

9930-12.

(3 Hours)

NM-8541
[Total Marks : 100

Q I Answer in 2-3 sentences each --

1. What is foreshore?
2. What is building regulation?
3. What are engineering operations?
4. What is a duly Stamped Instrument?
5. State the matters to be provided in Nistar patrak?
6. Explain the term Holder?
7. What does a Wajib-ul-Arz contain?
8. What is Joint Family Society?
9. Explain the term full assessment?
10. Under Bombay Tenancy and Agriculture Lands Act 1948 who is a small holder?

Q II Write Short Notes on any four :

1. Coastal Regulation Zone
2. Impounding
3. Adjudication
4. Exempted Lands
5. Sanad
6. Regularization of Encroachments on Government Lands

Q III Solve any two of the following :

1. Land is acquired by the union Government and an Award passed on 5th Jan 05 and possession is taken by the Union Government on 5th may 05.
 - (i) Define land under Land Acquisition Act?
 - (ii) What does an Award deal with?
 - (iii) When does the land vest in the Union Government free from all encumbrances?
 - (iv) If the land acquired is not utilized for the purpose for which it is acquired can the Landowner ask for the return of his land?
 - (v) When do land acquisition proceedings lapse?
2. Mr. Rajesh in Maharashtra buys a non-judicial embossed Stamp-Paper of Rs.100 on 1st November .2012, for purpose of affidavit.
 - (i) State the nature of the Stamp- Paper bought by Mr. Rajesh.
 - (ii) State the validity period of the non-judicial embossed Stamp- Paper.

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3. Mr. Ram owns 100 acres of exempted land in Thane District, under the M.A.L. (Ceiling on Holdings) Act, 1961. Mr. Ram now wants to purchase 50 acres of agricultural land yielding one crop in a year in Thane District.

- (i) What is the ceiling area for exempted land? State the provision of law.
- (ii) In the above case if Mr. Ram purchases the stated agricultural land, what will be the legal consequence.

Q IV. Answer any Four:

- (i) Which are the matters to be considered in determining compensation by the Special Land Acquisition Officer?
- (ii) Under The Bombay Tenancy and Agricultural Lands Act, 1948 Sale of Agricultural Land to a particular person can be made at a reasonable price with the permission of the authorities. Critically analyse the above statement.
- (iii) What are Structural Repairs? Examine the procedure of structural repairs and Alternative Accomodation under MHADA.
- (iv) Analyse the Role of the Civil Court under the Land Agricultural Act. State the relationship between section 18 and 28 A of the Land Acquisition Act.
- (v) What are the restrictions on Transfer of Agricultural Land under chapter III of the M.A.L. Ceilings Act, 1961?
- (vi) Which is the Coastal Regulation Zone? Which are the regulated activities in the Coastal Regulation Zone?