

SEM - IV & SEM
- VIII

Land Laws.

Tuesday, May 17, 2016

11:00 a.m. to
02:00 p.m.

304201

(3 Hours)

Total Marks : 100

N.B. : (i) All questions are compulsory;

(ii) Figures to right indicate full marks.

1. Answer each of the following questions in 2 (two) or 3 (three) sentence **20 marks**

- a) Define 'impressed stamps' under the Maharashtra Stamp Act, 1958?
- b) Define "Appropriate Authority" under the Maharashtra Regional and Town Planning Act, 1966?
- c) Define "occupier" under Maharashtra Housing and Area Development Act, 1976.
- d) Define 'Heritage precinct'?
- e) What is "family unit" under the Maharashtra Agricultural lands (Ceiling & Holdings) Act, 1961?
- f) Define "gaothan" under the Maharashtra Land Revenue Code, 1966.
- g) What is the meaning of "premises" under Maharashtra Housing and Area Development Act, 1976?
- h) Define the term cultivate personally
- i) What is "warkas land" under the Maharashtra Tenancy & Agricultural Lands Act, 1948?
- j) What is inter- tidal zone?

Q.2 Write short notes on any 4(four) of the following: **20 marks**

- a) Sanad
- b) Adjudication
- c) FSI and TDR
- d) Wajib-ul-arz
- e) Reference to Authority under the Right to Fair Compensation And Transparency in Land Acquisition, Rehabilitation And Resettlement Act, 2013
- f) Temporary Accommodation

Q.3 Solve any 2 (two) of the following with reasons: **12 marks**

- a) 'Amit' entered into a lease deed with Babu for grant of lease of Amit's property to Babu for a period of 7 (seven) years. Amit issued a receipt to Babu for the security deposit paid for the lease. The receipt was issued on 15th March, 2016.
 - i) Will the receipt have to be registered under the Registration Act, 1908? Why?
 - ii) What is the time period available for registration of Instrument under the Registration Act, 1908?

TURN OVER

- b) 'Ravi' a non agriculturist, wants to purchase land from Bheema an agriculturist for setting up a gramodyog unit.
- Is Ravi permitted to purchase the said land, for setting up the gramodyog unit? Why?
 - Advice 'Ravi' on the procedure to be followed for setting up the gramodyog unit?
- c) 'Asha' is the owner of plot of land situated in Mahim, Mumbai. Asha has carried out certain development on the said plot of land, by constructing a one storey structure, which is not in accordance with the permission granted under the provisions of the Maharashtra Regional and Town Planning Act, 1966. The Planning Authority, by an order in writing, directs Asha to remove the unauthorized structure within 30 (thirty) days from the date of receipt of the said written notice.
- Is the Planning Authority entitled to send such a notice to Asha?
 - What is the remedy available to the Planning Authority if Asha does not comply with the said notice?
 - What is/are the option/s available to Asha upon receipt of the said notice from the Planning Authority?

Q.4 Answer any 4 (four) of the following

48 marks

- What are structural repairs? Describe the role of Mumbai Repairs and Reconstruction Board in case of repairs reconstruction of dilapidated buildings?
- Describe the different Coastal Regulation Zone and the activities permitted and restricted in each of these Zones.
- Describe the purpose and procedure for acquisition of land under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement, Act, 2013?
- Explain in details the documents which shall be registered under the Registration Act, 1908 and the documents which may be registered under the Registration Act, 1908?
- Describe "Land Records" and the authorities responsible for maintaining the land records under the Maharashtra Land Revenue Code, 1966?

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