

Total number of printed pages—4

19 (3-II) LLWA (OF)

2015

LAND LAWS OF ASSAM

Paper : 2.4

Full Marks : 80

Time : Three hours

The figures in the margin indicate full marks for the questions.

1. Answer the correct one : $1 \times 10 = 10$

(a) The concept of absolute state ownership of lands was prevalent during Ahom Rule/British Rule.

(b) The Assam Land and Revenue Regulation 1886 was enacted by the British Govt/Ahom King.

(c) The year upto which the revenue rates remain in force is called terminal year/assessment year.

(d) The basic records of rights are kept in the form of three/four registers.

Contd.

- (e) The Assam (TSA) Tenancy Act 1971, applies only to agricultural tenants and their landlords in rural/urban areas.
- (f) The Assam (TSA) Tenancy Act 1971 extends only to the temporarily settled areas/permanently settled areas.
- (g) The Assam Non-Agricultural Urban Areas Tenancy Act 1955 is a social legislation/criminal legislation.
- (h) The sole object of the Assam Non-Agricultural Urban Areas Tenancy Act is to regulate the tenancy of urban areas/rural areas.
- (i) The Assam Urban Areas Rent Control Act does not apply to the premises of Central Govt./State Govt.
- (j) The definition of Urban Area has been found in Section 3(i)/3(f) of the Assam Urban Areas Rent Control Act 1972.
2. Write on the following : $2 \times 5 = 10$
- (a) Nisfkhiraj Estate
- (b) Resumption
- (c) Personal cultivation [under Assam (TSA) Tenancy Act]

- (d) Elements of rent (under Assam Non-Agricultural Urban Areas Tenancy Act)
- (e) Fair rent (under Assam Urban Areas Rent Control Act 1972)
3. Discuss the originate history of land rights in Assam along with the concept of absolute state ownership. 12
- Or**
- Write the factors necessitated to land revenue administration in Assam. 12
4. What is partition of a land revenue paying estate? What are the conditions to be fulfilled for allowing partition? $6+6=12$
- Or**
- What do you mean by Settlement Operation? How it is carried out? Explain. $6+6=12$
5. Explain the different kinds of tenants under the Assam (Temporarily Settled Areas) Tenancy Act 1971. How the occupancy tenancy accrues and its rights? $6+6=12$
- Or**
- Discuss the procedure of ejectment of tenant under the Assam (TSA) Tenancy Act. Explain how tenants are protected from ejectment. $6+6=12$

6. What is permanent structure ? Discuss the circumstances for protection from ejection under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. $6+6=12$

Or

What is rent under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955 ? What are the conditions that must be satisfied for application u/s 5(1)(a) for protection from ejection under the Act ? $6+6=12$

7. How standard rent is enhanced under the Assam Urban Areas Rent Control Act, 1972 ? Discuss the limit and also distinguish between standard rent and fair rent.

$4+4+4=12$

Or

Under what circumstances rent is deposited in court. under the provisions of the Assam Urban Areas Rent Control Act 1972. When the tenant can repair the tenanted premises ? Explain. $8+4=12$