

MHTH280012602026



**Civil M.A.No.874/2026**  
**Shakuntala Ramesh Mavle Vs. Nil**

**ORDER BELOW Exh.1**

1] This is an application for grant of letter of administration in respect of Will dt.10/05/2023 (hereinafter referred as “said will”) executed by Late Shri. Ramesh Shivram Mavle (hereinafter referred to as “the deceased”) who died on 25/12/2024 at B-703, Laxmi Krupa CHS. Ltd., Dr. B. A. Road, Chinchpokali (E), Mumbai-400033.

2] It is stated by the applicant that, the deceased executed the Will dt.10/05/2023 in presence of two witnesses namely Mr. Sudhakar Suresh Shinde and Mr. Vasant Rambhau Jadhav. The applicant is the beneficiary mentioned in the Will. The testator bequeathed his properties as described in the Will in favour of the applicant. The scheduled properties are self acquired properties of the deceased and situated within the jurisdiction of this court. Hence, the present application is filed for letter of administration.

3] The deceased left the following properties:-

**SCHEDULE OF IMMOVABLE PROPERTIES**

1. Flat No. 703, on 7<sup>th</sup> Floor, B-Wing, Laxmi Krupa CHS. Ltd., near Jaihind Cinema, Dr. B. A. Road, Mumbai-400033. Having present market value of Rs. 1,15,00,000/-.
2. Bungalow Plot no.82, Shivram Sadan, Anand Nagar, Talegaon-Dabhade, Tal-Maval, Dist.Pune. Having present market value of Rs. 1,25,00,000/-.
3. Shop no.28, Haji Ismail Gani Building, beside of Nagraj Hotel, near Byculla Station, Byculla(E), Mumbai-400033. Having present market value of Rs. 1,10,00,000/-.

4. Shop no. B – 84, Sant Gadgebaba Maharaj Mandai, Opposite Byculla Police Station, Byculla, Mumbai 400027. Having present market value of Rs. 1,10,00,000/-.
5. Flat no. C – 27, Snehbandh Co-operative Housing Society Ltd., Plot No.3, Sector-16A, Vashi, Navi Mumbai. Having present market value of Rs. 95,00,000/-.
6. Shop no. 22, New Satara Group Co-op. Housing Society Ltd., Plot no. B/2B & A/24/C, Sector-12, Kharghar, Navi Mumbai-410210. Having present market value of Rs. 1,20,00,000/-. The total present market value of the above properties of Rs. 6,75,00,000/-.

4] Applicant filed her claim affidavit below Exh.11. The applicant examined attesting witnesses namely Mr. Sudhakar Suresh Shinde at Exh.16 and Mr. Vasant Rambhau Jadhav at Exh.12. The applicant also produced on record the documents vide Exh.14 & 18 viz. Original Last Will and Testament Exh.15, public notice published in daily newspaper “Jankhulasa” dt.11/06/2026, verified copy of death certificate of the deceased, death certificate of mother of deceased namely Vatsalabai Shivram Mavale, Original report of maintenance of property no.1, verified copy of two bill and property card of property no.2, verified copy of receipt of property no.3, verified copy of allotment letter of property no.5, verified copy of share certificate of property no.6, copy of letter from Pune People cooperative Bank Ltd., Pune, copy of Municipal Corporation Market Department license, printout from e-mail of letter from Shriram City Finance Co., verified copies of I.D. proofs of the applicant. The evidence close pursis is filed at Exh.19.

5] After perusal of the oral evidence and documentary evidence on record, it is proved by the applicant that, she is the beneficiary of the said Will which is executed by the deceased. The Will Exh.15 is executed by the deceased and attested by

attesting witnesses as mentioned above. The applicant examined both attesting witnesses of the Will at Exh.16 and 12. These witnesses have sufficiently proved that the deceased executed the Will in their presence and they have signed on the said Will. Therefore, Will at Exh.15 is duly proved by the attesting witnesses. It appears from record that the properties mentioned in the schedule are the properties of the deceased. The deceased executed the Will and wished to dispose off his properties after his demise as mentioned in the Will. A Will is primarily a legal declaration by which any individual makes regarding the manner in which he would like for his properties to be managed and distributed after his demise. Thus, under such circumstances, the applicant is the beneficiary of the Will. Exh.15 is the original Will of deceased which shows that, deceased had not appointed the executor. I do not find any impediment in allowing the present application in view of oral and documentary evidence. Considering the above aspects, I pass the following order:-

**ORDER**

1. The application is allowed.
2. Issue the letter of administration in respect of immovable properties mentioned in the WILL Exh.15, under Indian Succession Act, 1925 in the name of the applicant.
3. The applicant shall execute the bond of amount as claimed in regards to the properties of deceased as per the provision of Section 291 of Indian Succession Act.

4. The original Will at **Exh.15** be kept in the custody of Nazar of Civil Court, Belapur (sec.294 of Indian Succession Act,1925).

5. The applicant is directed to pay the Court Fees as per the Article-10 of The Maharashtra Court Fees Act,1959, on the amount or value of properties.

6. The applicant shall within six months from the date of this certificate, exhibit in Court a full and true inventory of the properties and credits in her possession under this certificate and also, within one year from same date, to render to the Court a true account of the said properties and credits showing the assets which has come to her hands and the manner in which she has applied or disposed of. (Sec.317 of Indian Succession Act,1925).

Sd/-

Date :21/08/2026.  
Belapur.

(K. N. Phatangare)  
Civil Judge, (S.D.),Belapur