

Total number of printed pages—4

21 (5) LLWA 5.4

2017

LAND LAW OF ASSAM

Paper : 5.4

Full Marks : 80

Time : Three hours

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

1. Fill in the blanks with appropriate answer :

10×1=10

(A) By _____ amendment of the Indian Constitution, the right to property as a Fundamental Right is abolished.

(forty-two/forty-fourth)

(B) The Ahom King regarded himself as the absolute _____ of all lands in the Ahom Kingdom.

(proprietor/landholder)

(C) _____ were grants made to Brahmins, Priests or Learned persons.
(Brahmattor Lands/Devottor Lands)

(D) There are _____ types of estates prevalent in Assam. (3/4)

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Contd.

(E) _____ estates are considered as Nisf-Khiraj estate. (Revenue paying/ Half revenue paying)

(F) Settlement holder is defined under _____ of the Assam Land and Revenue Regulation, 1886.
[section 3(h)/section 3(f)]

(G) The Assam Temporarily Settled Areas Tenancy Act, 1971 applied only to agricultural tenants and their landlords in _____ areas. (rural/urban)

(H) 'Permanent structure' is defined by the Assam Non-Agricultural Urban Areas Tenancy Act, 1955 _____.
[section 3(a)/section 3(d)]

(I) The rent which is determined by the agreement of the landlord and tenant is known as _____ rent.
(fair/standard)

(J) Under the Assam Urban Areas Rent Control Act, 1972 the enhancement of Rent should not be more than _____.
(50%/60%)

2. Answer the following : 5×2=10

(A) Define Waste Land.

(B) What do you mean by eminent domain?

(C) Who is non-occupancy tenant ?

(D) What is Lakhiraj estate ?

(E) What is Annual lease ?

3. "Right to property is not a Fundamental Right under the Indian Constitution" — Discuss the statement. 12

Or

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

4. Explain about the different categories of rights over land as recognised by the State under the Assam Land and Revenue Regulation, 1886. 12

Or

What are the rights of land holder under the Assam Land and Revenue Regulation ? 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 Partition ? What are the different types of partitions ? Write the procedure for partition under the Assam Land and Revenue Regulation, 1886. 2+2+8=12

Or

What is the difference between an occupancy tenant and a non-occupancy tenant ? Explain the rights and obligations of an occupancy tenant. $4+8=12$

6. State the important changes brought about by the Assam (Temporarily Settled Areas) Tenancy Act, 1971, in the field of agrarian reforms in Assam. What are the salient features of the Act and what is tenancy as laid down in the Act ? $6+4+2=12$

Or

Explain about the different methods of acquisition of ownership and intermediary rights by the tenant and the under-tenant under the Assam (Temporarily Settled Areas) Tenancy Act, 1971. 12

7. Explain the rights and obligations of the landlord and tenant under the Assam Urban Areas Rent Control Act, 1972. 12

Or

Explain the objectives, application and exception of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955.

$4+4+4=12$