

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION**

WRIT PETITION NO. 13780 OF 2022

Bapu Dhondu Tandel ...Petitioner
Versus
Janardhan Goma Patil & Ors. ...Respondents

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Mr. B.A. Lawate, for Petitioner,
Mr. V. S. Nimbalkar, A.G.P. for Respondent Nos. 2 to 4.

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CORAM : SANDEEP V. MARNE, J.
DATE : OCTOBER 20, 2023

P.C.:

1. The challenge in the present Petition is to the order dated 10 April 2018 passed by the Maharashtra Revenue Tribunal, Mumbai rejecting the Revision application filed by the Petitioner. In his Revision Application Petitioner had challenged order dated 6 April 2017 passed by the Sub Divisional Officer, Panvel. The Sub Divisional Officer has refused to condone the delay in filing the Appeal.

2. It is Petitioner's case that the Mutation Entry No.669 came to be certified by the Circle Officer without any notice to the Petitioner. However, there is no explanation as to why the Petitioner did not bother to verify the entries in the 7/12 extract of the land in question since the year 1975.

32-G Certificate was issued on 3/7 October 1971 and Mutation Entry No.669 was certified with a view to give effect to the said certificate dated 3/7 October 1971. Petitioner ought to have noticed certification of Mutation Entry No.669 and mutation of the name of the tenant in the revenue records within a reasonable time of certification of that mutation entry. He claims to have noticed the mutation entry only in the year 2012. Such contention on the part of the Petitioner is unbelievable. The Appeal was filed after delay of 44 long years. The Sub Divisional Officer has rightly refused to condone the delay. There is no error in the order passed by the Maharashtra Revenue Tribunal. Petition being devoid of merits, is rejected and disposed of.

(SANDEEP V. MARNE, J.)