

Total number of printed pages-4

19 (2) LWAS 2.4

2023

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. Fill in the blanks with suitable words as given in brackets : $1 \times 10 = 10$
 - (a) The state govt. may by notification in the Official Gazette, Constitute Tribal Belt or Block under section _____ of the Assam Land and Revenue Regulation, 1886. (160/162)
 - (b) Section _____ of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955, gives protection to tenant from arbitrary ejection. (5/7)
 - (c) Proprietor has been categorized into _____. (Two/Three)
 - (d) Right to property is a _____ right. (Fundamental/Constitutional/Statutory)

Contd.

(e) The maximum rent payable by occupancy tenant in case of crop rent is _____ of the produce of the principal crop grown in a year.

(one fifth/one sixth)

(f) Hoe tax or House tax is the annual tax levied on _____. (every adult male person/every plot of non agricultural land)

(g) The occupancy tenant has to pay _____ times of the land revenue as compensation for acquiring ownership right. (30/50)

(h) The govt. _____ evict the unauthorised settler on govt. land without serving notice for eviction. (can/cannot)

(i) Salami at the time of renewal of agreement is _____. (legal/illegal)

(j) The Assam (Temporarily Settled Areas) Tenancy Act, 1971 applies only to _____ areas. (rural/urban)

2. Write short notes on : 2×5=10

- (i) Lakhiraj Estate
- (ii) Permanent structure
- (iii) Record of rights
- (iv) Settlement operation
- (v) Under tenant

3. Discuss the Revenue Administration during Ahom and British rule. 12

Or

What is state ownership of land? Discuss the constitutional as well as legal rights of a citizen over the land in Assam. 4+8=12

4. What is partition? Who can claim for partition? Explain different types of partition. What is the effect of a perfect partition? 2+4+4+2=12

Or

What matters are exempted from the cognizance of a civil court? Discuss. 12

5. Discuss 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? Explain. 6+6=12

Or

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

6. Discuss about the protection provided to the tenant under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. Explain the procedure for ejection under the Act.

6+6=12

Or

Write an exhaustive note on the objective, application and exception of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955.

12

7. When and how a tenant may be ejected by the landlord under the Assam Urban Areas Rent Control Act, 1972? What are the remedies available for the tenant for refusal to receive the rent by the Landlord and against the arbitrary ejection from the house? Discuss.

6+6=12

Or

What is fair rent? Explain with illustration about the determination of monthly standard rent under the Assam Urban Areas Rent Control Act, 1972. When standard rent can be enhanced and what are the limitations?

6+4+2=12