

Total number of printed pages-4

19 (II) LLAS 2-4

2022

**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. Choose the appropriate answer :  $1 \times 10 = 10$
- (a) All estates settled in Cachar for a term of years under certain Reclamation Rules is known as \_\_\_\_\_ .  
[Jangalbari Rules/ Settlement Rules/ Mangalbari Rules]
- (b) The tenancy right of a non-occupancy tenant is \_\_\_\_\_ .  
[ transferrable/ non transferable ]
- (c) Under tender system, the fishery lease is given for \_\_\_\_\_ years.  
[ 2/ 3/ 4/ 5 ]
- (d) The final copy prepared after assessment of land revenue is called as \_\_\_\_\_ .  
[ record attestation/ registration/ record of rights ]

Contd.

(e) The concept of absolute state ownership of land was prevalent during \_\_\_\_\_  
[Ahom Rule/British Rule]

(f) The Ahom King regarded himself as the absolute \_\_\_\_\_ of all lands in the Ahom Kingdom.  
[proprietor/landholder]

(g) Section \_\_\_\_\_ defines "Tenant" under the Assam Urban Areas Rent Control Act, 1972. [2(d)/2(e)/2(f)]

(h) Prior to \_\_\_\_\_ Right to property was a Fundamental Right.  
[42nd/44th Amendment of the Constitution of India]

(i) 'Agricultural Year' is defined under section \_\_\_\_\_ of the Assam Land and Revenue Regulation, 1886.  
[3(h)/3(i)/3(j)/2(f)]

(j) Protection to Backward classes is given under chapter \_\_\_\_\_ of the Assam Land and Revenue Regulation, 1886.  
[IX/X/XI/XII]

2. Answer the following : 2×5=10

(a) What is Fair rent ?

(b) Who is a Privileged Raiyat ?

(c) What is Record attestation ?

(d) What is special cultivation ?

(e) What is a short lease ?

3. Define Proprietor, Landholder and Settlement-holder other than landholder. What are their rights over Land? Discuss.  
6+6=12

Or

What is Registration? Discuss the procedure for Registration. Is there any penalty for non-registration? 3+6+3=12

4. State the measure adopted for the protection of Backward classes under the Provision of the Assam Land and Revenue Regulation, 1886. What are the restrictions imposed on landholders for transferring his land in tribal belt? 8+4=12

Or

"The Assam Land and Revenue Regulation, 1886, is the Magna Carta of Land Rights in Assam." Discuss. 12

5. 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? Explain. 8+4=12

**Or**

State the procedure for determination of Fair Rent under the Assam Urban Areas Rent Control Act, 1972. What are the restrictions against passing of decrees and orders for ejection ?  $8+4=12$

6. Who is an occupancy tenant ? What are the rights and obligation of occupancy tenant ? Discuss.  $2+10=12$

**Or**

State the procedure to sale the holding of occupancy tenant for arrear under the decree.  $12$

7. Write short notes on :  $6+6=12$

- (a) Obligations of Landlord under the Assam Urban Areas Rent Control Act, 1972
- (b) Grounds of enhancement of standard rent and its limitations

**Or**

(a) Explain the concept of 'Eminent Domain'

(b) Brief history of Land Right in Assam