

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
TESTAMENTARY AND INTESTATE JURISDICTION**

**JUDGES ORDER (TESTAMENTARY) NO. 136 OF 2024
IN
TESTAMENTARY PETITION NO. 2382 OF 2022**

1. Hetal Ravi Patel
2. Pavitra Charudatta Shedge
3. Amee Jignesh Patel ...Petitioners
Versus
Javnika Navinchandra Patel ...Deceased

Mr. Sudhir Yadav Advocate for Petitioners.

CORAM : N. J. JAMADAR, J.
DATE : 4th SEPTEMBER 2024

PC.:

1. Heard the learned Counsel for the Petitioners.
2. This Judge's Order is taken out seeking permission to sell the property i.e. Flat No.404 Building No.4D, Malwani Omkar Co-operative Housing Society Ltd. Code No.199, New Mhada Colony, Jankalyan Nagar, Malad (West), Mumbai, belonging to the deceased.
3. The Letters of Administration to the property and credits of Javnika Navinchandra Patel (the deceased) were granted in favour of the petitioners by an order dated 22nd May 2023. The subject property has since being transferred in the name of the

petitioners by Maharashtra Housing and Area Development Authority (MHADA) vide communication dated 21st March 2024 (Exhibit-B). The petitioners have decided to sell the subject property. The petitioners are the only heirs of the deceased shown in the table at paragraph No.4 of the Testamentary Petition No. 2382 of 2022. A copy of the Draft Agreement for sale is annexed to the Affidavit in support of the Judge's Order. It appears that the property is proposed to be sold for an optimum consideration. I am, therefore, inclined to permit the petitioner to sell the subject property.

4. The Judge's Order is accepted and signed separately.

(N. J. JAMADAR, J.)