



Order below Exh.1 in Civil M. A. No.746/2025
Vaishnavi V/s. Nil

- 1) This is an application filed by the applicant under Section VIII of the Bombay Regulation Act, 1827 for issuance of heirship certificate in her favour.
- 2) It is contended in the application that Santosh Madhao Shinde died on 17.05.2021. Applicant is the widow of deceased Santosh. Nirmala Mahadeo Shinde was the mother of deceased Santosh who died on 29.12.2018. Applicant is the sole legal heir of late Santosh.
- 3) Deceased Santosh purchased Flat No.213 (area ad-measuring 385 square feet built up), A-2, Second Floor, in Parijat Building in Lok Vatika Co-operative Housing Society Limited situate at Survey No.15/1-1, 15/1-2, 15/3-1, 15/3-2, 15A/1-1, 15A/1-2, 15A/1-2, 15A/2, 15A/3-1, 15A/3-2, 15B, 1/1-1-1, 1/1-1-2, 14, 14A/2, 14A/3-1, 14A/3-2, 14A/1-1 at Mauje Netivali, Taluka-Kalyan, District-Thane. The applicant being legal heir of deceased Santosh has filed this application for issuance of heirship certificate in her favour in respect of the above mentioned immovable property.
- 4) After filing the application, proclamation published on 07.08.2025 and on 09.07.2025, public notice was published in daily newspaper "Bahujanratna Loknayak" for inviting objections. Till date none filed any objection.
- 5) Considering the pleadings and documents placed on record by

the applicant, following points arise for my determination to which, I record my findings thereon for the reasons as follows.

No.	Points	Findings
1.	Whether the applicant is entitled for heirship certificate as prayed ?	In the affirmative
2.	What order ?	Application is allowed.

: REASONS :

As to Points No.1 and 2 :

6) Heard learned advocate for the applicant. In support of her contentions, the applicant has filed her claim affidavit at Exh.7. The applicant has also filed on record her Aadhar Card, Aadhaar card of deceased Santosh, death certificates of Santosh and his mother, agreement No.253/2005 dated 19.01.2005 and copy of Index II in respect of the claim flat, NOC issued by the society to transfer the flat in the name of Santosh, valuation report and paper publication. After leading the aforesaid evidence, applicant has filed evidence closed pursis.

7) On perusal of documents, it appears that Santosh Madhao Shinde was the owner of immovable property in question. Applicant is only legal heir of deceased Santosh. None opposed the application. Therefore, the application deserves to be allowed. Hence, I pass following order.

: ORDER :

i)	Application is allowed.
ii)	Applicant Vaishnavi Santosh Shinde is legal heir of deceased Santosh Madhao Shinde.

iii)	Issue heirship certificate in the name of Vaishnavi Santosh Shinde showing her as legal heir of deceased Santosh Madhao Shinde in respect of Flat No.213 (area ad-measuring 385 square feet built up), A-2, Second Floor, in Parijat Building in Lok Vatika Co-operative Housing Society Limited situate at Netivali, Taluka-Kalyan, District-Thane (more particularly mentioned in paragraph No.3 of this order), on payment of requisite court fees as per rules.
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1.

Place : Kalyan
Date : 24.07.2026

(J. S. Kokate)
4th Joint Civil Judge
Senior Division, Kalyan