



Infrastructure **(including Real Estate)**

The Infrastructure Practice of The Valid Points Law Offices entails assistance right from the concept stage to procuring land for the project, helping in preparing the tender documents, agreements with vendors, assistance in project finance process & documentation, and setting up the processes & compliances for the entity. The representative experience covers the following:

Land Diligence:

- ❖ Assisted a Solar Company to acquire land for setting up solar plants in Telangana, Andhra Pradesh and Karnataka.
- ❖ Assisted setting up of a solar plant and advised to acquire land for setting up of solar plants in Telangana, Andhra Pradesh and Karnataka.
- ❖ Counselling a major company in Solar energy sector in their project to set up their first 250 MW power plant.
- ❖ Conducted title investigation of 750 acres of land wherein a wind power plant is to be set up by MNCs from SE Asia and Europe; investigate the status of with the Central Registry of Securitisation Asset Reconstruction and Security Interest of India to mitigate risks; verification of the charges against the parcel of lands, conducted independent litigation search at the local, district and High Court of the state where land is situated.
- ❖ Assisted multiple companies in due diligence before acquiring commercial space for their business purposes. Advisory from stamp duty perspective and registration of property documents with the relevant department.
- ❖ Reviewed the property and mortgage related documents to assist a client in taking a commercial space for a long-term lease.

Documentation:

- ❖ Counselling a major petroleum refinery subsidiary company of an Indian PSU based out of Karnataka to revise their Standard Bidding Documents for the Consultancy Services for Profit Improvement and Growth Opportunity Strategies for Refinery Complex, including Integrated Aromatic Complex.
- ❖ Counselling a major company in Solar energy sector in their project to set up their first 250 MW power plant in Telangana.
- ❖ Assistance on amending the Model Bidding Documents and the Guidelines for bidders (both technical and non-technical bid documents) Advised a major petroleum refinery subsidiary company of an Indian PSU based out of Karnataka to revise their Standard Bidding Documents for the Consultancy Services for Profit Improvement and Growth Opportunity Strategies for Refinery Complex, including Integrated Aromatic Complex.
- ❖ Review of Collaboration Agreement and Shareholders' Reviewed and advised on the Collaboration Agreement with an India company in wind energy space on market, resale and provide installation & maintenance solutions & services to its customers in India who own, operate or service wind turbines generators (WTGs) and any other services, including service to WTG, repair and engineering; Review of the Shareholders' Agreement between the Indian company and the European MNCs for providing O&M Services in wind industry in India.
- ❖ Reviewed agreements for leasing of an under-construction commercial property to be used as data centre in a metropolitan city in India.



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- ❖ Assisted in drafting procurement policy for an infrastructure company,

Advisory:

- ❖ Assisted in drafting the agreements, deeds & related documents in setting up of a solar plant in Telangana and another in Karnataka.
- ❖ Provided opinion on the usage of land, mortgage related questions and charges created by the owner companies in the process of land acquisition and setting up of solar plants in Karnataka.
- ❖ Advised two PSUs in Bengaluru on their Wheeling & Banking Agreements in Karnataka.
- ❖ Provided opinion on whether property documents conclusive evidence of title and the practical aspects related to equitable mortgage.
- ❖ Assisted a solar company in completing all regulatory steps in a transaction, including procuring approvals, completing pending compliance points, undertaking filings, creating necessary & mandatory records for corporate governance under Companies Act, FEMA, etc.
- ❖ Assisted several entities in completing conditions precedent, subsequent and consequent in a transaction, including filings with any department/ authority, including the Registrar of companies, Ministry of Corporate Affairs, and RBI.
- ❖ Counselling several companies in termination of their lease agreements for commercial properties.
- ❖ Advised an automotive company in sub-lease of their premises to one of the group companies in a land leased to them by GIDC.
- ❖ Advised several automotive component manufacturing companies in sub-lease of their premises to other companies in a land leased to them by SIPCOT.
- ❖ Advisory in the structuring and launch of property tech business in real estate sector.

Dispute Resolution:

- ❖ Counselling a leading water purifier manufacturing company in their electricity dispute in Karnataka High Court and represented their cause before KERC re an amendment in the Karnataka Electricity Regulation – the amendment has been made.
- ❖ Handled a dispute on Wheeling and Banking charges before KERC.
- ❖ Assistance in counselling and preparing a strategy to get money back from an Indian subsidiary of a US MNC when the US entity was undergoing bankruptcy; worked on the implementation of the strategy.
- ❖ Advised companies in resolution of dispute in refund of security deposits during long-term leases.