

Total number of printed pages-4

19 (II) LLWA 2-4

2017

**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 Assam Land and Revenue Regulation Act is told as the \_\_\_\_\_ of the land laws of Assam.  
(Bill of Land Rights / Magna Carta)
- (b) During Ahom rule there was Mauzadari system.  
(True / False)
- (c) The Jamabandi based on the Chitha and the field-map is known as \_\_\_\_\_.  
(forecast report / record of rights)
- (d) Under the Assam (Temp. Settled Areas) Tenancy Act, 1971, an occupancy tenant has \_\_\_\_\_ to sub-let his land.  
(right / no right)

Contd.

- (e) For non-occupancy rights a person has to hold land continuously for \_\_\_\_\_.  
(3 years / less than 3 years)
- (f) The Assam Non-agricultural Urban Areas Tenancy Act was enacted in the year \_\_\_\_\_.  
(1954 / 1955)
- (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) Right of pre-emption is available to \_\_\_\_\_ settlement holders of the estate.  
(recorded / non-recorded)
- (i) Under the Assam Urban Areas Rent Control Act, 1972, fair rent is \_\_\_\_\_.  
(monthly rent / standard rent)
- (j) When the landlord refuses to accept the rent from the tenant, the tenant, under the Assam Urban Areas Rent Control Act, 1972, can deposit the amount \_\_\_\_\_.  
(in court / in municipal office)

2. Write on the following : 2×5=10
- (a) Temporarily Settled Estate.
- (b) Bráhmottor land.
- (c) Occupancy Tenant.
- (d) Urban Areas.
- (e) Standard Rent.

3. What is Mauzadari system? How the Mauzadari system was re-introduced by the Government of India in 1903? Discuss in detail. 5+7=12

Or

Discuss the different classes of tenure during the British period.

4. What is Record-of-Rights? Describe briefly the process of preparation of record-of-rights. 12

Or

Explain the procedure of Registration. What is 'Hoe-tax'?

5. What are the different classes of tenants under the Assam (Temporary Settled Areas) Tenancy Act, 1971? Distinguish between occupancy tenant and non-occupancy tenant. 12

Or

What are the grounds of ejectment under the Assam (Temp. Settled Areas) Tenancy Act, 1971? Describe the procedure for ejectment.

6. What are the objectives of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955? What is its extent and commencement? 12

Or

Examine the different provisions of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955, under which a tenant can seek protection from eviction.

7. What is Fair rent? Describe the procedure for determination of fair rent. 12

Or

"Standard rent cannot be an amount fixed in perpetuity". Explain and state the provision for enhancement of standard rent as laid down in the Assam Urban Areas Rent Control Act, 1972.