

Total number of printed pages-4

21 (5) LLAS 5-4

2019

**LAND LAWS 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 :  $1 \times 10 = 10$

- (i) The concept of absolute state ownership of land was prevalent in Assam during the rule of \_\_\_\_\_. (British/Ahom)
- (ii) The Short Lease is granted for any period not exceeding \_\_\_\_\_ years. (3/4/5/6)
- (iii) 'Salam' is equal to one year's rent at the initiation of the lease is allowed but 'salam' in excess thereof is \_\_\_\_\_. (legal/illegal)
- (iv) Right to property is a \_\_\_\_\_ under the Constitution of India. (fundamental/not fundamental)

Contd.

- (v) The three 'F's of all tenancy laws are to secure namely— fair rent, fixity of tenure and freedom \_\_\_\_\_ . (of holding/from arbitrary ejection)
- (vi) There are \_\_\_\_\_ types of estates prevalent in Assam. (2/3/4/5)
- (vii) The Ahom King regarded himself as the Absolute \_\_\_\_\_ of all lands in the Ahom Kingdom. (proprietor/landholder)
- (viii) \_\_\_\_\_ estates are considered as Nisf-khifraj estate. (Revenue paying/Half Revenue paying)
- (ix) The Assam Temporarily Settled Areas Tenancy Act, 1971 applied only to agricultural tenants and their landlords in \_\_\_\_\_ areas. (rural/urban)
- (x) \_\_\_\_\_ lands were given to Brahmins Priests or Learned persons. (Brahmattor/Debottar)
2. Write short notes on :  $2 \times 5 = 10$
- (a) Periodic Lease
- (b) Special Cultivation
- (c) Dharmottar Land
- (d) Permanent Structure
- (e) Hoe-tax.

3. What are the various modes of recovering arrears of land revenue? Explain. 12

Or

Describe the provisions of attachment of defaulting estate and sale of defaulting estate under Assam Land and Revenue Regulation, 1885.  $6+6=12$

4. Discuss the scope of section 5 of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. Can section 5 of the Act be applied retrospectively?  $8+4=12$

Or

"Assam Non-Agricultural Urban Areas Tenancy Act, 1955 is an Act to regulate in certain respects the relationship between landlord and tenant in respect of non-agricultural lands in the urban areas of the State of Assam" — Discuss. 12

5. State the important changes brought about by the "Assam (Temporarily Settled Areas) Tenancy Act, 1971 in the field of agrarian reforms in Assam. 12

**Or**

Discuss the various grounds and procedure of ejection of a Tenant and Assam (Temporarily Settled Areas) Tenancy Act, 1971.  $6+6=12$

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

**Or**

What is Standard Rent? How Standard Rent calculated and enhanced under Assam Urban Areas Rent Control Act, 1972?

$2+5+5=12$

7. Discuss the constitutional mandates of land rights in India.  $12$

**Or**

Write exhaustive notes on:  $6+6=12$

(i) State ownership

(ii) History of land rights in Assam.