

**LHA – 2315****LL.B. (Hons.) (Semester – VIII) Examination, April 2015****LAND LAWS**

Duration : 3 Hours

Total Marks : 75

Instructions : i) Answer **any 8** questions from Q. No.s **1 to 12. (8×8=64)**ii) Q. No.s **13 and 14** are **compulsory**.

1. What is "Tiller's Day" ? How has the fifth Amendment to Agricultural Tenancy Act, 1964 conferred special rights on Tenants ? 8
2. Explain the circumstances under which a tenancy may be terminated and tenant may be evicted from land under Agricultural Tenancy Act, 1964. 8
3. Examine the various authorities under Rent Control Act and their functions and powers which are given to act under GDD (Lease, Rent and Eviction) Control Act, 1968. 8
4. Enumerate various grounds of eviction of a tenant by the landlord under the provisions of Rent Control Act, 1968. 8
5. Explain the procedure under Land Revenue Code 1968, for conversion of use of land from one purpose to another. 8
6. Discuss the provision under Land Revenue Code, 1968 which deals with partition of Land. 8
7. Define the term "Mundkar" and briefly outline the rights of the Mundkar under the Mundkars (protection from eviction) Act, 1975. 8
8. Explain the term "Dwelling house". Can a Mundkar use his dwelling house for business purpose under Mundkar's (Protection from Eviction) Act, 1975. 8
9. With reference to GDD Mamlatdar's Court Act, briefly discuss the provisions pertaining to "Plaint" and rejection of plaint. 8
10. What are the evidences that Mamlatdar's court will consider when plaintiff overs that the natural flow of surface water from his land has been impeded ? 8
11. Explain the provisions in the Rent Control Act, 1968 which deal with Appeal and Revision. 8

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12. What is record of Rights ? Discuss the provisions which deals with correction of clerical errors in the record of rights under Land Revenue Code, 1968. **8**
13. Write short notes on **any two** : **(2×3=6)**
- a) Member of the family under Mundkar's Act, 1975.
 - b) Buildings to which GDD (Building Lease, Rent and Eviction) Act, 1968 does not apply.
 - c) "Deemed tenancy" and "To cultivate personally" under Agricultural Tenancy Act, 1964.
14. Write short notes on **any two** : **(2×2.5=5)**
- a) Rights of tenant to essential services under GDD building (Lease, rent and eviction) Act, 1968.
 - b) Surrender by Mundkar.
 - c) "Alluvial Land", under Land Revenue Code, 1968.