regulations.
- Advising **Claridges Group**, a prominent business house in the hospitality sector, in connection with development of a special township project on a parcel of land admeasuring approximately 300 acres in the vicinity of Mumbai. Scope of work includes, conducting due diligence of land, structuring of the investment, advising on requisite approvals required to undertake the proposed project.
- Assisted **Hines India** in relation to acquisition of a prime piece of land admeasuring approximately 12 acres, situated at Udyog Vihar, Gurugram. As a part of the assignment, we advised the client on various aspects of Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC) policies for allotment, terms and conditions for the development of the project, related advice on the joint venture agreement between Hines India and DLF; and finalization and execution of the conveyance deed. The land will be used for developing a premium commercial project.
- Advised **PepsiCo** in connection with a sale and lease back arrangement with Interglobe (Indigo Airlines) for its corporate headquarters situated at DLF Corporate Park. Scope of work included drafting of the transaction documents and ensuring due compliance with the regulatory requirements.
- Advising **PepsiCo** in connection with its contractual arrangement with Pioneer Urban for construction and leasing of a 'built to suit' facility in Gurgaon; including conducting due diligence on the land and advising on Government related approvals.
- Advised **Maruti Suzuki India Limited** in purchase/acquisition and development of various land parcels pan India for developing company owned showrooms and service centres. Advice includes title due diligence, documentation and advice related to other operational and real estate matters.
Maruti Suzuki, is a leading car manufacturing company and initiated this as a pilot project and the first of its kind, by developing 'company owned facilities' (showrooms and service centres) which will be leased to its distributors/dealers for undertaking the business.
- Advising **Claridges Group** in conducting due diligence on a parcel of land admeasuring approximately 800 acres in Maharashtra for the purposes of developing a special economic zone.
- Advised **All India Plastics Manufacturers Association (AIPMA)** in connection with purchase of an institutional building for setting up of an office and institute for training on various modules for the plastic industry. Advice includes title due diligence, documentation and advice related to other operational and real estate matters.

- Advised **Harvest Gold** in relation to purchase of a parcel of land in Maharashtra for setting up of its manufacturing unit. Scope of work included advising on change of land usage, title due diligence, applicability of appropriate licenses / approvals from government authorities varying from Central to State level authorities, drafting of the transaction documents, etc.
- Advised **Shiroki Corporation Japan**, an affiliate of **Toyota Motor Corp** and a leading global player in interior and exterior components for automobiles, on certain aspects of its Joint Venture with Technico Industries Limited. Also, advised on the complex transfer of land and building falling within the industrial estate of IMT Bawal, HSIIDC.
- Advised **Temasek Capital Management** in connection with hospital project being developed in Lucknow by a leading Indian cardiologist for a proposed private equity funding.
- Advised a **consortium of investors led by Dutch pension services provider APG**, in their Rs 770 crore (\$141m) co-investment in **Godrej Properties'** Indian residential projects. Scope of work included, due diligence, structuring of the investments and advising on the transaction documents.
- Advised **Hamdard** in relation to purchase of certain parcels of land/office building in Connaught Place, New Delhi (for its corporate office), Delhi (20 acres), Gurgaon (13 acres), Maharashtra (16,200 square meters (4 acres)) in relation to setting up of its cultivation and manufacturing units and approximately 350 acres of land in Aurangabad, Maharashtra for its cultivation of herbs and plants project, including due diligence, negotiations and transaction documents.
- Advising **Cinepolis India Pvt. Ltd.**, one of the leaders in international movie exhibition business, in connection with legal due diligence on a large number of acquisitions of theatres located in malls or standalone.

Cinepolis currently operates 383 screens under the brand names of Cinépolis, Cinépolis VIP, and Fun Cinemas. Cinépolis operates India's biggest Megaplex – 15 Screen Multiplex in Pune and has brought innovative concepts to exhibition Industry in India.

- Advising **Decathlon Sports** in connection with leasing of space all over India for setting up of sports goods stores.
- Advised **Michelin** in relation to purchase of a parcel of land near Gurgaon for setting up of its research and development center and corporate office. Scope of work included advising on change of land usage, title due diligence, applicability of appropriate licenses / approvals from government authorities varying from Central to State level authorities, such as Environmental, DTCP etc.
- Advised **SCM Real Estate (Singapore)** in connection with a transaction involving foreign direct investment in a group housing project in Gurgaon, Haryana being jointly developed by IREO and Mahindra Lifespace.
- Advising **Evista Homes & Resorts Pvt. Ltd.** in setting up of a high end luxury villa resort in Himachal Pradesh. Scope of work includes, advising on appropriate licences and approval required from the State Government, liaising with the official of the State Government and other relevant authorities, to ensure successful execution of the project.
- Advised **Parbati Koldam Transmission (a group company of Reliance Power Transmission Limited)** in relation to purchase of an office space in Gurgaon for setting up of its corporate office. Scope of work included conducting due diligence and drafting of the transaction documents.

- Advised **OPPO Mobiles** in connection with setting up of its unit for assembling and manufacturing of mobile phones (electronic goods, hardware and software, covered under information and technology) in Noida, Uttar Pradesh.
- Advised **Vivo Mobiles** in connection with setting up of its unit for assembling mobile phones and accessories, development and installation of software and hardware components in mobile phones and accessories assembled at the unit including coding of IMEI numbers in mobile phones, back office, R&D, testing laboratories, etc. in Greater Noida, Uttar Pradesh.
- Advised **Khajrana Ganesh Properties Private Limited** in connection with leasing out spaces to several multi-national companies in a building known as SP Infocity; advised on approvals relating to leasing, mortgaging and transfer and compliances required to be made with HSIIDC.
- Advised **Symphony** in connection with leasing of office spaces in DLF Cyber City Gurgaon; including conducting due diligence.
- Advising **WM Logistics** in connection with leasing of an office space in DLF IT SEZ Gurgaon; including conducting due diligence.
- Advised **Emerson India** and its group companies in connection with leasing of office spaces in DLF Cyber City Gurgaon, Mohali, Punjab and Noida, Uttar Pradesh; including conducting due diligences and drafting of definitive documents.
- Advised **Hain Celestial India** in connection with leasing of an office space in Gurgaon from IFFCO; including conducting due diligence.
- Advised **Kronos Solutions India** in connection with leasing of an office space in Noida Uttar Pradesh from Okaya Energy Systems; including conducting due diligence.
- Advised **McCain India** in connection with leasing of an office space in Delhi.
- Advised **Luxor Cybercity** in connection with issues arising out of its collaboration agreement with DLF Limited.
- Advised **WM Global Technology Services** in connection with leasing of office spaces in Gurgaon; including conducting due diligence.
- Advising **Sanko Sekisui JRG Tooling India** in connection with leasing of its manufacturing unit at IMT Bawal, HSIIDC.
- Advising **Sterlite Power** in connection with purchase of number of parcels of land for setting up of a power grid. Advice includes title due diligence and advice on related real estate matters.
- Worked on determining the legal aspects, drafting and execution of a development agreement between a leading real estate developer and the landowners for construction, development and sale of flats.
- Conducted a real estate due-diligence and assisted in preparation of legal due-diligence report and lease deed for setting up of a warm site for a leading IT / ITES company.

Memberships

Bar Council of Punjab and Haryana

Publications

Real Reforms in Real Estate

Nomination under various laws and its effect

Education

B. A., LL. B (Hons.)

Languages Spoken

English

Hindi
