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19 (3-II) LLWA 2·4

2016

**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) During the British Period (1832 to 1835) the land revenue was collected by \_\_\_\_\_. (Mauzadars/Ryots)
- (b) The real owner of all the lands in a state is \_\_\_\_\_. (People/Government)
- (c) There are \_\_\_\_\_ types of estates prevalent in Assam. (3/4)
- (d) For the recovery of an arrear the order for the attachment and sale of defaulter's movable property can be given by \_\_\_\_\_. (The Court/The Deputy Commissioner)

Contd.

- (e) The Assam (Temporary settled areas) Tenancy Act was enacted in the year \_\_\_\_\_. (1971/1972)
- (f) For occupancy rights a person have to hold land continuously for \_\_\_\_\_. (3 years/2 years)
- (g) The protection from eviction under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955, is available only when the tenancy is of \_\_\_\_\_. (land/house)
- (h) The object of the Assam Non-Agricultural Urban Areas Tenancy Act is to regulate the tenancy of \_\_\_\_\_. (Urban areas/Rural areas)
- (i) The standard rent under the Assam Urban Areas Rent Control Act, 1972 is an amount fixed in \_\_\_\_\_. (perpetuity/revised after 5 years)
- (j) The grounds for eviction of a tenant under the Assam Urban Areas Rent Control Act, 1972 is provided in \_\_\_\_\_. [section 5(1)/section 5(2)]

2. Write on the following :  $2 \times 5 = 10$

- (a) The Mauzadari system

- (b) La-Khiraj estate
- (c) Non-occupancy Tenant
- (d) Tenant
- (e) Pucca structure.

3. Discuss the history of Land Revenue System during Ahom Rule and the Paiks. 12

Or

Discuss the different classes of tenure during the British period.

4. What are the rights of land holder under the Assam Land and Revenue Regulation, 1886 ? Discuss the power of State Government to make rules for the disposal of Government lands and ejection therefrom of unauthorized occupiers. 6+6=12

5. What is occupancy right ? How are occupancy rights acquired by a person under the Assam (Temporarily Settled Areas) Tenancy Act, 1971 ? 3+9=12

**Or**

What is fair rent ? What are the grounds for enhancement of rent ? Describe the procedure for enhancement of rent.

3+3+6=12

6. Define Tenant under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. Whether a subtenant can derive his title from a tenant ? Discuss the protection of a tenant from eviction. 12

**Or**

Discuss the different circumstances under which the rent of a tenant may be enhanced.

7. Explain the different grounds for eviction of a tenant by the Landlord under the Assam Urban Areas Rent Control Act, 1972. 12

**Or**

What is standard rent ? How a standard rent can be determined under the Assam Urban Areas Rent Control Act, 1972 ?