

Total number of printed pages-4

19 (II) LLAS 2-4

2018

LAND LAW 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 Ahom King regarded himself as the absolute _____ of all lands in the Ahom Kingdom.
(Proprietor/Landholder)
- (c) The Jamabandi based on the Chitha and the Field-Map is known as _____.
(Forecast Report/Record of Rights)

Contd.

- (d) Landholder acquires land under lease granted by Government for a period of _____ (not less than 10 years/more than 10 years)
- (e) Proprietor is defined under _____ of the Assam Land and Revenue Regulation, 1886.
(section 2(f)/section 3(f))
- (f) Prior to _____, Right to Property was a Fundamental Right. (42nd Amendment Act, 1976/44th Amendment Act, 1978)
- (g) An Occupancy Tenant acquires the Right of Occupancy by _____ years continuous holding. (3/5)
- (h) The Tenancy Right of a Non-Occupancy Tenant is _____.
(Transferable/Non-Transferable)
- (i) Section _____ defines "Urban Area" under the Assam Urban Areas Rent Control Act, 1972. [2(g)/3(f)]
- (j) The Assam (Temporarily Settled Areas) Tenancy Act was enacted in the year _____. (1971/1972)

2. Write on the following : 2×5=10

- (a) Eminent Domain
(b) Standard Rent

- (c) Non-Occupancy Tenant
(d) Salami
(e) Lakhiraj estate.

3. Explain the Rights which may be acquired over lands under the Assam Land and Revenue Regulation, 1886. Is there any restriction on such Rights ? 12

Or

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

4. What is Mutation ? Who is entitled to Mutation ? What are its effects ? Is there any penalty for non-registration ?

2+4+3+3=12

Or

What are the various modes of recovering arrears of Land Revenue under the Assam Land and Revenue Regulation ? 12

5. What are the salient features of the Assam (Temporarily Settled Areas) Tenancy Act, 1971 ? State the important changes brought by the Act in the field of Agrarian Reforms in Assam. 12

Or

Discuss the procedure for acquisition of Intermediary and Ownership Rights by Tenants under the Act of 1971. 12

6. Discuss the procedures for enhancement of rent under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. 12

Or

Discuss the scope of section-5 of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. Can section-5 be applied retrospectively ? 12

7. "Standard Rent cannot be an amount fixed in perpetuity" — Explain and discuss the provisions regarding enhancement of standard rent as provided under the Assam Urban Areas Rent Control Act, 1972. 12

Or

What is Fair Rent ? How is a dispute as to amount of rent payable in respect of a house is to be resolved ? 4+8=12