



**Dhir
& Dhir**
Advocates & Solicitors

30 YEARS

PARUL ANAND

Partner - Banking, Finance & Real Estate
Dhir & Dhir Associates





PARUL ANAND

Partner - Banking, Finance & Real Estate

parul.anand@dhirassociates.com

EXPERTISE

- Banking & Finance
- Real Estate
- Property & Land Advisory

EDUCATION

- LL.B. (Hons.) - University of Lucknow - 2003
- MBA (Human Resources) - University of Lucknow - 2005

MEMBERSHIP

- Bar Council of Allahabad

Parul Anand is a senior legal professional with 20+ years of experience advising banks, NBFCs, housing finance companies and other institutions across Banking & Finance, Real Estate and Property Advisory.

Her practice focuses on property due diligence, title investigation, lender-side legal advisory, real estate transactions, property documentation and land-related matters and Projects related to construction Finance. She has extensive experience in evaluating title and ownership, examining registered and revenue records, conducting property searches and identifying legal and documentation risks associated with property-backed lending and real estate transactions.

Parul regularly advises on property legal opinions, title verification, project and APF-related due diligence, mortgage and security-related matters, legal audits and land acquisition diligence. Her experience includes extensive interaction with Sub-Registrar Offices and Revenue Authorities, including examination and verification of property and revenue records and coordination concerning documentation and statutory compliances.

She brings a strong lender-side and commercially oriented perspective to real

estate matters, with an ability to translate complex title, land, documentation and regulatory issues into clear, actionable legal advice for clients.

Practice Areas

- Banking & Finance

Property-backed lending | Lender-side legal advisory | Property legal opinions | Legal audits | Project & APF due diligence

- Real Estate

Title due diligence | Property transactions | Acquisitions | Development & project advisory | Leasing | Real estate documentation

- Property & Land Advisory

Title investigation | Revenue records | Land acquisition | SRO searches | Property verification | Land and documentation compliance

- Institutional Experience

Parul has advised and worked with leading Banks, NBFCs and Housing Finance Companies.



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