

Kartik R. Singapura

Partner

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A SEASONED TRIAL LAWYER AND FIERCE COMPETITOR, KARTIK APPROACHES EVERY CLIENT'S CASE WITH A SINGULAR FOCUS – WINNING. KARTIK'S METICULOUS PREPARATION, CREATIVITY AND ABILITY TO CONNECT WITH A JURY HAVE LED TO COURTROOM SUCCESS ON BOTH SIDES OF THE AISLE, EARNING HIM RECOGNITION BY THE INDUSTRY'S LEADING PUBLICATIONS SUCH AS *CHAMBERS USA* AND *BENCHMARK LITIGATION*, AMONG OTHERS.

From dirt to disposition, Kartik uses a combination of first-chair trial experience and a deep understanding of the real estate industry to navigate complex legal challenges that may arise at any point during the life cycle of his client's ventures. His reputation for building creative strategies on behalf of owners, investors, operators and developers has earned him the privilege of leading trial teams in high-stakes cases throughout Texas and beyond, including a recent "bet-the-company" trial in the Delaware Court of Chancery.

In addition to his commercial work, Kartik also maintains a robust land use and municipal law practice, representing syndicators, family offices and publicly traded companies in disputes relating to platting, zoning, public-private financing arrangements, permitting, ordinance interpretation and validity, constitutional rights and regulatory takings. Kartik routinely litigates matters at the administrative, trial court and appellate court levels against cities, counties, state agencies and government officials seeking to thwart or inhibit his client's plans for development.

Representative Experience

- Following a seven-day jury trial, obtained a \$5 million judgment on behalf of a real estate investment firm against the seller of an office property for withholding salient financial information during the client's due diligence process that inflated the \$12 million contract price.
- Counsel for AMLI Residential and its affiliated entities in a six-year lawsuit over the sale of a luxury apartment complex. After serving as co-trial counsel during a two-week jury trial, secured a unanimous

verdict in favor of AMLI on the plaintiffs' claims for \$38 million and an award of \$5.8 million in attorneys' fees.

- Defended a NY-based real estate investment firm in a Delaware Chancery Court trial against a joint venture partner seeking control of the parent company in expedited summary proceedings pursuant to 6 Del. § 18-110. After trial, case settled on favorable monetary and non-monetary terms for client, including retention of the parent company subject of the parties' dispute.
- After a seven-day bench trial, obtained a take-nothing judgment in favor of a national real estate developer and its principal in a commercial lending dispute. The case involved repayment of a \$30 million bridge loan secured by the equity commitments of tax credit investors and allegations that this security interest was cross collateralized within a complicated capital stack for historic redevelopment.
- Represented a real estate investment firm in a five-day jury trial seeking to void and unwind transfers of funds between two affiliate companies under the Texas Fraudulent Transfer Act.
- Trial counsel for the world's largest privately owned business-jet service provider in \$100 million aviation wrongful death lawsuit arising out of claims that a faulty autopilot system caused the crash. Case settled on very favorable defense terms on the eve of trial.
- Represented a real estate investor against one of the largest franchisee operators in the country and its principal in breach of contract case involving novel issues of COVID-19 shutdowns and its corresponding impact on the appropriateness of mitigation efforts. After a bench trial, client was awarded damages and attorneys' fees in excess of \$1.1 million.
- Complete defense verdict after a ten-day jury trial in a case involving complex issues of hydrology and hydraulics, interpretation and application of restrictive covenants, and tort-based claims.
- Obtained injunctive relief (TRO and TI) against the City of Dallas based on misapplication of plat regulations and lack of lawful exercise of eminent domain in an ongoing lawsuit involving the City's attempt to construct a multimillion-dollar bond project on private property.
- Secured a favorable, seven-figure settlement on behalf of a multifamily owner-operator in a coverage dispute against several syndicate carriers involving novel questions of federal jurisdiction and interpretation of a complicated, multilayered master policy.
- Represented a hotel developer in an arbitration proceeding against a nationally recognized general contractor in connection with significant structural failure of a hotel and convention center. On the eve of arbitration, obtained a multimillion-dollar settlement for full economic damages.
- Represented a member of a company with more than \$300 million in assets under management against controlling members. The case settled after strategically negotiating a reorganization of the controlling company that provided the client with increased equity and preferred returns.

Noteworthy

- Named to the "40 & Under" list in the *Benchmark Litigation Guide*, 2025
- Ranked in the *Chambers USA* legal directory for the "Litigation: General Commercial" category for Texas, 2024
- Featured on *The Texas Lawbook's* "Top Commercial Litigation" List, 2022
- Selected by attorney peers for inclusion in *Texas Super Lawyers Rising Stars*®, Thomson Reuters, 2021–2024

Activities and Memberships

- South Asian Bar Association

Publications

- "Navigating Federal Lease Terminations: What Office Building Owners Need to Know," Bell Nunnally Client Alert, author; March 27, 2025.
- "Residential Real Estate Cases To Watch In 2024," *Law360*, quoted; January 1, 2024.

Credentials

Education

- JD, University of Houston Law Center, 2012
- BS, The University of Texas at Austin, 2008

Admissions

- Texas
- United States District Courts for the Northern, Southern and Eastern Districts of Texas