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| LL.B./GEN.LL.B.<br>(THREE YEAR<br>AND FOURTH<br>SEM. VIII)<br>(YEAR COURSE)<br>SESSION SECOND<br>2016 | SEM IV & SEM<br>VIII | Land Laws. | Tuesday, November 15, 2016 | 11:00 a.m. to<br>02:00 p.m. | 304203 |
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(3 Hours)

[ Total Marks :100

1. Answer in **two** sentences each :

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- Who is an agriculturist under the Maharashtra Agricultural Lands Ceiling on Holdings Act, 1961 ?
- What is High Tide Line ?
- Explain the term chargeable under the Bombay Stamps Act, 1958?
- What is Wahib-ul-arz ?
- What is Development under the Maharashtra Regional and Town Planning Act, 1966 ?
- Define Agriculture under the Bombay Tenancy and Agricultural Land Act, 1948.
- What is T.D.R. ?
- Who is a 'person interested'?
- Who are landless persons ?
- What is Cess under MHADA ?

2. Write short notes on **any four** of the following :

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- Exempted Lands
- Bonafide Industrial use
- Public Purpose
- Regularization of Encroachment
- Structural Repairs

3. Solve **any two** of the following situational problems :

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- Mr. Tanaji owns 48 acres of dry crop agricultural land in Suburbs of Mumbai. He desires to purchase more agricultural dry crop land in the suburbs of Mumbai.
  - What is the ceiling for the above land?
  - If Mr. Tanaji purchases more land as stated above, what could be the legal consequences?
- Mr. Sunil Shahu wants to construct a building in an area notified as tourist place or hill station in Maharashtra .
  - Does Mr. Sunil Shahu need to apply for conversion of land. Explain.
  - Name the authority under the M.L.R. Code 1966, which deals with land conversion.

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- (c) A will executed by Mr. Ramesh Jadhav on 1st January, 2014 is not registered. Mr. Ramesh Jadhav dies on 1st Feb.2014.
- (i) Is registration of a Will compulsory?
  - (ii) Is there any consequence for non registration of a Will ?  
In the above case will the Will come into effect ?

4. Answer **any four** of the following :

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- (a) What are the matters to be considered in determination of Award?
- (b) What are Land Records ? How are acquisitions of rights recorded in Form VII / XII ?
- (c) Set out the exceptions to Section 17 (1) of the Registration Act, 1908.
- (d) Analyze Section 44 and Section 45 of the MRTP Act, 1966.
- (e) Which are the areas covered under C.R.Z .. Analyze the classification under C.R.Z.?
- (f) How is a Sanad obtained under the Maharashtra Land Revenue Code?

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