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BALBA – 1844

B.A. LL.B. (Semester – IX) Examination, April 2018
LAND LAWS

Duration : 3 Hours Total Marks : 75

Instructions *: 1) Answer* ***any 8*** *questions from Q. No.* ***1*** *to* ***12****.*
2) Question No. ***13*** *and* ***14*** *are* ***compulsory****.*

(8×8=64)

1. Who can terminate tenancy under Agricultural Tenancy Act 1964 ? Explain the conditions and procedure for such termination.
2. Define "Landlord" and explain the provisions of GDD Buildings (Lease, Rent and Eviction) Control Act 1968 which deal with Appeal and Revision.
3. Explain how the rights of public and individual over any public road, land or path not required for use of public shall be extinguished.
4. How is land revenue assessed under the provisions of Land Revenue Code 1968 ?
5. Explain in detail the following :
   a) Member of family under Mundkars Act 1975.
   b) Eviction of Mundkar by Bhatkar under Mundkars Act 1975.
6. Discuss the definition of 'building' and the classes of building exempted from its application under the GDD Buildings (Lease, Rent and Eviction) Control Act 1968.
7. Discuss on Mamlatdar under Mamlatdar Court Act 1966.
8. Explain and discuss the provisions of beneficial laws under Agricultural Tenancy Act, their socio legal, economic effects and impact.
9. Elaborate on "survey of land" and "boundary mark".
10. Define tenant and explain whether the rights of tenants are heritable under the Agricultural Tenancy Act 1964.

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11. Elaborate on the evidences that Mamlatdars court will consider when plaintiff avers that the natural flow of surface water from his land has been impeded.

12. Elucidate the grounds on which landlord has right to recover immediate possession of premise from tenant under the GDD Buildings (Lease, Rent and Eviction) Control Act 1968.

13. Write short notes on **any two** : **(2×2.5=5)**
    a) Mutation under Land Revenue Code.
    b) Vexatious proceedings under GDD Buildings (Lease, Rent and Eviction) Control Act 1968.
    c) Register of Mundkar.

14. Write short notes on **any two** : **(2×3=6)**
    a) Dwelling House of a Mundkar.
    b) Tenants right to operate sluice gates.
    c) Regional plan in settlement of record of rights.

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