

YESHWANT LEGAL ASSOCIATES

Advocates · Office of Adv. Rajesh A. Tekale · Navi Mumbai

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FIRM PROFILE

October 2026

ABOUT THE FIRM

Yeshwant Legal Associates (“YLA”) is a law practice founded and led by Adv. Rajesh A. Tekale, based in Navi Mumbai. The practice advises businesses, institutions and property owners on contracts, property and day-to-day legal risk, and represents them when a dispute arises. Its drafting work is backed by courtroom practice before the Bombay High Court (original and appellate side), trial courts, tribunals and statutory authorities, so agreements are written with an eye to how they would be read if they were ever challenged.

Principal advocate	Adv. Rajesh A. Tekale (B.Sc., LL.B.), advocate before the Bombay High Court
Enrolment	Bar Council of Maharashtra & Goa, Enrolment No. MAH/84/2002; Bombay High Court Original Side Registration No. 8051
Experience	In practice since 2002 (over 24 years), across civil, criminal, co-operative, revenue, banking and property matters
Associates	Adv. Harsh Tiwari; Adv. Pawan Kakade; Adv. Ananta Patil Sawandkar; Adv. Amruta Wanve; Adv. Nalini Londhe
Languages	English, Hindi and Marathi

COMMERCIAL AGREEMENT DRAFTING AND ADVISORY

YLA drafts, reviews and negotiates commercial agreements, and structures the terms so that each party’s rights, obligations and exposure are clear.

- **Hospitality, holiday-rental and property management agreements:** management and operating agreements between an operator and property owners, including scope of services, revenue or fee sharing, owner and operator responsibilities, use and upkeep of premises, standards of service, term, renewal and exit.
- **Property and land agreements:** development agreements, leave and licence and lease documents, powers of attorney, supplemental agreements and member-level agreements dealing with consideration, rent, timelines and security.
- **Business and service contracts:** service, supply, vendor, consultancy, retainership and partnership-type agreements for businesses and institutions.
- **Structuring and negotiation:** allocating risk (delay, default, indemnity, force majeure, termination and exit), payment and security terms, confidentiality, and stamp duty and registration requirements.
- **Legal and commercial risk review:** reading an agreement or proposal before signing, identifying clauses that expose a party to liability, title or regulatory risk, and suggesting practical changes.
- **Standard-form agreements:** template agreements designed to be used with multiple counterparties, with clear provisions for the points that will vary from one counterparty to the next.

DISPUTE RESOLUTION

- **Pre-litigation:** legal notices and replies, negotiation, settlement drafting and attempts to resolve disputes without going to court.
- **Contractual and commercial disputes:** civil and commercial suits, injunction and interim-relief applications, recovery proceedings, and arbitration-related litigation.
- **Property and co-operative disputes:** title and possession disputes, builder and society disputes, and proceedings before the Registrar, Co-operative Courts and tribunals.
- **Banking and recovery:** recovery proceedings and appeals, Debt Recovery Tribunal matters and mortgage enforcement.
- **Higher forums:** appeals, revisions and writ petitions before the Bombay High Court, including original and appellate side matters.

Because the same practice drafts and litigates, disputes that do arise are handled by advocates who know how the agreement was structured and why.

EXPERIENCE IN HANDLING MATTERS

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- **Property, real estate and redevelopment:** title disputes and ownership issues; land acquisition and compensation matters; co-operative housing society disputes; redevelopment-related litigation; builder and society disputes, including injunction matters; conveyance and deemed conveyance; and advisory work in projects involving government bodies, banks and co-operative institutions.
 - **Civil and commercial litigation:** civil suits (trial and appellate), recovery proceedings, contractual disputes, writ petitions, and civil appeals on both the original and appellate side.
 - **Criminal litigation:** trials, regular and anticipatory bail applications, quashing of FIRs and proceedings, criminal writs, appeals and revisions.
 - **Banking and recovery:** recovery appeals, Debt Recovery Tribunal proceedings and co-operative bank matters.
 - **Other areas:** service matters, heirship and succession, family and matrimonial matters, and consumer matters.

Courts and forums where the principal advocate has appeared: Bombay High Court (original and appellate side); Bombay City Civil and Sessions Court; Metropolitan Magistrate Courts, Mumbai; Co-operative Court and Co-operative Appellate Tribunal, Mumbai; Debt Recovery Tribunal, Mumbai; Maharashtra Administrative Tribunal; Maharashtra Revenue Appellate Tribunal; the Divisional Joint Registrar; and appellate authorities (co-operative and revenue) at Mantralaya, Mumbai.

EMPANELMENT AND APPOINTMENTS

Adv. Tekale is presently associated with, and represents, the following institutions and authorities:

- Mumbai Agricultural Produce Market Committee, Navi Mumbai
- Deccan Merchants Co-operative Bank, Mumbai; Sahyadri Co-operative Bank, Mumbai; Maharashtra State Co-operative Bank Ltd., Mumbai; Pune District Central Co-operative Bank Ltd.
- Panvel Municipal Corporation; Ichalkaranji Municipal Corporation; Bhiwandi Nizampur Municipal Corporation; Pune Metropolitan Region Development Authority (PMRDA)
- Maharashtra Council for Occupational Therapy and Physiotherapy
- Special Counsel for the Maharashtra Public Service Commission; Special Counsel for the State of Maharashtra before the Bombay High Court

PRACTICE AREAS

- **Redevelopment and builder advisory:** pre-project due diligence (title audit, chain of ownership, encumbrance and litigation search); tender and developer-selection documents; development agreements, powers of attorney and supplemental agreements, including risk allocation for delay, default and termination; compliance review under MOFA, RERA, DCPR and Government Resolutions; and conveyance and society reconstitution at completion.
- **Society and member interface:** permanent alternate accommodation agreements covering corpus, rent, compensation and timelines; handling dissenting members; general body resolutions; and procedure under Section 79A of the MCS Act.
- **Property and agreement documentation:** title and land-document review, including CIDCO lease and transfer history; agreements dealing with consideration, term, security, responsibilities and default.
- **Conveyance and deemed conveyance; member rights and disputes:** applications before the Competent Authority, and disputes with a society or its managing committee.
- **Criminal and civil trial matters:** criminal trials, bail and anticipatory bail applications, and civil suits at the trial stage, with appeals and revisions.
- **Service-related matters:** service disputes, promotions, transfers, reservation matters and departmental enquiries.
- **Municipal corporations and development authorities:** advisory and litigation work for municipal corporations and development authorities, including Panvel, Ichalkaranji and Bhiwandi Nizampur Municipal Corporations and PMRDA.
- **Banking and recovery:** recovery proceedings and appeals, Debt Recovery Tribunal matters, mortgage enforcement and title verification for co-operative banks.
- **Litigation and appeals:** proceedings before the Registrar, Co-operative Courts, tribunals, and writ petitions before the Bombay High Court under Articles 226 and 227 of the Constitution of India.

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APPROACH TO DRAFTING AND ADVISORY

- **Documents first.** Work usually begins with a review of the underlying records: title, lease or allotment documents, existing agreements, resolutions and correspondence.
- **Following the legal framework.** Drafting and advice follow the applicable statutes, rules, bye-laws, directives and any conditions imposed by the land-owning or planning authority.
- **Clear allocation of rights and obligations.** Agreements set out consideration, term, timelines, security, each party's responsibilities and the consequences of default in specific terms.
- **Plain explanation, professional review, confidentiality.** Procedure and likely steps are explained in plain language in English, Hindi or Marathi. Drafts are settled under the review of Adv. Rajesh A. Tekale, and a conflict-of-interest check is carried out before any matter is taken up.

CONTACT

Firm	Yeshwant Legal Associates (YLA), Office of Adv. Rajesh A. Tekale
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