LEGAL NOTICE / REPRESENTATION

For delay, non-processing or rejection of a mutation entry (Ferfar) in Maharashtra

Important: This is a general representation template for a land-record mutation issue. It is not a substitute for a statutory appeal, objection, RTS appeal or a Section 80 CPC notice where one is legally required. Adapt the addressee, relief and legal provisions to the actual record and applicable local procedure.

1. PARTICULARS

Date:	_____	Mutation / Ferfar No.:	_____
Applicant:	_____	Mobile / Email:	_____
Village:	_____	Taluka / District:	_____
Survey / Gat No.:	_____	Document / Registration No.:	_____
Relevant date:	_____	Application / inward no.:	_____

2. ADDRESSEE

To,
The Talathi / Village Revenue Officer, _____ Village
Through / Copy to: The Circle Officer / Tahsildar, _____ Taluka
District: _____ Maharashtra

3. SUBJECT

Representation seeking status, reasons and lawful disposal of mutation entry concerning Survey / Gat No. _____, Village _____.

4. FACTS AND REQUEST

Respected Sir / Madam,

I, _____, submit that I acquired / claim the relevant right in the above property by way of (purchase / inheritance / gift / partition / release deed / other) dated _____. The supporting document is registered / recorded as Document No. _____ at the office of the Sub-Registrar, _____ (where applicable).

A mutation entry was initiated / requested on _____ and the mutation / inward number is _____. Copies of the relevant documents and available status record are enclosed. Despite the passage of time / despite compliance with the communicated requirements, the entry remains pending / has not been certified / has been rejected by communication dated _____.

The Maharashtra Land Revenue Code, 1966, including Sections 149, 150 and 154, provides the framework for reporting and recording acquisition or transfer of rights, mutation entries, notice to interested persons, objections and certification. I request that the matter be processed in accordance with the applicable provisions and notified service timelines, without deciding any disputed question of civil title beyond the revenue authority's jurisdiction.

I therefore request you to:

a) provide the current status of the mutation entry and identify the officer / stage where it is pending;
b) provide copies of any notice, objection, defect memo, order or other record affecting the entry;
c) communicate in writing any specific document or compliance required from me;
d) if no legally sustainable objection remains, take the necessary steps for verification, certification and updating of the Record of Rights / 7/12 extract;
e) if the entry is disputed or cannot be certified, pass / communicate a reasoned order and inform me of the applicable statutory remedy and appellate authority; and
f) preserve the application, mutation register, notice/service record and related digital entries.

Please acknowledge this representation and communicate the action taken at the address / email stated above. This request is without prejudice to my rights to pursue remedies under the Maharashtra Right to Public Services Act, 2015,

the Maharashtra Land Revenue Code, 1966, and other applicable law.

Yours faithfully,

Signature: _____
Name: _____
Address: _____
Date: _____

5. ANNEXURES / DOCUMENT CHECKLIST

■ Registered sale deed / gift deed / release deed / partition deed / other acquisition document
■ Death certificate, heirship / family tree / succession papers (for inheritance, as applicable)
■ Latest 7/12 extract, 8A extract, property card or relevant Record of Rights
■ Mutation / Ferfar number, e-Hakk / EPSIT application receipt or inward acknowledgement
■ Status screenshot / Aapli Chawdi record / defect memo / notice / objection / order
■ Identity and contact details of applicant
■ Prior representations and proof of delivery
■ Any court order, consent document or supporting affidavit relevant to the entry

6. IMPORTANT PROCEDURAL NOTES

• Maharashtra's Aapli Chawdi portal states a notified timeline of 30 days for an undisputed mutation and 365 days for a disputed mutation under the Maharashtra Right to Public Services Act, 2015. Check the current service category and start date for the particular application.

• If a notified service is delayed or rejected, use the first, second and third appeal mechanism under the RTS framework where applicable. A general representation does not automatically replace those appeals.

• If a formal revenue order has been passed, examine the appeal / review / revision provisions, including Sections 247 and 250–251 of the Maharashtra Land Revenue Code and the applicable Schedule E. Appeal limitation and authority depend on the order and statutory route; act promptly.

• Mutation entries are revenue records and do not themselves create or conclusively determine ownership. If title is genuinely disputed (for example, a contested Will or competing sale deeds), a competent civil court may be required to determine title.

• A notice under Section 80 CPC is a separate issue where a civil suit against Goorthfing Sections 247