

Nineth Semester B.A. LL.B. 5 Years Course (C.B.S) Examination

LAND LAWS

Paper—1

Time : Three Hours]

[Maximum Marks : 80

Note :—(1) All sections are compulsory.

(2) Section A carries 10 marks.

Section B carries 30 marks.

Section C carries 40 marks.

(3) Follow the instructions given in each Section.

SECTION—A

(Multiple Choice Questions)

Note :—This Section consists of ONE question having sub-questions carrying 1 mark each.

1. Choose the correct alternatives (any **TEN**) :— 1×10=10

(1) Under the Ryotwary System every registered holder of land is recognized as its _____ who pays direct to Government.

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|---------------------------------------|--------------------|
| (a) Proprietor | (b) Intermediaries |
| (c) Representative of entire villages | (d) All of above. |

(2) Article _____ of the Constitution of India speaks about the property accruing by escheat or lapse or as an bona vacantia for want of rightful owner.

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| (a) 286 | (b) 287 |
| (c) 295 | (d) 296 |

(3) Lands which are of no use as far as agriculture is concerned are called _____ .

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| (a) Arable land | (b) Agricultural land |
| (c) Pot – Kharab – land | (d) Non – agricultural land |

(4) According to Land Acquisition Act 1894 person interested includes _____ .

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| (a) All persons claiming an interest in land. |
| (b) All persons claiming an interest in the compensation. |
| (c) Both (a) and (b). |
| (d) None of above. |

- (5) Government can acquire a land for any public purpose or for a company for temporary period not exceeding _____ .
- (a) 3 Yrs. (b) 5 Yrs.
(c) 10 Yrs. (d) 15 Yrs.
- (6) The collector should deposit the amount of compensation in the Reference Court under the _____ circumstances.
- (a) Refusal of payment by the person interested.
(b) Absence of any Person competent to alienate the land.
(c) Dispute as to the title to receive the compensation.
(d) All the above.
- (7) _____ means the place ordinarily used by a village officer for the transaction of a village business.
- (a) Chavadi (b) Gaothan
(c) Wada (d) Pardi
- (8) In case of unalienated lands _____ pays the land revenue directly to the State Government.
- (a) Occupant Class—I (b) Occupant Class—II
(c) Government lessee (d) All the above
- (9) _____ maintains the record of rights.
- (a) Talathi (b) Tahasildar
(c) Naib Tahasildar (d) SDO (Sub Divisional Officer)
- (10) For straightening out a crooked boundary of field the holder must make application to the _____ .
- (a) Survey Officer (b) Collector
(c) Commissioner (d) Deputy Commissioner
- (11) According to the Maharashtra Land Revenue Code 1966 an appeal may be preferred to State Government against any decision or order passed by any of the following officer/officers _____ .
- (a) Commissioner (b) Settlement Commissioner
(c) Director of Land Records (d) All the above
- (12) If a person intends to execute a special Township Project on Land, he may make an application to the _____ .
- (a) State Government (b) Tahsildar
(c) Collector (d) Commissioner

(13) According to the definition, the term “agriculture” includes _____ .

- (a) Horticulture (b) Poultry farming
(c) Breeding of livestock (d) All the above

(14) A Regional Plan is Prepared by the _____ with the object of planned development and use of land in a Region.

- (a) Regional Planning Board (b) Regional Planning Committee
(c) Director of Town Planning (d) State Government

(15) _____ relates to the customs in a Village with regard to right to irrigation, right to way and right to fishing in Govt. lands or waters.

- (a) Wajib-ul-arz (b) Nistar — Patrak
(c) Both (a) and (b) (d) Neither (a) nor (b)

SECTION—B

(Short Answer Questions)

2. Answer the following (any **THREE**) :— 5×3=15

- (a) Explain doctrine of Bona Vacantia.
(b) What is an Existing land use map ?
(c) What does a Nistar Partrak contain ?
(d) What are land records ? Explain the role of Talathi in regard to Record of Rights.

3. Write short notes (any **THREE**) :— 5×3=15

- (a) Bonafide Industrial Use.
(b) Heritage Precinct.
(c) Classes of Persons Holding Land.
(d) Power and Duties of Arbitrator.

SECTION—C

(Long Answer Questions)

Note :—Answer any **FIVE** questions. 8×5=40

4. Discuss the nine-fold classification of Land use and explain the concept of absolute and limited ownership.
5. Critically analyze the procedure of the acquisition of land for public purpose.
6. Which are the matters to be neglected in determining compensation by the court under section 24 of the Land Acquisition Act, 1894 ?

7. Discuss the procedure of constructing a water course through the land belonging to another person under the Maharashtra Land Revenue Code, 1966.
8. Discuss the procedure for conversion of use of land from one purpose to another.
9. State the provisions relating to the grant or refusal of permission to institute or change the use of any land or carry out any development of land under the Maharashtra Regional and Town Planning Act, 1966.
10. What is development ? What are the powers of Planning Authority to deal with unauthorized development ?
11. Discuss the procedure for conversion of land from agricultural to non-agricultural purpose.