

Ajay Agarwal

Partner | Kolkata

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Ajay has over 20 years' experience across the Real Estate, Corporate & Commercial, Dispute Resolution, and Private Client practice groups. He has in-depth knowledge of State-specific real estate laws and provides end-to-end services on a variety of commercial, residential, and mixed-use real estate projects including due diligence and title verification across India. As a litigator, Ajay represents clients on a spectrum of disputes ranging from shareholder conflicts to complex white-collar crime investigations, family and matrimonial matters, employment matters, and infrastructure disputes. His corporate experience includes advising on business transfers, shareholder arrangements, governance, and regulatory matters. He regularly advises clients on family business management, corporate governance aspects, and transactions.

PRACTICE AREAS

Corporate & Commercial
Real Estate
Private Client Practice

EDUCATION

LLB, University of Calcutta (2005)

MEMBERSHIPS

Bar Association of Calcutta High Court

PUBLICATIONS

Non-compete agreements: Study of jurisprudence in India,
Mondaq

LANGUAGES

English
Hindi
Bengali

REPRESENTATIVE MATTERS

CESC Ltd (RPSG Group)

On the demerger of Generation Undertaking and its transfer to Haldia Energy Ltd

On demolition and reconstruction with respect to excess vacant land under the Urban Land Ceiling and Regulation Act, 1976

On compliance issues, term sheets, agreements for sale, nomination and assignment agreements, sale deeds, deed of reconstitution of LLP and issuing demand notices to contracted defaulters

On a trademark dispute involving Spencer's Retail Ltd, filing suit, injunction, and contempt proceedings

On the applicability of the Trust Act, 1882, to the right of trustees to transfer the property of a private religious trust created by documents that grant no benefit to the public

On issuance of demand notices to tenants of a mall on their obligation to pay to its contracted maintenance agencies

Himadri Speciality Chemicals Pvt Ltd/ Tushar Chowdhury

On allegations of oppression and mismanagement of the group companies involving forgery, before the NCLT Kolkata, NCLAT and Delhi High Court

Techno Electric Group

On a tender dispute against Larsen & Toubro Ltd

Odisha Slurry Pipeline Infrastructure Ltd

On the acquisition of a stake in a 253km-long pipeline asset, acquired under a business transfer agreement that was fraudulently cancelled

Graphite India Ltd

On the protection of confidential information and trade secrets being divulged by a former employee in breach of the employment agreement

ILS Hospital (GPT Group)

On drafting share purchase agreements, shareholders agreements and lease deed for a hospital building

Shree Krishna Estates/ Dipak Yaduka

On conducting due diligence, registration under the RERA Act, 2016, and preparation of project documentation for 'West Walk', a commercial land use project

PS Group

On mitigating risks against an apprehended thika tenancy claim in respect of a land in Kolkata

On advisory for LTS of a property

On due diligence, bidding, and acquisition of BSNL land at Kolkata

Star Cement

On acquisition and purchase of shares of Sri Balaji Cement & Power Ltd

On the preparation of the Entrepreneurs Memorandum for registration under the MSMED Act, 2006

On preparation of an Information Memorandum for migration to the SME board stock exchanges

GT Restructuring Services/Ashish Chhawchharia

On the protection of the interest of Odisha Slurry Pipeline Infrastructure Ltd in a 253km long pipeline asset acquired under a Business Transfer Agreement that was fraudulently cancelled

Soham Group

On a criminal case against Anand Divine Developers Pvt Ltd and ATS Infrastructure Ltd for default in loan repayment

Diamond Group/Vivek Kajaria

On conducting due diligence and preparation of the title report of the property

**Apeejay Group/Artistry House Pvt
Ltd/Karan Paul**

On conducting due diligence and preparation
of the title report of the property

DRA Group/Abhishek Agarwal

On the grant of a lease of property by the
Indian Church Trustees under the Indian
Church Trustees Act, 1927, and its
verification and sublease

Arya Group/Siddhant Arya

On drafting a development management
agreement and a development agreement

Rajat Group/Raj Gopal Pasari

On the distribution of proceeds between 2
group entities pursuant to a development
agreement

WPIL Ltd/KK Ganeriwala

On drafting of an agreement for sale and
registration of a sale certificate in respect of
premises at Kolkata

Shree Krishna Estates / Dipak Yaduka

Project documentation in respect of
Commercial Project “West Walk” at
premises No. 5, Weston Street, Kolkata.

Manyavar Group

On labour disputes at the client's factory
under the Industrial Disputes Act, 1947,
Payment of Wages Act, 1936, the Industrial
Employment (Standing Orders) Rules, 1946
and other relevant statutes

Tata Housing Development Company Ltd

On the registration of a deed of declaration
and formation of an association of
allotees/owners of apartments under the
provisions of the Odisha Real Estate
Regulation Authority

Mr Ankit Saraiya

On seeking anticipatory bail, divorce, child
custody, partition and injunction in a
complaint filed under the Indian Penal Code,
1860 and the Dowry Prohibition Act, 1961

On drafting a mutual will

On representation and assistance in the
investigation of a criminal complaint for
dowry death and abetment to suicide