



## Monika Bhonsale

Partner

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*Monika Bhonsale has over 20 years of experience in advising domestic and international clients on different aspects of Indian real estate law and various types of property transactions in the real estate sector. She assists with acquisitions and sales of immovable properties, including properties in urban and rural limits and leasehold properties owned by government authorities. Monika also advises on transactions pertaining to development, re-development (including re-development of slums and dilapidated/cessed buildings) and joint ventures.*

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### Experience

- Partner, AZB & Partners (2017 – Present)

### Key Practice Areas

- Real Estate

### Recent Work Highlights

- MapleTree Pte Ltd on (i) acquisition of 3 land parcels in Mumbai admeasuring in aggregate approximately 10,000 sq. mtrs. from Kanakia Spaces Realty Private Limited, over the course of 3 distinct transactions; (ii) acquisition of 2 warehouses and the underlying and appurtenant land in Pune from the Bhansali family and Synergy LLP; and (iii) acquisition of lands admeasuring 20 acres, along with 2 warehouses standing thereon, from the Bhansali family and Synergy LLP
- Keppel Land Asia Pte Ltd on title diligence for over a 100-acre township in Thane from Kapstone Constructions Private Limited
- TRIL IT4 Private Limited on an in-depth title diligence of part of the Infinity IT Park, Malad, Mumbai
- Ascendas Property Fund Trustee Pte. Ltd. on its acquisition of (i) six operating warehouses from Arshiya in Panvel, near Mumbai, for a consideration of US\$ 91.4 million and an additional deferred consideration of up to US\$ 21.1 million; and (ii) ownership land parcels in Pune
- Lake Shore India Retail Venture Fund (Lake Shore) on its INR 2.42 billion investment in Achole Developers Private Limited
- JSW Realty Private Limited and its group companies on transactions pertaining to (i) sale of residential units in a building located in Carmichael Road, Mumbai; and (ii) proposed re-development of a premium residential building located at Malabar Hill, Mumbai

### Directorships, Memberships & Affiliations

- Bar Council of Maharashtra & Goa (2000)

### Professional Qualifications

- LLB, University of Mumbai (2000)

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*Recommended Lawyer for Real Estate by Legal 500 Asia Pacific (2021 & 2023)*

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