



Deepak Chowdhury

Partner | +91 9490141393 | deepak.chowdhury@jsalaw.com | Hyderabad

Practice Areas

Corporate

Disputes

Sectors

Construction and Engineering

Energy: Power and Hydrocarbons

Real Estate

About

Deepak is an equity partner in the Hyderabad office.

He has over 18 years of experience in advising clients on construction contracts, real estate projects and disputes pertaining to the development of infrastructure projects. His practice includes advising various Indian and international companies in acquisition of land for development of real estate and infrastructure projects. His practice also involves advising clients in management of construction contracts and representing and advising clients in resolution of dispute arising from engineering, procurement and construction contracts, concession agreements and power purchase agreements in matters before High Courts, Arbitral Tribunals, Electricity Regulatory Commissions, and National Company Law Appellate Tribunal.

Deepak has been recognized as a 'Recommended Lawyer' for Projects and Energy by The Legal 500. He has also been recognized as a 'Ranked Lawyer' by Chambers & Partners Asia Pacific Guide 2023.

Experience

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

Projects in the state of Andhra Pradesh and Telangana:

- **Decathlon Sports India Private Limited:** in relation to conducting title due diligence for lease of retail space in -
 - Hema Abodes for space admeasuring 17357.45 Sq ft at Vishakapatnam
 - Praga Mall for space admeasuring 14,918.78 Sq ft at Hyderabad
 - Ashoka One Mall for space admeasuring 44,524 Sq ft at Hyderabad
 - Next Galleria Mall Panjagutta for space admeasuring 1,475 Sq ft at Hyderabad
 - Next Galleria Moosrambagh Mall for space admeasuring 18,373 Sq ft at Hyderabad
 - Rajiv Gandhi International Airport for space admeasuring 185 sq mts at Hyderabad
 - Inorbit Mall for space admeasuring 983 Sq mts at Hyderabad
 - T19 towers for space admeasuring 14,714 Sq ft at Hyderabad
 - Forum Sujana Mall for space admeasuring 1,846 Sq ft at Hyderabad
 - Park NAR for space admeasuring 522 Sq mts at Hyderabad
 - GEV Grand for space admeasuring 2386 Sq mts at Rajahmundry
 - Sreshta Magnus at L.B Nagar Hyderabad
 - Proposed store at Aerocity at Rajiv Gandhi International Airport
- **Hero Fincorp Limited :** in relation to conducting title due diligence and advising on mortgage creation of:
 - land measuring 40 acres in Tirupati District, Andhra Pradesh owned by Navayuga Engineering Company Limited .
 - land measuring 14,000 Sq ft in Chengalpattu District, Andhra Pradesh owned by Navayuga Engineering Company Limited.
 - project land of Ramky One Symphony measuring 14 acres in Sangareddy District, Telangana.
 - land measuring 115 acres in Nalgonda District, Telangana owned by Ramky Estates and Farms Limited.
- **Highspot India Private Limited:** drafting and review of sub-lease deed for lease of office space measuring 13,000 sq ft in Rajapushpa Summit.
- **KLN ENGINEERING PRIVATE LIMITED:** in relation to conducting title due diligence of commercial lands in Farroqnagar Mandal Ranga Reddy District Telangana.
- **Kotak Mahindra Bank Limited :** in relation to conducting title due diligence and advising on mortgage creation of:
 - the Trilight Apartments constructed on land measuring 16968.39 sqyds situated in Golden Mile Layout of Kokapet village Ranga Reddy District.
 - and measuring 24 acres forming a part of Prestige City at Rajendra Nagar, Hyderabad.

- **Rational Services (India) LLP** : in relation to conducting title due diligence of commercial building constructed on 5 acres land parcel at Serilingampally Mandal, Rangareddy District, Telangana through a development agreement between P.R Ennergy Holding Limited and RMZ Construction (India) Limited.
- **Renew Power Private Limited:** in relation to conducting title due diligence of industrial land measuring 44 acres in TADA Mandal Nellore District.
- **Shell India Marketplace:** providing opinion in relation to applicable laws, permits/approvals, and compliances required for setting up of fuel stations in across various states/ union territories in India, including, Andhra Pradesh, Gujarat, Karnataka, Maharashtra, Tamil Nadu, Telangana and Pondicherry
- **Sri Sri Holistics Hospitals:**
 - drafting of MoU, Agreement to Lease, Lease Deed and conducting due diligence for proposed acquisition of land measuring 4000 sq.yds for construction and operation of a 200 bed multi-speciality hospital in Nallagandla, Hyderabad
 - represented in the acquisition of an operational hospital in Kondapur through business transfer agreement
 - conducted title due diligence of 2700 sq yds of land near BHEL, Ashok Nagar, Hyderabad
 - conducted title due diligence of land measuring 33 guntas in Tellapur Village, Sanga Reddy District.
- **TTEC Digital Analytics India LLP:** in relation to conducting title due diligence for Skyview 20 towers for lease of commercial space admeasuring 23,014 Sq ft at Hyderabad.
- **Adani Cements:** advisory on land acquisition of over 1000 acres of land in the Palanadu District and Kadapa District in state of Andhra Pradesh.
- **AMPSolar:** structured acquisition of an SPV developing a 15 MW solar power project in Telangana from Suzlon
- **Armstrong Energy Global Limited:** land title diligence of over 500 acres in the state of Andhra Pradesh.
- **Axis Energy Ventures India Limited:** conducting land due diligence for setting up wind power plants in Anantapur for land aggregating 50 acres funded by L&T Infrastructure Finance Co Limited.
- **Brookfield - Axis Energy joint venture company:** acquisition of land for setting up wind/solar power plant aggregating to - 1 GW wind plant in Andhra Pradesh.
- **Canadian Solar:**
 - conducting land due diligence for a 30 MW solar photovoltaic power project in Telangana;
 - structured acquisition of two SPVs developing two 15 MW solar power projects in Telangana from Suzlon. The assignment involved conducting land diligence of the identified projects.
- **Deutsche Bank:** security creation and title due diligence of land owned by Kothavalsa Infra Ventures (GMR Group) in Vizianagaram District, Andhra Pradesh.

- **GMR Group:** conducting land due diligence for land
 - admeasuring 30 Acres in Vizianagaram Andhra Pradesh funded by L&T Infrastructure Finance Company Limited.
 - measuring 3 acres in Maheshwaram Mandal, Ranga Reddy District held by Fabcity Properties Private Limited.
- **Greenko Group:** acquisition of land for setting up:
 - solar power plants aggregating to 260 acres in Nizamabad, Karimnagar and Sangareddy Districts of Telangana funded by L&T Infra Debt Fund Limited;
 - solar power plants aggregating to 50 acres in Kadapa and 90 acres in Anantapur District in Andhra Pradesh funded by L&T Infra Debt Fund Limited.
- **L&T Infra Finance:** conducted land due diligence of 50 acres of land for wind power plant of Axis Energy Ventures in Anantapur, Andhra Pradesh.
- **L&T Infra Debt Fund Limited:** title diligence of land aggregating to 50 acres in Kadapa and 90 acres in Anantapur district in Andhra Pradesh for solar power plants developed by Greenko Group.
- **Mahindra Susten Private Limited:** in relation to acquisition of land for setting up renewable power plants aggregating to 30 acres in Ananthapuram District in Andhra Pradesh.
- **ReNew Power:**
 - ₹ 1,000 crore acquisition of three operational wind power projects with cumulative capacity of 103 MW in Andhra Pradesh from KC Thapar Group, one of the largest deals in the wind sector in India in FY 17-18;
 - ₹ 1,400 crore proposed acquisition of five operational solar power projects with a cumulative capacity of around 170 MW in Andhra Pradesh from another leading Indian renewable energy IPP;
 - proposed acquisition of operational wind power project with a capacity of around 50 MW in Andhra Pradesh from Suzlon.
- **SB Energy (Softbank Group):**
 - review of 30 years revenue records and government orders relating to land owned by Government of Andhra Pradesh measuring 500 acres situated in P. Kothapalli village of N.P. Kunta mandal of Ananthapuramu District of Andhra Pradesh and subsequent lease of the said land in favour of developers for the purpose of development of 100 MW solar power plant.
- **SunEdison:** title due diligence of over 1500 acres of land in Andhra Pradesh.
- **Suzlon Energy Limited:**
 - due diligence of approximately 300 acres of land situated at Amidyala, Veerabadra, Ramarajupalli villages, Ananthapuram District, Andhra Pradesh for its wind power projects;
 - advised on land ceiling laws and on the acquisition and holding of land parcels in view of Real Estate (Regulation and Development) Act, 2016 in the states of Andhra Pradesh and Telangana.

- **Vibrant Energy:** title due diligence of land for solar/wind projects aggregating to –
 - over 250 acres in Andhra Pradesh;
 - 263.54 acres in Anantapur district and Vizianagaram district of Andhra Pradesh;
 - 71.37 acres in Siddipet district in Telangana.

Projects in the state of Rajasthan:

- **Acciona Energy India Private Limited:** title due diligence of land for solar power project aggregating to approx. 1500 acres in the Bikaner District in state of Rajasthan.
- **Adani Green Energy:** advisory on land acquisition of over 1500 acres of land in the Bikaner District in state of Rajasthan.
- **Axis Energy Ventures India Limited:** acquisition of land for setting up solar power plant aggregating to 1000 Acres in Jaisalmer District in the state of Rajasthan.
- **Brookfield - Axis Energy joint venture company:** acquisition of land for setting up wind/solar power plant aggregating to –
 - 1600 Acres in Jodhpur District in the state of Rajasthan;
 - 1600 Acres in Barmer District in the state of Rajasthan.
- **Cleantech Solar Energy (India) Private Limited:** acquisition of land for setting up solar power plants aggregating to 800 acres in Bhilwara District of Rajasthan.
- **Engie:** preparing of a regulatory report governing the captive framework in Rajasthan, including advise on the captive structure and conducting land due diligence on 600 acres of land, for a 100 MW captive solar photovoltaic power project.
- **iB Vogt GmbH:** acquisition of land for setting up renewable power plants aggregating to
 - 90.13 acres in Jaisalmer District in Rajasthan;
 - 136 acres in Jaisalmer District in Rajasthan.
- **Mahindra Susten Private Limited:** in relation to acquisition of land for setting up renewable power plants aggregating to -
 - 1200 acres and 460 acres in Bikaner District in Rajasthan;
 - 1200 acres in Jodhpur District in Rajasthan.
- **SB Energy (Softbank Group):** conducting due diligence and title searches of 1500 acres of land in Rajasthan for setting up solar power plants.
- **Solarpack Corporacion Tecnologica, SA:** advisory on land acquisition in the state of Rajasthan.
- **Sunsure Energy Private Energy Limited:** due diligence of 1000 acres of land situated at Bikaner District, Rajasthan for its solar power project.

Projects in the state of Karnataka:

- **Adani Cements:** advisory on land acquisition of over 1500 acres of land in the Gulbarga District in state of Karnataka.
- **Atha Group:** acquisition of land aggregating to -
 - 50 acres in Chitradurga District of Karnataka for setting up solar power plant funded by L&T Infra Debt Fund Limited;
 - 77 acres in Chitradurga District of Karnataka for setting up solar power plant funded by India Infradebt Limited.
- **Cleantech Solar Energy (India) Private Limited:** acquisition of land for setting up solar power plants aggregating to 200 acres in Shirugappa District of Karnataka.
- **Ecoren Group:** acquisition of land aggregating to 1300 acres in Bellary District of Karnataka for setting up solar power plants.
- **Embassy Energy:** title diligences on several land parcels in Bagalkot District, Bellary District, and Hoskote Taluk, Bangalore Rural District for their solar projects.
- **Greenko Group:** acquisition of land for setting up of wind power plants aggregating to 96 acres in Vijayapura District in Karnataka funded by L&T Infrastructure Finance Company Limited.
- **L&T Infra Finance:** performed legal title due diligence for 1150 acres of land in Bidar district of Karnataka.
- **L&T Infra Debt Fund Limited:** title diligence of land aggregating to 96 acres in Vijayapura district in Karnataka for wind power plants developed by Greenko Group.
- **Next Energy Capital:** proposed acquisition of 3 solar projects in Karnataka from Canadian Solar.
- **Present Infra Private Limited:** purchase of lands in all measuring 147 acres in Navilahalli and Thippapura Villages of Hassan District.
- **ReNew Power:** conducting title due diligence on approximately 1200 acres of land situated in Karnataka to be acquired by Renew Power and advising on various land related issues and preparing of land transfer/lease documents.
- **Ridge Power:** conducting title due diligence and acquisition of 106 acres of land for setting up a solar park in Chamrajanagara District Karnataka.
- **SolarArise:** land acquisition of 166 acres in Koppal District in Karnataka.
- **State Bank of India:** conducting land due diligence of a solar power project of 30 MW being developed by Celestial Solar Solutions (Atha Group) in Chitradurga District, Karnataka.
- **Vibrant Energy:** title due diligence of land for solar/wind projects aggregating to 500 Acres in Koppal district of Karnataka.

Projects in the state of Maharashtra:

- **Amp Energy:** acquisition of land for setting up renewable power plants aggregating to-
 - 43 acres in Solapur District in Maharashtra;
 - 60.65 acres in Solapur District in Maharashtra;
 - 41.28 acres in Osmanabad District in Maharashtra;
 - 111.04 acres in Solapur District in Maharashtra;
 - 157.21 acres in Nagpur District in Maharashtra.
- **Blue Leaf Energy:** legal title due diligence for 275 (approx) acres of land in Maharashtra for setting up of a solar power project.
- **Canadian Solar:** conducting land due diligence for an 80 MW solar photovoltaic power project in Maharashtra.
- **Cleantech Solar Energy (India) Private Limited:** acquisition of land for setting up solar power plants aggregating to-
 - 300 acres in Osmanabad District of Maharashtra
 - 108 acres in Beed District of Maharashtra
 - 550 acres in Latur District of Maharashtra
 - 250 acres in Atnoor of Maharashtra
- **Hero Future Energies:** conducting land title due diligence and in acquisition of nearly 300 acres of land in the state of Maharashtra for wind projects.
- **iB Vogt GmbH:** acquisition of land for setting up renewable power plants aggregating to 74.18 acres in Jalgaon District in Maharashtra.
- **Macquarie Capital (Singapore) Pte. Ltd. (Blue Leaf Energy):** title due diligence of 199.79 acres of land in Nagpur District, in the state of Maharashtra for setting up solar power project.
- **ReNew Power:** conducting land title due diligence and in acquisition of nearly 4000 acres of land parcels in Maharashtra for wind and solar projects.
- **Sunsure Energy Private Energy Limited:** due diligence of 200 acres of land situated at Shirpanhalli village, Boramani village, Dhotri village, Sandaghari Village, Musti village of Sholapur District, Maharashtra for its Solar power project.
- **Torrent Power:** land due diligence over 2500 acres of land in relation to setting up a 340MW wind power project in the state of Maharashtra.
- **Vibrant Energy:** title due diligence of land for solar/wind projects aggregating to –
 - 199.79 acres in Nagpur District in the state of Maharashtra;
 - 77 acres in Akola District in the state of Maharashtra;
 - 276 acres in Nagpur District in the state of Maharashtra;
 - 803 acres in Latur and Osmanabad District in the state of Maharashtra.

Projects in the state of Tamil Nadu:

- **Cleantech Solar Energy (India) Private Limited:** acquisition of land for setting up solar power plants aggregating to
 - 500 acres in Tirunelveli District of Tamil Nadu
 - 300 acres in Tuticorin District of Tamil Nadu
- **Fourth Partner Energy:** land due diligence of 46 acres of land in Tamil Nadu for a solar power project
- **Sunsure Energy Private Energy Limited:** due diligence of 150 acres of land situated at Thoothukkudi District, Tamil Nadu for its Solar power project
- **Vibrant Energy:** title due diligence of land for solar/wind projects aggregating to 210 acres in Karur District in the state of Tamil Nadu
- **WEG Industries (India) Private Limited:** legal advisory and title due diligence of land for setting up a prototype wind power plant in Vallioor, Tamil Nadu.

Projects in the state of Gujarat:

- **Amp Energy:** acquisition of land for setting up renewable power plants aggregating to –
 - 85 acres of land located in Jamnagar District in Gujarat;
 - 24.71 acres of land located in Amreli District in Gujarat;
 - 53.64 acres in Jamnagar District in Gujarat;
 - 77.52 acres in Jamnagar District in Gujarat;
 - 203 acres in Jamnagar District in Gujarat;
 - 62 acres in Jamnagar District in Gujarat.

Projects in the state of Uttar Pradesh:

- **Cleantech Solar Energy (India) Private Limited:** acquisition of land for setting up solar power plants aggregating to 290 acres in Unnao District of Uttar Pradesh.
- **iB Vogt GmbH:** acquisition of land for setting up renewable power plants aggregating to-
 - 50 acres in Mahoba District in Uttar Pradesh;
 - 85 acres in Mahoba District in Uttar Pradesh.
- **Think Gas:** land title diligence in Uttar Pradesh for setting up gas stations as part of City Gas Distribution business.

Projects in the state of Haryana:

- **Cleantech Solar Energy (India) Private Limited:** acquisition of land for setting up solar power plants aggregating to
 - 200 acres in Sirsa District of Haryana;
 - 134 acres in Loharu District of Haryana.
- **UPC Renewables:** land due diligence for nearly 300 acres of land in relation to land acquisition for solar projects in the state of Haryana.

Projects in the state of Himachal Pradesh:

Cleantech Solar Energy (India) Private Limited: acquisition of land for setting up solar power plants aggregating to 400 acres in Una District of Himanchal Pradesh.

Projects in the state of Madhya Pradesh:

Vibrant Energy: title due diligence of land for solar/wind projects aggregating to 500 acres in Dhar district of Madhya Pradesh.

Projects in the state of Odisha

Advised **IndusInd Bank** on due diligence of land measuring approx. 100 acres in the State of Odisha acquired by KTL Logistics for setting up ware houses near Cuttack district leased to Flipkart Logistics.

Project development contracts:

- **Gangavaram Port Limited:** advised in drafting of lump sum EPC contracts for the procurement of mobile harbor cranes and locomotives and contracts relating to civil structures and a bulk material handling system.
- **L&T Hyderabad Metro Rail Limited:** advised in drafting of the tender documents and project contracts for all major contract packages of the Hyderabad Metro Rail Project, including lump-sum EPC contracts and procurement contracts for rolling stock, signaling systems, viaducts and civil structures, power supply and SCADA systems, fare collection system, rails, depot equipment and their operation and maintenance.
- **Mumbai International Airport Limited:** advised drafting of conditions of contracts for the development of commercial property in the landside of Mumbai airport, including the preparation of template contracts for engaging contractors for architectural and engineering services, design services and construction services.

- **Suzlon Energy Limited:** advised the client in draft contracts for:
 - developing 4,000 MW of wind and wind-solar hybrid projects and units for the manufacture of blades and towers for wind turbine generators in the state of Andhra Pradesh
 - developing various wind power projects with Mytrah Energy Limited (formerly Caparo Energy India Limited) and Orange Renewable aggregating to 1,500 MW capacity

Awards and Recognition

Recognized as 'Recommended Lawyer' for Projects and Energy by The Legal 500.

Recognized as 'Ranked Lawyer' by Chambers & Partners Asia Pacific Guide 2023.

Memberships

Bar Council of India

Education

LL.B., Campus Law Centre, University of Delhi (2006)

Languages Spoken

English

Hindi

Oriya
