

Total number of printed pages-4

21 (5) LLWA 5-4

2018

**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 answers :  
1×10=10

(i) Right to property is \_\_\_\_\_ right under the Indian Constitution.  
(fundamental/constitutional)

(ii) A tenant is ejected under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955 by a decree passed by a \_\_\_\_\_.  
(Civil Court/District Magistrate)

(iii) The Assam Urban Areas Rent Control Act deals with tenants of \_\_\_\_\_.  
(house/ground)

Contd.

(iv) \_\_\_\_\_ of the Indian Constitution declares that 'No person shall be deprived of his property saved by authority of law'.

[Article 300A/Article 19(1)(f)]

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

(vi) The \_\_\_\_\_ Government in Assam welcomed the theory of absolute state ownership of lands. (British/Ahom)

(vii) Hoe tax or House tax is collected in lieu of \_\_\_\_\_. (land revenue/home revenue)

(viii) 'Salami' equal to one year's rent at the initiation of the lease is allowed but 'Salami' in excess thereof is \_\_\_\_\_. (legal/illegal)

(ix) The Assam (Temporarily Settled Areas) Tenancy Act, 1971 applies only to \_\_\_\_\_. (rural areas/urban areas)

(x) \_\_\_\_\_ of the Assam Land and Revenue Regulations provides for the protection of backward classes. (Chapter V/Chapter X)

2. Answer the following : 2×5=10

- (a) What is eminent domain?
- (b) What is settlement operation?
- (c) Under-tenant.
- (d) Permanent structure.
- (e) Lakhiraj Estate.

3. Explain about the History of Land Rights in Assam. 12

**Or**

"Right to Property is not a Fundamental Right under the Indian Constitution." Discuss this statement. 12

4. What is partition? What are different types of partition? Write the procedure for partition under the Assam Land and Revenue Regulation, 1886. 2+4+6=12

**Or**

Explain the rights and obligations of an occupancy tenant and a non-occupancy tenant. 6+6=12

5. What are the protections provided for the non-agricultural urban areas tenant from ejection? Also mention the procedure of ejection. 12

**Or**

Explain various modes of recovering arrears of land revenue under the Assam Land and Revenue Regulation. 12

6. Write a note on protection against arbitrary ejection under the Assam Urban Areas Rent Control Act, 1972. 12

**Or**

What is standard rent? Whether the standard rent can be enhanced under the Assam Urban Areas Rent Act, 1972? Mention *two* limitations to such enhancement. 2+4+6=12

7. Who is proprietor? Discuss the rights of proprietor, landholder, settlement holder other than landholder under the Assam Land and Revenue Regulation. 2+10=12

**Or**

Explain the rights and obligations of the landlord and tenant under the Assam Urban Areas Rent Control Act, 1972. 6+6=12