



**ADV. JUILEE GHADGE**

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Property & Succession Solutions

**Practice Profile**

# ABOUT JUILEE GHADGE

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- I am a first-generation Advocate enrolled with Bar Council of Maharashtra & Goa having expertise in the niche area of handling property succession matters at Bombay High Court (especially for clients who are Non Resident Indians or Overseas Citizens of India) and property related documentation.
- After completing my Bachelor of Commerce and Company Secretary Professional Course (with 7th All India Rank in CS Executive and highest marks in Company Law, for which I have been awarded with 'Preeti Puraskar') I found myself naturally inclined towards practicing Law as my profession and decided to become a practicing Advocate.
- After doing my internship and juniorship with amazing mentors, I decide to start my own practice in May 2019.
- I have developed my independent practice in the niche area of property transfer and transmissions, handling succession matters at Bombay High Court, dealing with multiple clients. I mainly deal with property matters of NRI clients, foreign citizen clients with Indian origin, collaborate with Law Firms for testamentary matters.

# ABOUT JUILEE GHADGE

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- Handled property succession matters of clients based in India, USA, Canada, UK, Australia, Dubai, New Zealand, Germany.
- In my legal practice, my focus is on providing Simplified Legal Solutions through Client-Centric Approach and End-to-End Support.
- I am passionate about teaching. I have conducted lectures on Mercantile Law for students of CA Foundation course.
- Mediation, Alternate Dispute Resolution (ADR) is my new found love. I have successfully completed 60-Hour Accredited Foundation Learning Program in Mediation by Accords International in collaboration with Mediation Academy South Africa (Pty) Ltd. This course is audited and certified by ADR Register, Global Network Group, Amsterdam. I always believed that Mediation is not an Alternate Dispute Resolution; but an Appropriate Dispute Resolution. Peaceful settlement of disputes, differences to the extent possible is at the centre of my law practice. I am determined to make my humble contribution towards Conflict Resolution through Mediation and alternate/ online dispute resolution.



# MY PHILOSOPHY

My legal practice is based on following three principles, which are the foundation as well as sanctum sanctorum of my practice.

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## **Simplified Legal Solutions**

I believe and understand that my role as a Lawyer is similar to that of a Therapist/ Counsellor where I give patient listening to my client, create safe space for them to share their concerns, try to understand their concerns without judgements/prejudices, explain them relevant legal/practical aspects in an easy, simple language, equip them with comprehensive checklists, and keep their best interest in my heart while providing legal solutions.

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## **Client- Centric Approach**

I mainly focus on engaging in constructive legal practice where I help my clients to clear their property titles acquired either through purchase or will or intestate succession. My end goal is always resolution of my clients' issues in a best possible manner.

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## **End-to-End Support**

I focus on providing end-to-end support starting with consultation, providing checklists, handling matter in the Bombay High Court, coordinating with notary advocate, registration agents, publication agents etc.



# MY EXPERTISE



## Succession Matters

- In case of Will-Obtaining Probate or Letters of Administration with Will from the Hon'ble Bombay High Court
- In absence of Will-Obtaining Letters of Administration, Legal Heirship Certificate, Succession Certificate from the Hon'ble Bombay High Court
- Contested Matters-In case of dispute between the legal heirs, filing objection (caveat) in the testamentary matters and dealing with testamentary suits in the Hon'ble Bombay High Court



## NRI Services

- Services specially focusing on the needs of foreign citizen/ NRI clients dealing with succession matters in the Hon'ble Bombay High Court and property transfer matters
- Drafting of documents in India and getting them notarized from respective country
- Consultation for and drafting of Power of Attorneys
- Acting as Power of Attorney Holder for admitting registration of documents in India on behalf of foreign citizen/ NRI clients
- Coordinating with Agents/ Chartered Accountants on behalf of foreign citizen/ NRI clients for facilitating property sale/purchase transactions



# MY EXPERTISE



## Transmission of Ownership

- Drafting and registration of documents relating to succession/transmission of properties
- Drafting and registration of Will
- Drafting and registration of Deed of Transfer
- Drafting and registration Release Deed
- Drafting of Memorandum of Family Arrangement



## Transfer of Ownership

- Drafting and registration of documents relating to transfer of ownership of properties
- Drafting and registration of Sale Deed/ Agreement for Sale
- Drafting and registration of Gift Deed/ Exchange Deed

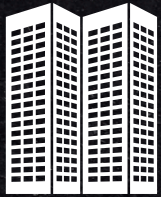


## Re-Development

- Drafting and registration of documents relating to redevelopment of properties
- Drafting and registration of Development Agreement
- Drafting and registration of Permanent Alternate Accommodation Agreement (i.e. PAAA)



# MY EXPERTISE



## Transfer of Tenancy

- Services related to tenancy transfer
- Drafting of tenancy transfer document/ surrender of tenancy documents
- Drafting of legal heirs' affidavit, indemnity, no-objection affidavits



## Co-op Housing Society Documentation

- Services related to membership of Co-Operative Housing Societies
- Providing legal opinion and legal services to Co-Operative Housing Societies regarding transfer of membership to nominee/legal heirs based on the documents available
- Facilitating paper publication by Co-Operative Housing Societies
- Assisting nominee members to complete formalities to become the provisional member
- Drafting of transfer set for transfer of membership of society in case of sale of Flat
- Appearing before Registrar on behalf of Co-Operative Housing Societies



## Mediation

- Providing facilitative mediation services in case of property disputes to reach an amicable settlement



# FIND ME ON YOUTUBE



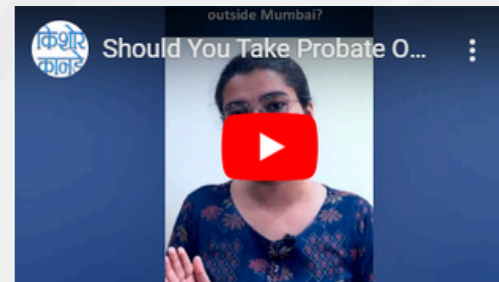
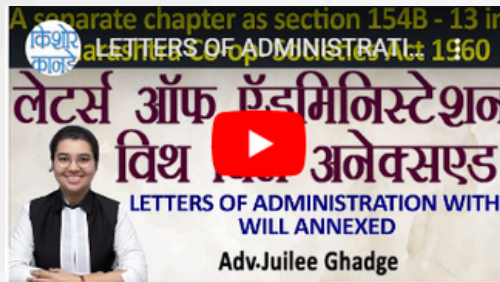
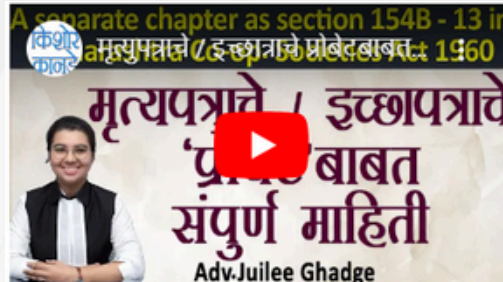
Sahakar Bhann



Adv. Juilee Ghadge



Law Pe Charcha





# WHAT MY CLIENTS ARE SAYING



I have availed services of Advocate Juilee Ghadge to obtain a Letter of Administration of my uncle, Late Mr. Subhash Mahajan and my aunt, Late Mrs. Rekha Mahajan from Bombay High Court.

Adv. Ghadge not only advised us on handling the difficult situation when there was no will of both the Deceased but also provided exceptional legal services throughout the process. Her expertise in succession cases and her dedication to her clients are commendable. She ensured that all legal formalities were completed efficiently and kept us informed at every step even when we were remote.

I highly recommend Advocate Juilee Ghadge for her professional and compassionate approach in handling succession cases for non-resident Indian clients and OCI Card holders. Her knowledge, experience, and commitment to her clients make her an excellent choice for anyone in need of legal assistance in such matters.

**-Dhananjay Mahajan, Product Management leader working for Microsoft Corporation, based in Washington, USA Citizen & OCI Card Holder**

# WHAT MY CLIENTS ARE SAYING



I was introduced to Ms. Juilee Ghadge by a friend and was impressed with her clarity of thought, understanding of the issues and willingness to systematically tackle the problems. Juilee helped us with

- Obtaining Probate of my Father's Will through Hon'ble Bombay High Court
- Handling Post-Probate compliances like drafting and registration of Deed of Transfer pertaining to our Flat in Mumbai
- Obtaining Letters of Administration with my Mother's Will annexed, through Hon'ble Bombay High Court
- Sale of property in Bangalore - coordinating with buyer, lawyers in Bangalore, explaining them the processes followed in Mumbai
- Drafting my Will and my brother's Will for our properties situated in India.

Over the last few years, I worked closely with Juilee and trust her. With Juilee I got

- **Expertise:** She is well versed with the law and is able to give crisp answers so that we can discuss strategy and timelines in one call
- **Patience:** She will take the time to explain the intricacies of process and law since I am not that familiar with them
- **Accountability:** I have never to follow-up with Juilee to get status on anything that she assumes responsibility since she keeps me informed on the progress and next steps
- **Going the extra mile:** Many times, there was additional follow-up that was needed but did not fall into the scope of work that Juilee had contracted for, but Juilee is resourceful and always found a way to get it done. I would have no hesitation in recommending her to other NRIs and OCI Card holders.

**- Ajit Mayya, Senior Vice President of Engineering at Zscaler, a cyber security company with annual revenues in excess of \$2.5 Billion, he is based in Saratoga, California, USA Citizen & OCI Card Holder**



# WHAT MY CLIENTS ARE SAYING



I came across Juilee Ghadge's contact after being referred to several lawyers, all of whom quoted exorbitant prices without providing clear explanations of the process. I sought her services for obtaining Letters of Administration for my in-laws' estate from the Bombay High Court. From the beginning, Juilee's approach was professional and transparent.

She took the time to explain each step of the process, which was invaluable, especially since I'm based overseas and unfamiliar with the intricacies of Indian law. My experience with Juilee has been excellent. She made a potentially stressful legal matter feel manageable by providing clear communication and constant follow-ups.

Her professionalism and efficiency were evident in every aspect of the service, making the legal process much easier to navigate. Juilee's strengths lie in her thorough knowledge of legal procedures, especially when dealing with NRIs. She is approachable, responsive, by email and whatsapp and ensures that every detail is taken care of, which is why I would highly recommend her to other NRIs and OCI holders.

I'm grateful for the support she has provided, and I'm confident that anyone seeking legal assistance in India will benefit greatly from her services

**-Steven Noronha, NRI employed in Dubai**

# WHAT MY CLIENTS ARE SAYING



My parents had passed away, leaving me with a flat that had to be transferred completely to my name. As a Canadian citizen of Indian origin who does not live in India, having important matters taken care of in India can be somewhat of a challenge. In my case, the process of getting the flat transferred involved obtaining a Probate of Will for my father and Letters of Administration for my mother. For this, I employed the services of Advocate Juilee Ghadge.

Right from the start, I found her to be highly knowledgeable and professional. She explained the steps that needed to be performed with thoroughness and handled all matters with minimal input or micromanagement from my end, for which I was quite impressed and grateful. When setbacks during the process did arise (through no fault of her own), she explained the reasoning in a clear and concise manner and we forged onward. Now that these matters are almost complete, I would like to commend her eagerness to help in any way she can and her dedication to getting the job done. I highly recommend her services as an Advocate to anyone who needs them, NRI or otherwise.

**-Prem Ramanathan, Cabin Specialist, Air Canada, Citizen of Canada, based in Toronto, Canada**



# GET IN TOUCH



Find us on



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directory.



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