



Sirisha Sampat

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Practice Areas

Corporate

Sectors

Real Estate

About

Sirisha specialises in Real Estate and Property Law with a demonstrated experience of close to twenty years in advising on a wide range of real estate requirements and providing end-to-end transaction support, strategic advice and guidance from structuring and title diligence to negotiations, preparation of transaction documents and closing.

Sirisha focuses broadly on routine to complex matters of -

Due Diligence and Title Investigation - Conducting due diligence and title investigation of urban and rural lands, immovable properties and development projects, issuing title reports and opinions.

Transaction practice - Providing end-to-end transaction support, strategic advice and guidance, structuring and drafting and negotiating documentation for the following types of real estate transactions viz.,

- Acquisition and disposition of properties- residential, commercial, industrial, of agricultural lands, lands for bonafide industrial use by non-agriculturists/companies, Government Properties (Collector Lands and Municipal Lands).
- Development Projects such as Joint Ventures, Development Management projects, Joint Development and Co-Development projects - residential, commercial, senior living, mixed use projects, township projects, Redevelopment of Co-operative housing societies, privately owned/tenanted properties, etc.
- Leases and Licenses - Commercial and residential properties, built-to-suit leases and licenses for warehouses, hospitals, IT/ITES establishments, etc.

- Customer related/RERA documentation mandated under the provisions of RERA and advising, negotiating and assisting in completing individual sale and purchase of units.
- Landlord tenant matters - Advisory and documentation relating to creation, surrender and transfer of tenancies and correspondence for any disputes etc.

Advising and guiding on -

- Registration and Stamp Duty incidence and processes, document registration processes, etc.
- Regulatory - advising on matters of RERA, flat/society ownership and apartment ownership laws, conversion of leasehold to freehold land, agricultural to non-agricultural, permissions for collector land, municipal land and other restricted tenure lands.
- Rural land holding and aggregation- Advising on matters covering issues of Land Revenue Code, ceiling, fragmentation, Adivasi and tenanted agricultural lands, etc.

Sirisha also routinely collaborates with other corporate and finance teams for Real Estate projects, to provide comprehensive solutions to clients.

The typical client profile of Sirisha includes well known corporate houses, MNCs, developers and landowners, real estate investors and high net worth individuals, banks, financial institutions, etc.

Sirisha is qualified as an Advocate and Solicitor from Mumbai and has an overall experience of 25 years in practice. Prior to JSA, she has been a part of prestigious law firms such as M/s.Kanga & Co., M/s.Little & Co., and M/s.SNG & Partners.

Awards and Recognition

Gold Medalist, The Bombay Incorporated Law Society (2005)

Memberships

Bar Council of Maharashtra & Goa

The Bombay Incorporated Law Society

Bombay Bar Association

Education

B.Com, Mumbai University

The Bombay Incorporated Law Society

Solicitor, The Bombay Incorporated Law Society

Languages Spoken

English

Hindi

Marathi

Telugu
