

Job Description: Property Lawyer (Real Estate & Property Transactions)

- Location: Bangalore, India
- Experience: 4-5 years
- Employment Type: Full-Time

About the Role:

We are looking for an experienced Property Lawyer specializing in real estate transactions, sale deeds, property registrations, Khata transfers, and compliance with real estate laws in Bangalore. The ideal candidate will be responsible for handling legal documentation, due diligence, and ensuring the smooth execution of property transactions while advising on legal risks and regulatory compliance.

Key Responsibilities:

1. Property Transactions & Documentation

- Draft, review, and execute sale deeds, agreements to sell, lease agreements, gift deeds, and power of attorney.
- Conduct property title due diligence and ensure clear ownership before transactions.
- Handle property registration processes at the sub-registrar's office.
- Manage the process of Khata registration, bifurcation, and transfers.
- Facilitate mutation of property records with local municipal authorities.

2. Legal Compliance & Advisory

- Provide legal opinions on real estate laws, RERA regulations, stamp duty, and property taxation.
- Ensure compliance with local laws, including BBMP, BDA, Karnataka Land Revenue Act, and Apartment Ownership Laws.
- Assist in obtaining government approvals, No Objection Certificates (NOCs), and clearance certificates.
- Guide clients through land conversion processes (agricultural to non-agricultural) and zoning regulations.
- Assist in joint development agreements (JDAs), MOUs, and property-related contracts.

3. Coordination with Regulatory Authorities

- Liaise with BBMP, BDA, sub-registrar offices, revenue departments, and local authorities for smooth property transactions.
- Ensure compliance with encumbrance clearance, property tax assessments, and revenue records updates.

- Work with builders, developers, and property buyers/sellers for legally compliant transactions.

Required Skills & Qualifications:

- LLB/LLM from a recognized university.
- 3-7 years of experience in property law, real estate transactions, and registrations in Bangalore.
- In-depth knowledge of Transfer of Property Act, Karnataka Land Revenue Act, RERA, and Stamp Duty laws.
- Experience handling title verification, land conversions, and Khata-related work.
- Strong drafting, negotiation, and analytical skills.
- Ability to coordinate with government authorities and clients effectively.
- Fluency in English and Kannada (preferred) for seamless communication.

Preferred Experience:

- Experience working with real estate firms, law firms, or independent property law practice.
- Hands-on experience with real estate documentation, land conversion processes, and regulatory compliance.
- Understanding of co-operative housing society laws, apartment ownership laws, and tenancy regulations in Karnataka.