

Con. 4610-13.

NG-7528

(3 Hours)

[Total Marks : 100

Q -1. Answer in two sentence each: -

20

- 1) What is "Undeveloped Area"?
- 2) What is "Warkas Land"?
- 3) State the activities which the Central Government has prohibited within the Coastal Regulation Zone.
- 4) State how publication of preliminary notification is made?
- 5) What does "to hold" means?
- 6) Define "Dwelling unit".
- 7) What is the distinction between Acquisition & Requisition?
- 8) Explain Section 2(6A) of the Bombay Tenancy & Agricultural Act.
- 9) What is foreshore & offshore?
- 10) What is a Farming Society?

Q -2. Write short note: (any four)

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- 1) Ceiling limit.
- 2) Records of Right.
- 3) Mumbai Building Repairs & Reconstruction Cess.
- 4) Structural Repairs.
- 5) Wajib-ul-arz.
- 6) Vacant land.

Q -3. Answer the following: (any two)

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- 1) Under Section 53 of the Maharashtra Regional & Town Planning Act 1909, the Planning Authority served a notice upon Shri Patil the owner & Shri Mhatre the occupant of the land, calling upon him to remove unauthorized development within 1 month of service of notice & to restore land to its pre-development conditions. Mr. Mhatre is in the occupation of land.
 - a) Is the notice served upon Mr. Mhatre valid?
 - b) What is the remedy of the Planning Authority in case the notice is not complied with?
 - c) Who is liable for expenses incurred in case of demolition by the Planning Authority?
- 2) Mr. Ramesh, Mr. Jayesh & Mr. Rajesh executed an instrument of gift of immovable property on 30 August 2007 on 1st September, at the time of registration. Mr. Rajesh had to go abroad urgently. The registration was done only by Mr. Ramesh & Mr. Jayesh.
 - a) Is it necessary to register the gift of immovable property?
 - b) By what period should Mr. Rajesh return to complete the registration?
 - c) What is the provision if Mr. Rajesh comes after 6 months due to some unavoidable delay?
- 3) Under an Award under the Land Acquisition Act, an amount of Rs. 1000000/- is paid to the land owners as compensation.
 - a) Name the date which is reckoned for determination of market value of the acquired land.
 - b) What happens if the Award is not made within the prescribed time under section 11A of the Land Acquisition Act?
 - c) Name the sections which govern the grant of compensation.

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- d) Can a landowner ask for more compensation on the basis of the use for which the acquired property would be put to?
- e) In the above problem, if the market value of the land was Rs. 500000/-, what would be the amount of solatium?

Q -4. Answer the following: (any four)

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- 1) What is a Public purpose under the Land Acquisition Act, 1894? How is land acquired during urgency?
 - 2) Explain section 51 & section 52 of Maharashtra Land Revenue Code 1966.
 - 3) What is development under the Maharashtra Regional & Town planning Act, 1909?
 - 4) Explain Section 88 & Section 89 & MHADA Act-1976.
 - 5) Set out the documents where Registration is compulsory under the Registration Act, 1908.
 - 6) State & Explain the procedure for grant of Sanad.
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