



Srinivas B.R.

Partner

Bangalore Office

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Practice Areas:

- Labour and Employment
- Projects, Energy & Infrastructure
- Real Estate

Service Sectors and Industries:

- Construction
- Hospitality
- Information Technology and Outsourcing
- Infrastructure
- Power – Renewable and Non-Renewable Energy

Education:

- BA. LLB (Hons.)

Professional Memberships:

- B.A. L.L.B; Bangalore University

Languages:

- English
- Hindi
- Kannada
- Telugu

Srinivas B. R. has more than two decades of legal experience in the real estate sector. He advises on structuring real estate transactions, foreign direct investments in real estate and has extensive experience in corporate transactions in real estate sector. Srinivas has in-depth understanding of the title / development related issues in real estate transactions as well as the understanding of requirements in corporate law compliance. This unique knowledge has enabled him to provide solutions to various structure related issues and resolve investment roadblocks.

Srinivas advises various funds and investors in their debt and investment transactions, particularly in the real estate sector. The clients also seek counsel from Srinivas to structure their arrangements for equity participation, for partnership arrangements, for collaborative engagements and the like.

Srinivas has extensive experience in advising clients in infrastructure projects, power sector, industrial hub developments, build to suit arrangements, complex lease transactions, etc.

His main areas of practice also include corporate law, mergers & acquisitions, renewable energy, infrastructure projects, intellectual property issues and employment law. In the fintech sector, Srinivas advises clients on service agreements and regulatory matters.

Recent Key Assignments

- Advised the client in a built-to-suit lease transaction for development of the largest built-to-suit space in Bangalore (1.5 million square feet). The lessee in the transaction is Goldman Sachs.
- Advised Prestige Group and Century Group (both being very prominent developers in the State of Karnataka) in the establishment of a commercial hub at Bangalore. The transaction is unique because the arrangement was given effect through a special purpose partnership venture between the said two entities.
- Advised and assisted CapitalLand in relation to its investment in a forward purchase transaction for acquisition of 1 million square feet of built-up area in an IT Park to be created, at Outer Ring Road, Bangalore, India ('Transaction'). The Transaction comprises a mix of debt and equity investment.
- Advised Aequus group of entity(ies) in the: (i) establishment of a toy manufacturing cluster at Koppal, Karnataka; and (ii) establishment of a consumer durable manufacturing cluster at Gadag, Karnataka. The advisory included regulatory advise, title due diligence and advise on tenancy arrangements. These projects are being established in about 600 Acres of land in Rural Karnataka.
- Advised various clients in the establishment of multiple commercial complexes at the Aerospace and Hardware Park, Bangalore (located adjacent to the Bangalore International Airport). The Aerospace and Hardware Park forms part of the industrial hub developed by Karnataka Industrial Areas Development Board.

Awards and Recognitions

- Ranked as a Band 2 lawyer by Chambers Asia-Pacific 2023.
- Recognised by India Business Law Journal's The A-List 2023, comprising of 100 A-List Lawyers and 50 Legal Icons.
- Ranked as a "Distinguished Practitioner" by the Asialaw Leading Lawyers 2025 rankings.
- Enlisted in the Legal Powerlist 2021 and 2022 as one of the Top 100 Lawyers (Above 10 years' experience) by Forbes India.