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WITNESS

Real Estate & Construction Legal Summit

7TH ANNUAL EDITION

IN ASSOCIATION
WITH



18th MAY 2018 | LE MERIDIEN, NEW DELHI

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SUMMIT CONCEPT

After having completed 6 successful editions, **Lex Witness** proudly presents **THE 7TH ANNUAL REAL ESTATE & CONSTRUCTION LEGAL SUMMIT 2018** scheduled to be on **18th May 2018, Le Meridien, New Delhi**.

MEET THE MIGHT BEHIND

"The real estate sector is one of the most globally recognised sectors. In India, real estate is the second largest employer after agriculture and is slated to grow at 30 per cent over the next decade. The Indian real estate market is expected to touch US\$ 180 billion by 2020. The housing sector alone contributes 5-6 per cent to the country's Gross Domestic Product (GDP).

In the period FY2008-2020, the market size of this sector is expected to increase at a Compound Annual Growth Rate (CAGR) of 11.2 per cent. Retail, hospitality and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.

Private equity and debt investments in India's real estate sector grew 12 per cent year-on-year to US\$ 4.18 billion across 79 transactions in 2017. The last year has seen USD 3.26 billion worth of M&A deals in India's real estate sector. India is expected to witness an upward rise in the number of real estate deals in 2018, on the back of policy changes that have made the market more transparent."

Source - The Indian Brand Equity Foundation 2018

While the words above set a very encouraging ambience in our minds, one needs to ponder, if the sector has been able to unleash much and digest the new regulatory changes that have come in the last 2 years.

HAVE RERA & GST BECOME THE 2018 SWAGS FOR THE INDIAN REAL ESTATE INC.?

There is no doubt that RERA and GST have been one of the most crucial vehicles of change for the sector, the budget, affordable housing and smart cities have been the signature elements of what will set the trends for times to come. It was slow but indeed an appreciative change that the developers accepted the regulation coming in the form of RERA. Of course, there is mammoth of think tank tasks in progress as they contemplate on their business models that are purely in compliance with the new laws in place. Various state governments have also been rekindling themselves in order to tune into the unified RERA spirit across the nation. While states are currently in a nascent stage wrt registrations etc. going forward, there will be huge chunk of data handling that will need its own expertise.

While on one hand RERA is setting into form, GST has had its own impact on the sector. Of course, the multi-level tax structures have been simplified and there is a change in the tax perception of the sector. However, there are several issues that yet have to be addressed to. Transfer of consumables, multiple registrations, complex compliance for anti-profiteers etc are some of the many challenges that the sector is going through.

Hence, we see an interesting mix of legal, regulatory and compliance environs that will form a very deliberative discussion theme this year. With over 30 speakers and 100 attendees, the summit will create a new set of take home lessons and strategies to combat the new set of challenges that are in play. A few keypoints remain;

Roaring RERA – Survival of the Fittest?

Funding Fumes – Painting A Good Canvas Ahead?

Regulatory Rhymes – New Wine in An Old Bottle?

Inside the Courtrooms – Is There A Master of Art of Contracting?

Tax Traumas – A Never Ending Storyline?

It is in this context that **THE 7TH ANNUAL REAL ESTATE & CONSTRUCTION LEGAL SUMMIT 2018** scheduled to be on **18th May 2018, Le Meridien, New Delhi** brings together various stakeholders of the governance and legal machinery of the country to see how best the existing challenges can be tackled with and foster the growth within the sector.

So, Join the Country's Most Awaited Discussion on The Real Estate Legal & Regulatory Mandates.



SUMMIT AGENDA

08:30 AM SUMMIT REGISTRATION & WELCOME REFRESHMENTS

09:45 AM WELCOME NOTE BY LEX WITNESS

09:50 AM SPECIAL ADDRESS - DR. LALIT BHASIN, PRESIDENT, BAI & SILF

10:00 AM KEY NOTE SESSION – ROARING RERA – SURVIVAL OF THE FITTEST?

Gaurav Pandey, Business Head – North Zone, Godrej Properties - MODERATOR

Anjana Bali, Head of Legal, Emaar MGF

Girish Rawat, Partner, Dhir & Dhir Associates

Hardeep Sachdeva, Sr. Partner, AZB & Associates

Manish Lamba, General Counsel, Bharti Realty

Parveen Nagree Mahtani, Head-Legal, Tata Housing Development Company

Vani Mehta, Senior Counsel – Legal, GE India

Peace-making between State Governments & Developers – A Long Awaited Handshake?

India Vs. States - Lack of A Cohesive RERA?

An Incomplete National Footprint – Rules Yet to be Notified by States?

An Era of Consolidation – Time for Correction?

Increased Costs of Compliance wrt RERA Guidelines

Tackling Delay in Project Launches vis a vis Unsold Inventory Burden | Increased Gestation Period ~ Cost to Buyer

Complex Business Models vis a vis Competition – MIS Revamp, Project Planning Skills etc.

Liquidity Crunch – Hunt for Compliant ‘Capital’?

Lack of Single Window Clearance Mechanism

Lack of Rationalization in Land Acquisition Laws

Multiple Local Levies and Taxes - A Growth Dampener?

Registration of Joint Development Arrangements

Lack of Govt Infrastructure for RERA Guidelines

Defining an ‘Ongoing Project’ – Multiple Meanings & Further Implications

Residential & Commercial 2.0 – Impact Assessment & Growth Trajectory

The ‘Proptech Boom’ – A Reality Today?

The Real Estate Tech Talks – AR, VR, Blockchain – Privacy, Data Protection & Implementation Issues

11:15 AM NETWORKING & REFRESHMENT BREAK

11:45 AM FUNDING FUMES – PAINTING A GOOD CANVAS AHEAD?

Sudhir Goenka, CFO & CS, Hero Homes - MODERATOR

Gautam Kalani, Business Head, Jindal Realty

Himanshu Sharma, Head Marketing & Customer Service - India, Ascendas - Singbridge

Abhishek Awasthi, Partner, AZB & Partners

Vikas Wadhawan, Group CFO, PropTiger.com, Housing.com & Makaan.com

Breaking the Conventions - An Era of PE Funds, AIF, Pension Funds & NBFCs?

Forced Reliance on equity or debt financing?

Bankruptcy Sagas – Giving Up on Sustenance Costs?

Recent Deal Restructuring Mechanisms

Need for Recognition as ‘Industry’ Status & Related Long Term Capital Vision

Long awaited FDI allowance in LLPs – doing away with performance linked criteria

Non-Allowance to raise funds through External Commercial Borrowings (ECB)

The Dire Need of Rationalisation of provisions relating to REITs/InvITs

FDI Relaxation for Real-Estate Broking Services – Too Good for Too Few?

Need to Restructure existing project loans with a moratorium?



SUMMIT AGENDA

01:00 PM **NETWORKING LUNCH**

02:00 PM **REGULATORY RHYMES – NEW WINE IN AN OLD BOTTLE?**

Atul Juvle, General Counsel, Compliance officer & CS- India & South Asia, Schindler India - MODERATOR

Dinesh Gandhi, General Counsel and Head - Legal, Regional Airport-Holdings International

K.P.S. Kohli, Partner, Dhir & Dhir Associates

Pranav Mehra, Principal Legal Counsel, Snapdeal

Ravi Bhasin, Partner, AZB & Partners

Sandeep Chhabda, General Counsel, Xander Finance

Subodh Prasad Deo, Partner, Saikrishna & Associates

Regulatory Tussles @ Center/State/ULB Levels – A State of Dismantled Affairs?

RERA & IBC Motives – Facing Each Other? | 70% No Charge Escrow Account - Lack of Lender's Interest?

Consumer or Creditor – Who's First in Line? | Lenders Vs. Creditors – Do Consumers Have A Say?

RERA & NCDRC – Overlaps and Interplays | RERA vs. IBC – Who'd Be Amended?

Indian Stamp Act Amendments - Hits & Misses

Collector's Guidelines on Land Rates - Blessing in Disguise?

Title Insurance - A 10k Cr Market? A Boon or A Bane?

Need for Development Reforms – FAR/FSI & Density Norms

Sale/Transfer of a Project by Lender – A Cross Road between SARFAESI & RERA provisions?

Judiciary Conflict wrt Land Acquisition Compensation

Setting up of State Advisory Contract Labour Board - Impact Assessment

The Contract Labour (Regulation and Abolition) Act - Key Take Aways

Apex Court's Guideline on Treating Construction Workers as a Formal Sector

Managing NGT Regulatory Whips

CCI's recent crackdown against GDA, DDA – Impact on Real Estate Developers?

Cross junctions between CCI & other Regulatory Domains in the Indian Real Estate Sector

The Curious Case of the Cement Cartelization

03:15 PM **INSIDE THE COURTROOMS – IS THERE MASTER OF ART OF CONTRACTING?**

Jugnu Bagga, Head Legal & Compliance, Universal Infrastructure - MODERATOR

Gaurav Vutts, General Manager Legal, Indiabulls Housing Finance

Nishant Nigam, Head Commercial Litigation and Employment Laws, Chamber of Nigam & Nigam

Rajesh Bhardwaj, Managing Partner, IILC

S. Ravi Shankar, Senior Partner, Law Senate

Siddhartha George, Partner, Poovayya & Co.

V.S.V. Rao, Executive Director, IFCI

Public Sector infrastructure Arbitration clauses after DMRC Judgment of Supreme Court

Impact of highly altered FIDIC contracts

Applicability of Arbitration and Conciliation (Amendment) Act 2015 - Supreme Court Vs Parliament

Arbitrability Of Disputes Arising Out Of Builder-Buyer Agreements

Arbitration and Conciliation (Amendment) Act 2018 - Is it a step forward or backward?

New Delhi International Arbitration Centre Bill 2018

Builders & Contractors, Balancing Legal & Engineering Fundamentals wrt Arbitration Proceedings

Project Development Agreements – Handling Disputes, Clauses, Contractual Fevers

Joint Development Agreements – The Rage between Developers & Land Owners

Conciliating Disputes Under The Real Estate (Regulation & Development) Act, 2016

04:30 PM **FOCUSSED PRESENTATION BY ROHIT SINGHAL, CEO, MASIN PROJECTS**



SUMMIT AGENDA

04:45 PM NETWORKING BREAK

05:15 PM TAX TRAUMAS – A NEVER ENDING STORYLINE?

Sanjay Gulati, Group Head - Corporate Tax –IDT, M&A & Litigation, GMR Group - MODERATOR

Sanjeev Ailawadi, Head Legal, Eros Group

Umang Dhingra, Head of Tax, Discovery India

Advantages of GST to the Sector & What Is Keeping It Away?

Multiple taxation at State Levels – Stamp Duties, Registration Charges etc.

Property Tax Issues - Application, Enforcement etc.

Anti-Profiteering Developers – Struggle to balance Rules & GST Implications

Tax Net - Conversion of 'stock in trade' into 'capital assets'

Need for Withdrawal of 'Project Completion Method'

Taxation of Joint Development Arrangements (JDAs) – A Road Unseen?

Deemed Income Taxation – Dual taxation, lack of acknowledgment on exclusions

Taxation for contribution of immovable property into REITs

Non reduction of the LTCG holding period for REITs

Stress from Deemed taxation based on stamp duty valuation

The burden of MAT levy on SEZ developers & affordable housing projects

Taxation Tussles for Special Economic Zones - An Unending Journey?

Non-subsumed charges – burden for the consumer

Definition of 'Supply' - applicability of GST on inter location transfers

06:00 PM GALA LUCKY DRAW FOLLOWED BY LEX WITNESS CLOSING REMARKS

THE 7TH ANNUAL REAL ESTATE & CONSTRUCTION LEGAL SUMMIT 2018

18th MAY 2018 | LE MERIDIEN, NEW DELHI

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Company: _____

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TERMS & CONDITIONS

Attendance will only be permitted upon receipt of full payment. Cancellations received within 15 days from the summit date will be refunded less INR 3000 as administration fee. Thereafter, cancellations are not refundable. Participants may be substituted at any time. In case the event gets postponed due to any unforeseen situation like natural calamity etc., delegates will receive a credit note valid for 1 year to participate in any future events organized.

In case of any further queries in this regard, please do not hesitate to contact Lex Witness.

YOUR WITNESS PLEASE !

GET INVOLVED

In order to participate at RCLS 2018, New Delhi in the form of Speakers, Delegates or Sponsors please get in touch with:

Speaker, Sponsorship & Delegate Queries

Neelima Maheshwari | E: Neelima.Maheshwari@WitnessLive.in | M: 08800841600
Bhupinder Kaur | E: Bhupinder@WitnessLive.in | M: 09654155065

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