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ABOUT US:-

Real Estate is the world's largest asset class and our work for individuals and organizations, whether they are lenders, borrowers, investors, developers or occupiers, gives us a deep understanding of the industry and the way it operates.

Gradea Sal takes pride in understanding client specific issues, each client's Priorities and Concerns and analyzing them in the background of commercial realities. Our team consists of lawyers focusing on all aspects of property and real estate laws. Our client base reflects the diversity and vibrancy of our practice and having worked with various construction firms, co-operative societies, individuals and leading developers including RSB Developers, Sapphire Developers, Mint Developers, Mangal BuildHome, Skyline Realbuild Developers, SachIshaan Developers, L. Nagpal Developers, Gorwani Developers, Building Bricks Group, Kaybee Realty, Parthesh Developers, Sadhna Infrastructure Group, Surya Kirti Group, Enorm Realty, and Valsons Group of Companies, we have gained a keen understanding of client requirements.

Our close working relationships across our network allow us to add value to our clients' transactions with high-quality and practical legal advice. Our team is not just skilled in Real Estate matters, they also have experience in wide ranging fields including Society Redevelopments, Commercial Laws, Intellectual Property Laws, Dealing with Society Formations, Asset, Aviation & Aircraft Finance Deals to name a few.

OUR VALUES:

Our aim is to provide efficient and effective legal advice taking into account individual needs, requirements and circumstances. Just by providing support and value added content, we desire to maintain a personal touch with our entire clientele whether through excellent team work, or apt and prompt delivery.

OUR CORE TEAM:

PRANJAL DAVE

After qualifying as an Advocate and working in the legal field for over 18 years, Mr. Pranjal Dave is the Sole Proprietor of Gradea Sal and has worked with reputed firms including Bhagwati & Co. and M/s. Precept Legal.

Having gained immeasurable experience in Litigation, Legal Research, Corporate Law, Cyber Law, Courts, Family Law and Intellectual Property Law, Mr. Dave now specialises in giving Legal Advice in respect of Real Estate Transactions, Conveyancing, Legal Opinions, Re-development of Societies, Licensing, Wills, Contract Negotiations, Property Law, Powers of Attorney, Legal Compliance and Negotiations. His clientele includes well known developers, investors and various co-operative societies.

URVI DAVE

Qualified as a Solicitor from the United Kingdom and having dealt with international firms and organisations on a day to day level, she has gained wide exposure and abundant experience in taking care of client needs. In India, she has worked with the well-known law firm known as M/s. Shah & Sanghavi at Nariman Point.

Her experience includes verifying, drafting and settling of documents pertinent to Aviation Finance, Corporate Finance, Property Conveyancing, Re-developments, Auction Sales & Purchases, Personal Injury & Private Clients, Company Law, Commercial Litigation, Bankruptcy and Insolvency.

TANMAYEE SALEKAR

Qualified as an Advocate with several years of experience, her core competencies and area of proven performance includes Civil / Criminal Litigation, Litigation documents review, Discovery and Mediation examination, Arbitration proceedings, Non-Litigation documentation which includes drafting Sale & Purchase Agreements, Development Agreements, Deeds of Conveyance, Gift Deeds, Flat Sale Agreements, Powers of Attorney, Wills, Affidavits, Title Certificates, and all other ancillary documents.

Past work experience includes well reputed organisations including working closely with Mr. Rajendra Sorankar, Advocate High Court, practising in Criminal as well as Civil Matters and has worked with the well-known law firm known as M/s. Shah & Sanghavi at Nariman Point.

NATASHA HINDUJA

Qualified as an Advocate, her expertise includes drafting and perusing of Sale & Purchase Agreements, Development Agreements, Deeds of Conveyance, Gift Deeds, Flat Sale Agreements, Powers of Attorney, Wills, Affidavits, Title Certificates, and all other ancillary documents.

Past work experience includes well reputed organisations including Tata Industries, M/s. Precept Legal Advocates, working closely with Mr. R.G. Ketkar, Advocate High Court, Mr. Kailash Vasdev, Senior Advocate, Supreme Court of India and Mr. Karan Dilip Bhosale, Advocate High Court.

AREAS OF PRACTICE:

A) Real Estate / Property

- Conducting due diligence and title verification in respect of acquisition and disposal of agricultural & non-agricultural lands, structures, building, flats, commercial spaces, industrial units.
- Issuing Reports on Title and Certificates relating to title.
- Sale & Purchase Agreements
- Documentation in respect of construction and development of residential, industrial, commercial premises including office buildings, IT parks, hotels, shopping malls and service apartment
- Leave and License Agreements
- Redevelopment of properties belonging to Co-operative Societies
- Investment, funds, real estate trust, inter corporate deposits
- Joint ventures
- Due diligence of properties in investment transactions, loan transaction, trusts, funds etc;
- Advising on legal and regulatory aspects of foreign investment in real estate sector
- Advising in respect of Stamp Duty implications and Registration Charges.
- Collaboration Agreements
- Constructions Contracts
- Development Regulations
- Land Laws
- Succession & Inheritance

B) The Monopolies Restrictive Trade Practice Act, 1969.

C) Standard Weights & Measures Act, 1976.

D) Intellectual Property Rights.

E) Information Technology & E-Commerce.

F) Criminal Law.

G) Family Law.

H) Litigation Services:

In addition to the above-mentioned Areas of Practise, we provide specialized skills and expertise in the area of Civil and Criminal Litigation. In case required, we also directly obtain legal opinions from Senior Counsels &/or engage them for litigation.

I) We have been representing the following Society's in respect of their day-to-day Society matters and/or Re-development :

- (i) Juhu Vile Parle Development (JVPD) Co-operative Housing Association Ltd. being the Association comprising of 14 Co-operative Housing Societies;
- (ii) Vile Parle Model Town Co-operative Housing Society Limited;
- (iii) Greater Bombay Co-operative Housing Society Limited;
- (iv) Bandra Ashoka Co-operative Housing Society Limited;
- (v) New Friends Co-operative Housing Society Limited;
- (vi) Maker Mahal Co-operative Housing Society Limited;
- (vii) Sinclair Co-operative Housing Society Limited;
- (viii) Jaihind Co-operative Housing Society Limited;
- (ix) Girnar Co-operative Housing Society Limited;
- (x) Beacon Co-operative Housing Society Limited;
- (xi) Diago-B Co-operative Housing Society Limited;
- (xii) New Ajanta Co-operative Housing Society Limited.
- (xiii) Vallabh Nagar Co-operative Housing Society Limited;
- (xiv) Vithalnagar Co-operative Housing Society Limited;
- (xv) Seven South Avenue Co-operative Housing Society Limited;
- (xvi) Prem Niwas Co-operative Housing Society Limited;
- (xvii) Arvind Nagar Building No.1 Condominium;
- (xviii) Aga Khan Baug Co-operative Housing Society Limited;
- (xix) Meeti Co-operative Housing Society Limited;
- (xx) Shanti Apartments Co-operative Housing Society Limited;
- (xxi) Shree Swami Samarth Prasanna Oshiwara East Unit No.12 CHSL;
- (xxii) Suvarna Nagar Co-operative Housing Society Limited;
- (xxiii) Prabhakar Kunte Co-operative Housing Society Limited;
- (xxiv) Shri Alankar Co-operative Housing Society Limited;
- (xxv) Juhu Vaishali Shopping Centre Co-operative Premises Society Limited.
- (xxvi) Rata the Bank of Baroda Employees Co-operative Premises Society Limited.
- (xxvii) Prerana Co-operative Premises Society Limited.
- (xxviii) Humlog Co-operative Housing Society Limited.
- (xxix) Om Som Tirth Co-operative Housing Society Limited.
- (xxx) New NavMangal Co-operative Housing Society Limited.
- (xxxi) Jai Versova Co-operative Housing Society Limited.
- (xxxii) Wavelash Co-operative Housing Society Limited.
- (xxxiii) DN Nagar Ganesh Krupa Co-operative Housing Society Limited.
- (xxxiv) Topaz Co-operative Housing Society Limited.
- (xxxv) Sunbeam Co-operative Housing Society Limited.
- (xxxvi) Maheshwar Ganaga Co-operative Housing Society Limited.
- (xxxvii) Shri Ram Mandir Co-operative Housing Society Limited.
- (xxxviii) Manek Mahal Co-operative Housing Society Limited.
- (xxxix) Erlyn Apartments Co-operative Housing Society Limited.
- (xl) Mamta Co-operative Housing Society Limited.