

415 & 416	(SEM IV) (THREE YEAR COURSE) AND FOURTH YEAR LL.B (SEM. VIII) (FIVE YEAR COURSE) EXAMINATION, MARCH, 2015.	SEM - IV & SEM - VIII	Land Law	Tuesday, May 05, 2015	03:00 p.m. to 06:00 p.m.	13080	E
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(3 Hours)

[Total Marks : 100

- N.B. : (1) All questions are compulsory.
(2) Figures to right indicate full marks

1. Answer in 2-3 sentences each 20
- What is a farming Society ?
 - What is "Undeveloped Area" ?
 - What is building regulation ?
 - What does wajib - ul- arz contain ?
 - State the matters to be provided in Nistar Patrak ?
 - Explain term "Cultivate".
 - Define "OWNER" under MHADA
 - Explain the term "duly stamped instrument"
 - What is "CESS" under MHADA ?
 - How do calculate F.S.I ?
2. Write short note (any four) 20
- Exempted Lands
 - Impounding
 - Regularization of Encroachments on Government Lands
 - Exception to Sec 17(1) of Registration Act 1908
 - Family unit
 - Ceiling limit
3. Solve any two of the following 12
- Mr. Patil appears in the proceedings conducted by special acquisition officer, but rejects the order of compensation passed on 5th Jan 2014
 - What is time limit for taking action against the order ?
 - What are the legal remedies available to Mr. Patil ?
 - Shri Pandit in Maharashtra buys a non - judicial embossed Stamp - Paper of Rs.100 on 9th January 2014, for purpose of affidavit.
 - State the nature of the stamp paper bought by Mr. Pandit.
 - State the validity period of the non-judicial embossed stamp-paper.
 - Mr. Ramesh, Mr. Jayesh and Mr. Rajesh executed an instrument of gift of immovable property on 30th January 2014 on 1st Febraury, at the time of registration. Mr. Rajesh had to go abroad urgently. The registration was done only by Mr. Ramesh and Mr. Jayesh.

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- (i) It is necessary to register the gift of immovable property?
- (ii) What is the provision if Mr. Rajesh comes after 6 months due to some unavoidable delay ?

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4. Answer any four

- (1) What are structural Repairs ? Examine the procedure of structural repairs and alternative Accomodation under MHADA
 - (2) Which are the coastal Regulation Zone ? Which are the regulated activited in the costal Regulation Zone ?
 - (3) Which are the matters to be considered in determining compensation by the Special Land Acquisition Officer ?
 - (4) What are Land Records ? Explain the Role of Talth as to Record of Right
 - (5) Explain the consequence of non-registration of document
 - (6) Explain the procedure for "unauthorised development" under MRTTP Act, 1966
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