

MHPU020043092026

Civil M. A. 594/2026



Anjali Pramod Bharote
Vs
Komal Pramod Bharote Before
Marriage,
Komal Sujay Chavan After Marriage

ORDER BELOW EXH.1

1. The present application is filed by applicant for grant of Legal Heirship Certificate. It is contended that, applicant is widow and opponent is daughter of late Pramod Mathuradas Bharote who died intestate on 06.10.2025. That following properties were in the name of deceased at the time of his death which are described as under:

A) Individual Property:

I] Description of the Property: All that piece and parcel of Half Share in Flat No. 104, First Floor, C-Wing, "BASIL AMORA" Building, 6admeasuring Carpet Area 52.11 Sq.Mtrs.,i.e.560.70 Sq.Fts., and Attached Covered Balcony admeasuring 9.98Sq.Mtrs., i.e. 107.38Sq.Fts., One Covered Car Parking on Upper Level Floor situate at S.No. No36/5, At Post-Ambegaon Khurd, Taluka-Haveli, Pune.

II] Description of the Property: All that piece and parcel in Flat No. 1A, First Floor, "Sai Prerana Apartment", admeasuring about Carpet Area 67.84 Sq.Mtrs., i.e.730Sq.Fts., situate at S. No.11/1B/1/1, Plot No.3+4, Village At-Wadala, Taluka & District Nashik.

2. That the properties described in paragraph no. 1-A-I half share and paragraph No.1-A-II exclusive owned by late Pramod Mathuradas Bharote. That the property mentioned in paragraph No.1-A-I was jointly purchased by late Pramod Mathuradas Bharote and present applicant from M/s. Chandrangan Associates through a registered agreement for sale bearing document No.4427/2021 dated 25.08.2021 vide registered at Sub-Registrar Office, Haveli No.09, Pune. That the property mentioned in paragraph No.1-A-II was exclusively purchased by late Pramod Mathuradas Bharote from Mrs. Shobha Wahi and others under an agreement for sale document bearing No.662/2016 dated 25.01.2016 vide registered at Sub-Registrar Office, Nashik registered on 26.02.2021.

3. That the applicant and opponent are the only legal heirs of late Pramod mathuradas Bharote and are entitled for grant of heirship certificate with respect to properties mentioned in paragraph no. 1A-I and II of the petition. Hence, present application.

4. A citation notice by publication was issued. It was published in daily Punyanagari, Pune on 17.04.2026. In spite of publication and promulgation of notice, no one came forward to challenge the claim of applicant.

5. To support her contention the applicant uploaded Evidence Affidavit of applicant Anjali Pramod Bharote at Exh.10. It

is unchallenged on record. The applicant has also uploaded Exh.13-Receipt Of Document Sr.No. 4427/2021, dated- 25.08.2021, Exh.14-Index-II Document Sr.No. 4427/2021, dated- 25.08.2021, Exh.15-Registered Agreement to Sale Sr.No. 4427/2021, dated- 25.08.2021, Exh.16-Receipt Of Document Sr.No. 662/2016, dated- 25.01.2016, Exh.17-Index-II Document Sr.No. 662/2016, dated-25.01.2016, Exh.18-Registered Agreement to sale Sr.No. 662/2016, dated- 25.01.2016, Exh.19-Receipt of Document 2039/2021, Document Executed on 23.02.2021 and Registered dated- 26.02.2021, Exh.20-Index-II Document Sr.No. 2039/2021, Document Executed on 23.02.2021 and Registered dated- 26.02.2021, Exh.21-Registered Document of Deed of Apartment Sr.No. 2039/2021, Document Executed on 23.02.2021 and Registered dated- 26.02.2021, Exh.22- Late. Pramod Mathuradas Bharote, Death Certificate dated-19.12.2015, Exh.23- Applicant Adhar Card and Opponent Adhar card, Exh.24-Copy of Daily Newspaper "PUNYANAGA" Pune Edition dated-14.08.2025 and Exh.25-Copy of Daily Newspaper "PUNYANAGA" Nashik Edition dated-14.08.2025. Lastly, the applicant filed evidence closed pursis at Exh. 26.

6. Learned Advocate Akshay Jagdish Bhavsar pointed that the publication to call the objection (if any) had been already published in daily newspaper "Punyanagari" dated 17.04.2026. He further submitted that, after the publication as such, nobody has raised any objection within the period prescribed mentioned

therein. Further applicant by filing affidavit at Exh.10 reiterated the same facts mentioned in the application. It is to be noted that since the date of publication and during the period specified therein, even till this date nobody has raised any objection regarding the claim of the applicant. The facts pleaded in the application and the affidavit Exh.10 remained unchallenged and unresisted. In view of the affidavit of applicant coupled with the documentary evidence on record, the claim of the applicant remained unchallenged. It is further observed that, the present application is filed for grant of legal heirship certificate in which the Court formally recognizes the heirs of the deceased and considering the facts of present case that the applicant and opponent are the Class-I legal heirs of deceased late Pramod Mathuradas Bharote in view of Section 8 and Schedule I to Hindu Succession Act, 1956 and hence entitled for grant of heirship certificate. Therefore, the application deserves to be allowed. Hence, the following order :-

ORDER

- 1) Application Exh.1 is allowed.
- 2) Issue Legal Heirship Certificate in favour of the applicant and opponent as per Appendix B of the Bombay Regulation declaring them as formally recognized heirs of deceased Pramod Mathuradas Bharote with respect to the properties:
all that piece and parcel of Half Share in Flat No. 104, First Floor, C-Wing, "BASIL AMORA" Building, 6 admeasuring Carpet Area 52.11 Sq.Mtrs.,i.e.560.70 Sq.Fts., and Attached

Covered Balcony admeasuring 9.98Sq.Mtrs., i.e. 107.38Sq.Fts., One Covered Car Parking on Upper Level Floor situate at S.No. No36/5, At Post-Ambegaon Khurd, Taluka-Haveli, Pune

and

All that piece and parcel in Flat No. 1A, First Floor, "Sai Prerana Apartment", admeasuring about Carpet Area 67.84 Sq.Mtrs., i.e.730Sq.Fts., situated at S. No.11/1B/1/1, Plot No.3+4, Village At-Wadala, Taluka & District Nashik. on accepting requisite Court Fees stamp as per Schedule I, Rule 10 and 12 of the Maharashtra Court Fees Act. It is hereby directed that, prior to issuance of heirship certificate the applicant and opponent to produce the valuation certificate of above mentioned immovable property obtained from sub-registrar's office Pune and Nashik and get it verified from the A. S. of this Court for the purposes of Court fees.

- 3) The applicants are hereby directed that they are required within six months from the date of this certificate or within such further period the Court from time to time appoint to render to the Court the true account of the said property and credits, showing the assets which have comes to his hands and the manner in which he has applied or disposed of as per Chapter XIV Para 312 of Civil Manual.
- 4) The concerned Revenue, Municipal Corporation, City Survey Authorities of District Pune & Nashik only to act upon the

Certificate of Heirship issued on requisite Court Fees Stamp Paper by the Court in accordance with the procedure laid down in Maharashtra Court Fees Act and not upon uploaded copy or certified copy of this order.

Dated : 04.08.2026.

(J. M. Ambodkar)
6th Jt. Civil Judge (S. D.) Pune.