

**Maraj v Harryshara**

2020 NY Slip Op 32336(U)

July 17, 2020

Supreme Court, Kings County

Docket Number: 514823/2015

Judge: Marsha L. Steinhardt

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This opinion is uncorrected and not selected for official publication.

At a term, Part 15 of the Supreme Court of the State of New York held in and for the County of Kings, at 360 Adams Street, Brooklyn, New York, 11201 on July 17, 2020

PRESENT: Hon. MARSHA L. STEINHARDT  
Justice of the Supreme Court

-----X  
Ricky Maraj,

Plaintiff,

-- against --

Ramesh Harryshara A/K/A/ Ramesh Harrysharan,  
207 Essex Corp., 239 Warwick Corp., Chipmonk  
Hollow LLC a/k/a Chipmunk Hollow LLC,

Defendants.

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Order/Judgment

In this action, Plaintiff Ricky Maraj seeks to declare the deeds dated March 20, 2009 from Plaintiff Ricky Maraj to Defendant 207 Essex Corp. encumbering the properties located at: 1698 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 19); 1700 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 20); 1706 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 22); and 1710 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 23), to be deemed and declared void and all subsequent deeds assigned thereafter deemed and declared void.

Plaintiff commenced this action by filing a summons and complaint on December 7, 2015, and caused service of such papers, together with a Notice of Commencement Of Action Subject To Mandatory Electronic Filing, upon Defendant Ramesh Harryshara A/K/A/ Ramesh Harrysharan, 207 Essex Corp., 239 Warwick Corp.

Defendants Ramesh Harryshara A/K/A/ Ramesh Harrysharan, 207 Essex Corp., 239 Warwick Corp. time to answer the complaint expired.

Defendants Ramesh Harryshara A/K/A/ Ramesh Harrysharan, 207 Essex Corp., 239 Warwick Corp. failed to answer the complaint and therefore a default judgment is to be entered against them.

Subsequently, Defendant Chipmunk Hollow LLC moved to intervene in the action and filed an answer on November 29, 2017.

On January 24, 2020, a stipulation, so-ordered by the Honorable Marsha L. Steinhardt, J.S.C., settled the matter against Defendant Chipmunk Hollow LLC a/k/a Chipmunk Hollow LLC and provided that Plaintiff is to proceed against the defaulting defendants to obtain a judgment against them.

As per the instructions of the Honorable Marsha L. Steinhardt, J.S.C. to settle upon notice a proposed judgment against the non-appearing defaulting Defendants Ramesh Harryshara A/K/A/ Ramesh Harrysharan, 207 Essex Corp., 239 Warwick Corp.; and,

Upon due deliberation having been had,

Upon motion of Steven Alexander Biolsi, for Plaintiff, it is hereby:

**ORDERED** that a default judgment is entered against Defendants Ramesh Harryshara A/K/A/ Ramesh Harrysharan, 207 Essex Corp., 239 Warwick Corp.; and, it is further,

**ORDERED, ADJUDGED AND DECREED** the deeds from Plaintiff Ricky Maraj to Defendant 207 Essex Corp. dated March 20, 2009 and recorded on April 15, 2009 encumbering the real properties located at: 1700 East New York Avenue, Brooklyn,

NY 11212 (Block 3677 Lot 20) recorded at CRFN 2009000111268; 1706 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 22), recorded at CRFN 2009000111268; and 1710 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 23), recorded at CRFN 2009000111268, within the County of Kings recorded with the New York City Department of Finance, Office of the City Register and hereby canceled and discharged of record; and, it is further

**ORDERED, ADJUDGED AND DECREED** the deeds from Defendant 207 Essex Corp. to Defendant 239 Warwick Corp. dated August 9, 2013 and recorded on September 3, 2013, encumbering the real properties located at: 1700 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 20) recorded at CRFN 2013000353763; 1706 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 22), recorded at CRFN 2013000353763; and 1710 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 23), recorded at CRFN, within the County of Kings recorded with the New York City Department of Finance, Office of the City Register and hereby canceled and discharged of record; and, it is further

**ORDERED, ADJUDGED AND DECREED** that Plaintiff Ricky Maraj is the true owner of the properties located at 1700 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 20); 1706 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 22); and 1710 East New York Avenue, Brooklyn, NY 11212 (Block 3677 Lot 23); and, it is further

**ORDERED** that upon being served a Notice of Entry of this Judgment together with a Certified Copy of such Judgment, the Clerk or Register of the Land Records of the City of New York is hereby directed to record this judgment and to cancel and to discharge of record the Subject Deed and any assignments thereof as ordered and adjudged herein.

Enter: Brooklyn, New York, 2020

  
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Honorable Marsha L. Steinhardt, J.S.C.