

LAW 360°

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Monthly Newsletter





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Real Estate Bytes



Recent rulings reaffirm property law principles and homebuyer protections. The Supreme Court clarified registration and mutation do not confer title. The Madras High Court protected RERA common areas from unilateral changes. H-RERA ordered compensation for delayed possession, while Budget 2026 measures reshape real estate taxation, investment planning, and regulatory compliance frameworks.

Judicial Clarification On Registration And Mutation Of Property: A Combined Analysis Of Samiullah V. State Of Bihar And Tarachandra V. Bhawarlal

The Supreme Court in Samiullah v. Bihar and Tarachandra v. Bhawarlal clarified that registration is procedural, mutation administrative; neither confers title. Courts remain the final authority, ensuring property transfer rights, efficiency in revenue processing, and doctrinal clarity in property law.

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Chennai Hiranandani Upscale Residents Welfare Association -Vs- Directorate Of Town And Country Planning & Anr

The Madras High Court ruled the developer's 2020 plan revising Hiranandani Chennai Phase II illegal. Clubhouses are RERA "common areas," requiring two-thirds allottee consent. Blanket or "deemed" consent is invalid, protecting residents from unilateral alterations or increased project density.

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Delay Compensation Under RERA: H-RERA Gurugram Reinforces Promoter Accountability

In Mridula Parti vs. Microtek Infrastructures, H-RERA Gurugram ordered promoters to pay ₹41 lakh for delayed possession, covering interest, loss of appreciation, litigation costs, and mental inconvenience. The ruling underscores Section 18 of RERA, reinforces promoter accountability, and emphasizes binding contractual timelines.

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Union Budget & Real Estate: A Regulatory Impact Analysis

The February 2026 Union Budget impacts India's real estate sector through affordable housing incentives, capital gains structuring, REIT regulations, and infrastructure allocation. Stakeholders must align investments, compliance, and project structuring with the Income-tax Act, ensuring proactive legal and financial planning for sustainable growth.

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Banking & Finance



RBI's 2026 reforms streamline FEMA export-import regulations, strengthen Authorised Dealer oversight, and modernise ECB and borrowing frameworks through revised limits, end-use norms, pricing, and compliance requirements. Updated credit directions introduce acquisition finance norms, tighter safeguards, revised LTV caps, and enhanced disclosures, promoting transparency, financial stability, and efficient global capital access.

RBI Notifies FEMA Export & Import Regulations, 2026: Consolidated Framework to Streamline Cross-Border Trade Compliance

The RBI's Foreign Exchange Management (Export and Import of Goods and Services) Regulations, 2026, streamline FEMA compliance, simplify export-import procedures, strengthen Authorised Dealers' roles, and regulate export realisation, import payments, and merchanting trade, enhancing efficiency and cross-border trade oversight.

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Reserve Bank of India Notifies Structural Consolidation and Liberalisation of the ECB Framework

The RBI's 2026 amendment to ECB regulations modernises India's borrowing framework by enhancing limits, codifying prohibited end-uses, liberalising pricing and maturity norms, streamlining compliance, and permitting strategic financing, promoting flexibility, transparency, and alignment with global capital markets while maintaining prudential oversight.

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RBI'S 2026 FEMA Amendment: Redefining India's External Borrowing landscape

The RBI's 2026 Amendment to the Foreign Exchange Management (Borrowing and Lending) Regulations modernises the ECB framework by clarifying definitions, imposing end-use restrictions, recalibrating maturity and cost norms, and strengthening compliance, enhancing transparency, sectoral growth, and financial stability.

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RBI's Latest Credit Reforms for Commercial Banks

The RBI's 2026 Amendment Directions update the 2025 Commercial Banks Credit framework, introducing acquisition finance, prudential safeguards, stricter norms for capital market intermediaries, revised LTV caps, and enhanced disclosure requirements, balancing corporate growth, market support, and systemic stability while promoting transparency and risk-sensitive lending.

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Intellectual Property



The Delhi High Court granted injunctions protecting Dream11 and Saregama India in trademark and copyright disputes, ordered blocking infringing platforms, and upheld assignment rights. It also granted summary judgment to TV9 against groundless copyright threats, while dismissing FOREST ESSENTIALS' appeal, reaffirming principles governing composite trademarks and consumer confusion analysis.

Delhi High Court Grants Ex Parte Injunction to Dream11 Against “Come Sports” Fantasy Gaming Platforms – CS(COMM) 181/2026

The Delhi High Court granted an ex-parte ad interim injunction in favor of Sporta Technologies (Dream11) against rogue apps using “Come” marks, finding trademark and copyright infringement. The Court ordered blocking infringing domains, protecting the platform’s goodwill and reinforcing digital intellectual property rights.

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Composer vs Copyright Owner: Delhi High Court Grants Interim Relief to Saregama in Ilayaraaja Dispute – CS(COMM) 143/2026

The Delhi High Court granted an ex parte ad-interim injunction in favor of Saregama India, restraining Ilayaraaja from exploiting or licensing copyrighted film music. The Court recognized producer-assigned rights, established a prima facie case, emphasized irreparable harm, and reinforced the role of assignment agreements in legacy music and streaming disputes.

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Delhi High Court Grants Summary Judgment to TV9 in Groundless Copyright Threats Dispute: CS(COMM) 9/2024

The Delhi High Court granted summary judgment in favor of TV9 Network, declaring the defendants’ copyright threats groundless. The Court emphasized that publicly available footage may be used for news reporting, reinforcing protections against unjustified copyright claims and supporting legitimate journalistic practices.

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Delhi High Court Refuses to Injunct ‘BABY FOREST’ in Trademark Dispute with FOREST ESSENTIALS: FAO(OS) (COMM) 111/2024

The Delhi High Court dismissed FOREST ESSENTIALS’ appeal seeking interim relief against BABY FOREST, holding the marks were composite with distinct overall impressions. The Court reaffirmed that individual elements of a composite mark, like “FOREST,” are not exclusively protectable, emphasizing overall impression and likelihood of consumer confusion.

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Corporate & Commercial



SEBI standardised mutual fund schemes into defined categories with allocation norms, enhancing transparency and preventing overlap. RBI amended ECB regulations to refine definitions, limits, and compliance. Further RBI reforms aligned prudential norms across financial institutions, while CRR/SLR amendments expanded applicability to DFIs, updated reporting formats, and improved regulatory clarity, flexibility, and systemic stability.

Categorization and Rationalisation of Mutual Fund Schemes

SEBI's circular standardizes mutual fund schemes, replacing earlier provisions. Schemes are classified as Equity, Debt, Hybrid, Life Cycle, and Other, with defined allocations, limits, and naming norms. It ensures transparency, prevents portfolio overlap, discontinues solution-oriented schemes, and requires alignment within six months.

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Foreign Exchange Management (Borrowing and Lending) (First Amendment) Regulations, 2026

On February 9, 2026, RBI amended the 2018 ECB regulations, updating definitions, restricting end-uses, revising limits, and strengthening compliance. The changes enhance transparency, streamline foreign borrowing, enable efficient global capital access, and balance prudential safeguards with India's economic growth objectives.

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RBI's 2026 Overhaul of Credit, Capital Market Exposure and Prudential Norms Across Financial Institutions

On February 13, 2026, RBI introduced comprehensive amendments for banks, NBFCs, RCBs, and SFBs, aligning IRACP norms, credit and capital market exposure frameworks. The reforms strengthen prudential discipline, transparency, and risk management, ensuring uniform regulation and reinforcing systemic stability across India's financial sector.

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Reserve Bank of India (Local Area Banks-Cash Reserve Ratio and Statutory Liquidity Ratio) Amendment Directions, 2026

The RBI's 2026 amendment broadens CRR/SLR applicability to all DFIs under Section 2(cccii), updates Form A to include Exim Bank, NHB, SIDBI, NaBFID, and other DFIs, removes restrictive classifications like "cash in hand," and integrates the Standing Deposit Facility, improving clarity, flexibility, and regulatory alignment.

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Energy, Infrastructure & Mobility



The Supreme Court is hearing a challenge to the SHANTI nuclear liability framework alleging constitutional and safety concerns. PM Surya Ghar has boosted rooftop solar adoption while creating regulatory challenges. India's shift toward domestic coal impacts contracts and tariffs, and the 2026 ash guidelines establish structured disposal, utilisation mechanisms, transparency measures, and strengthened environmental compliance requirements across thermal power plants.

Supreme Court Examines Constitutional Challenge to Proposed Nuclear Liability Reform Framework

The Supreme Court is hearing a petition challenging the SHANTI nuclear liability framework, alleging it breaches Articles 14, 19, and 21. Petitioners argue the reforms reduce operator and supplier liability, weaken environmental safeguards, compromise accountability, and limit transparency, raising significant constitutional and nuclear safety concerns.

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Rooftop Solar Momentum in India: 30 Lakh Installations Under the PM Surya Ghar Scheme and Its Regulatory Significance

India's PM Surya Ghar: Muft Bijli Yojana has enabled over 30 lakh rooftop solar installations, promoting decentralised renewable energy and consumer participation. While strengthening energy security, the scheme also raises regulatory challenges related to net-metering frameworks, DISCOM finances, tariff structures, and coordinated policy implementation.

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India's Strategic Shift Toward Domestic Coal: Legal and Regulatory Implications for the Power Sector

India plans to reduce reliance on imported thermal coal by promoting greater use of domestic coal to enhance energy security and self-reliance. The policy, currently administrative, carries operational, contractual, and regulatory implications for generators, PPAs, coal supply agreements, tariffs, and broader power sector stakeholders.

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Revised Ash Utilisation Guidelines for Thermal Power Plants Issued by the Ministry of Power

The Ministry of Power's 2026 guidelines create a structured system for ash declaration, allocation, and disposal by thermal power plants. They promote utilisation through concessional MSE supply, auction-based disposal, transparent allocation processes, and capped transport costs while ensuring environmental compliance and operational clarity.

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Tax Law



CBIC waived fees for amendment or cancellation of export documents impacted by force majeure disruptions, while Chennai Customs prescribed simplified procedures for returning cargo to ease trade disruptions. CBDT notified the Income-tax Rules, 2026, consolidating procedures and prescribing SEP thresholds. The Madras High Court ruled ISDs need not distribute ITC in the same month, aligning Rule 39 with statutory eligibility conditions.

Waiver of Fees for Amendment or Cancellation of Export Documents in Force Majeure Situations

CBIC has waived fees for amendment or cancellation of export documents, including Shipping Bills, where changes arise from force majeure events such as Strait of Hormuz disruptions. Exporters must apply with supporting evidence. The relief applies across all Customs formations and remains valid until 25 March 2026.

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Procedure for Handling of Export Cargo Returning to Indian Ports due to Closure of the Strait of Hormuz

Chennai Customs issued Public Notice No. 17/2026 prescribing procedures for export cargo returning due to Strait of Hormuz disruptions. It allows manifest waiver, container offloading without Bill of Entry, Shipping Bill cancellations, simplified BTT facility, and fee waivers, with priority processing to reduce congestion and trade disruption.

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Central Board of Direct Taxes, Notification No. 22/2026 [G.S.R. 198(E)], Income Tax Rules, 2026, New Delhi

CBDT notified the Income-tax Rules, 2026, effective 1 April 2026, under the Income-tax Act, 2025. The Rules largely consolidate procedures from the 1962 Rules, covering dividends, stock exchanges, capital assets, non-resident income attribution, Significant Economic Presence thresholds, and concessional taxation conditions for cruise ship operators.

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Reliance Jio Infocomm Ltd. v. Union of India, Madras High Court

The Madras High Court quashed the revenue demand against Reliance Jio Infocomm Ltd., ruling that Input Service Distributors need not distribute ITC in the same month as invoice receipt. Rule 39 of the CGST Rules cannot override Section 16(2), and ITC distribution must occur only after statutory eligibility conditions are satisfied.

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