

PRASHANTHA KUMAR

SENIOR PARTNER

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With over 20 years of legal expertise, Prashantha has steered the firm's Real Estate & Infrastructure practice in Bengaluru, Mumbai & Pune to new heights. His result-oriented approach and pragmatic solutions have struck a chord with every client. Prashantha has been consistently recognized as a Notable Practitioner by leading publications including Chambers, Legal500 and Asia law.

He has extensive experience in structuring of acquisition of rights, title and interests in immovable property including commercial, residential, plantation/agricultural land (from title verification to drafting, reviewing and finalizing various agreements and deeds, and negotiating terms and conditions). He has advised multifarious clients on various national, state and local level Real Estate usage laws and rules such as Zonal Regulations, Building byelaws, Comprehensive Development Plans and Coastal Regulation Zonal rules.

He is proficient in setting up of SEZ and EOUs and statutory compliance pertaining to Star Classification for Hotel and Hospitality establishments. Further, his experience in litigation relating to real estate, Civil/Criminal matters arising in connection with Partition, Property, Acquisition, Succession, Debt Recovery, Dispossession etc., has given him an upper hand in understanding both the constructive and litigation side of the transactions.

His contribution to the evolutionary practice of real estate and deep research on new models of acquisition, occupation and enjoyment of real estate including hybrid joint development, joint ventures, development management, Build-Rent-Maintain and Transfer, investment special purpose vehicles have been lauded by clients and peers. He is also known for providing a tax and stamp duty efficient model for the acquisition of real estate.

He has been working with a plethora of top developers in the country as well as eminent global real estate players. His list of clients includes TATA Realty, Godrej Properties, House of Hiranandani, Birla Estates, Maple Tree, ICICI Bank, Kotak Realty Fund, Axis Finance Limited and so on. He has also been working with various welfare associations, pressure groups and government departments, including RERA and, has rendered pro-bono advice on rationalization of some obsolete laws and procedures and indulged in evolving models for ease of doing business.

Prashantha is a regular speaker at industry events and frequently shares his insights in the form of blogs, articles, debate participation with leading publications.

PRACTICE AREAS

- Real Estate
- Dispute Resolution
- Infrastructure & Energy
- Renewable Energy

EDUCATION

- BAL
- LLB

ADMISSION

- Bar Council of Karnataka

AFFILIATION

- Confederation of Real Estate Developers' Association of India (CREDAI)
- Bengaluru Chambers of commerce and industries (BCIC)
- International Bar Association (IBA)
- City Civil Court Advocates Associations
- National Real Estate Developmental Council (NAREDCO)
- Confederation of Indian Industry (CII)

PUBLICATIONS

- FAQs on Karnataka Land Reforms (Amendment) Ordinance, 2020, July 2020.
- Karnataka Land Reforms (Amendment) Act, 2020 to Promote Industrial Development? May 2020.
- Concept Note on Force Majeure Event in light of the COVID -19 Pandemic, May 2020.
- COVID 19 Legal FAQ Series: Force Majeure & Impact on Real Estate Leases, April 2020.
- Webinar on: Navigating Legal Challenges in Infrastructure Sector in the Wake of COVID – 19, April 2020.
- Webinar on: Implications of Force Majeure on Commercial Leases in the wake of Covid-19, April 2020

SECTORS

- Banking, Financial Services & Insurance
- Energy
- Manufacturing
- Services

RECOGNITION

- Recognised as one of the **'Recommended Counsels' for Real Estate Practice by Legal 500**- 2025, 2023, 2022, 2021 and 2018.
- Part of the Consultation Committee formed by the Panchayath Raj Department, Government of India, on the proposed Registration Amendment Bill, 2025, wherein Prashantha Kumar has given a valuable suggestions;
- Have been recognised and awarded for **Excellence in Legal Consultation—Real Estate by Economic Times** (Times Group) in 2025;
- Recognised as one of the **Top 100 Individual Lawyers** in India by Forbes India in 2024.
- Recognised as **Notable Practitioner by Practitioner' by Asia law** for Real Estate Practice in 2024, 2023.
- **Outstanding Lawyers to Watch** 2023, Insights Success Magazine.
- Recognized as '**Notable Practitioner' by Chambers and Partners** for Real Estate Practice in 2023 and 2021.
- Prashantha Kumar: The Catalyst of Legal Excellence, Cover Story in The Leaders Global Magazine 2023;
- Felicitated by NAREDCO in the year 2018 for having delivered a lecture on Real Estate Development in the era of RERA;
- Felicitated by CREDAI (Karnataka chapter) 2018 for having delivered a lecture on Stressed Assets.

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