

MHTH120245292025**Civil M.A. 563/2025****SATISH LAXMAN TAKALKAR Vs
MANGALA ARJUN SARADE****ORDER BELOW EXH. 1**

1. Applicants have filed this application for issuance of heirship certificate as per provision of Bombay Regulation VIII of 1827.

2. As per the application, Applicant No.1 and 2 are the son's as well as Non-applicant No.1 and 2 are daughter's of deceased Late Mr. Laxman Tukaram Takalkar who died on 29/09/2014 at Flat No.301, 3rd Floor, C Wing, C.S. No.704, Mazagaon Division, Ulster Road, Byculla, Mumbai-400027. The wife of deceased Late Mrs. Pushpa Laxman Takalkar died on 02/04/2023 at Flat No.301, 3rd Floor, C Wing, C.S. No.704, Mazagaon Division, Ulster Road, Byculla, Mumbai-400027. Applicants and Non-applicants are the only legal heirs of deceased Mr. Laxman Tukaram Takalkar. During the lifetime deceased Mr. Laxman Tukaram Takalkar has acquired the property which is described as under:

SCHEDULE OF THE PROPERTY

3. Property bearing 1. Flat No.301, 3rd Floor, C Wing C.S. No.704, Mazagaon Division, Ulster Road, Byculla, Mumbai-400027 admeasuring about 250.00 Sq. Ft. Carpet Area. Flat No. B-8/4:0/3, Ground floor, Building No. B-8, Sector-9, Koperkhairane, Navi Mumbai-400709. Admeasuring about 25.330 + 4.73 Sq. Mtrs Area.

4. The Late Mr. Laxman Tukaram Takalkar have not made any Will during his lifetime. Hence, the applicants have prayed to

grant Heirship Certificate in their favour.

5. As per the order below Exh. 1 applicants have published notice in the newspaper 'JANKHULASA' dated 27/11/2025. Nobody has raised objection for issuance of heirship certificate in the name of applicants as prayed. Applicants have filed his claim affidavit. Non-applicants have filed no objection cum say. Applicants have also filed verified copy of death certificate of deceased Mr. Laxman Tukaram Takalkar. Verified copy of death certificate of deceased Pushpa Laxman Takalkar. Xerox copy of agreement to Sell which executed and between CIDCO to Late Laxman Tukaram Takalkar. Copy Allotment Cum Possession Letter of Shankeshwar Constructions to Late Laxman Tukaram Takalkar. Verified copy of Aadhar card and Pan card of the applicants and Non-applicants. Verified copy of Ration card.

6. Considering the claim affidavit of the applicants and documents on record it prima facie appears that applicants and non-applicants are the legal heirs of the deceased Mr. Laxman Tukaram Takalkar. Therefore, there is no reason to discard the claim of applicants.

7. All the disputes between the parties to this proceeding relating to scheduled property can be adjudicated upon by availing appropriate remedy under civil law before appropriate forum by filing separate proceeding. This application is deserves to be allow in respect of and to the extent of grant of heirship certificate only in view of the provision of Bombay Regulation VIII of 1827. In the result following order :-

ORDER

- 1] Application is allowed.
- 2] Applicants namely **No.1 Mr. Satish Laxman Takalkar, No.2 Mr. Sunil Laxman Takalkar, Non-applicants no.1 Mrs. Mangala Arjun Sarade, No.2 Mrs. Meenakshi Dadabhau Jundre** are hereby formally recognized as legal heirs of deceased **Mr. Laxman Tukaram Takalkar**. Hence, issued heirship certificate in the name of the Applicants and Non-applicants in respect of immovable property mentioned above as per provision of Bombay Regulation Act VIII of 1827 on payment of necessary court fee.

Place-Belapur
Date:- 15/06/2026

(Shri. A.A.Babar)
06th Jt. Civil Judge Jr. Division,
Belapur, Navi Mumbai.