RFA -01 BLB/01/05 2023/12

BALLB FIFTH SEMESTER LAND LAWS OF ASSAM & MEGHALAYA

BLB - 504 OP1 [REPEAT]
[USE OMR FOR OBJECTIVE PART]

SET A

Full Marks: 80

Duration: 3 hrs.

(Objective)

Time: 30 min. Marks: 30

Choose the correct answer from the following:

 $1 \times 10 = 10$

1.	Under which section the	Assam Land &Revenue Regulation Act, 1886 deals with	1			
	"proprietor".					
	a. 3(f)	b. 2(b)				
	c. 3(c)	d. 48(1)				

- 2. Under which section of the Assam land & Revenue Regulation Act,1886 the backward classes are protected?
 - a. Section 160 b. Section 170 c. Section 180 d. Section 150
- 3. A non occupancy tenant is created by holding the land continuously for a period of; a. 2 years b. More than 3 years

a. 2years b. More c. Less than 3years d. none

4. Under which section of the Assam (Temporarily Settled Areas) Tenancy Act,1971 liability to pay rent is defined;

a. Section 27 b. Section 30 c. Section 29 d. Section 23

5. Standard rent is a:

a. Pay rent b. Fair rent c. Both a & b d. none

6. Under which section of the Assam Urban Areas Rent Control Act,1972 the term urban areas is defined?

 a. Section 2(g)
 b. Section 5(1)

 c. Section 1(2)(c)
 d. Section 3(3)

7. Under which section of the Meghalaya Transfer of Land (Regulation) Act 1971 the term "Tribal" is defined?

a. Section 2(a) b. Section 2(b) c. Section 2(c) d. Section 2(d)

8. Under which section of the Meghalaya Transfer of Land (Regulation)Act,1971 the term T and is defined?

a. Section 2(b)
b. Section 2(ii)
c. Section 2 (i)
d. Section2(d)

9. Under which section of the Meghalaya Urb -n Areas Rent Control Act,1972 the term 'court' is defined?

a. Section 2(f)c. Section 2(d)

b. Section 2(a)d. Section 2 (e)

10. Under which section of the Meghalaya Public Premises (Eviction of Unauthorized Occupants) Act, 1980 the term unauthorized occupation ' is defined?

a. Section 2(a)

b. Section 2(b)

c. Section 2 (g)

d. Section 2(i)

Answer the following: (Use descriptive answer sheet)

2×10=20

- 1. Define the term Settlement holder.
- 2. What do you mean by Period lease and Annual lease?
- 3. Write two rights and duties of tenant under the Assam (Temporarily Settled Areas)Tenancy Act,1971.
- 4. Define section 28 of the Assam (Temporarily Settled Areas) Tenancy Act,1971
- 5. How tenant can be protected under the Assam (Temporarily settle Areas)Tenancy Act 1972?
- 6. State two limitation of enhancement of standard rent?
- 7. State two salient features of the Meghalaya land and Revenue Regulation (Application and Amendment)Act,1972.
- 8. Write two objective of the Meghalaya Transfer of Land (Regulation) Act, 1971.
- 9. What do you mean by the term 'landlord and house' under the Meghalaya Urban Areas rent control Act,1972?

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10. Define the term Field mutation and Office mutation.

2

(<u>Descriptive</u>)

71	me: 2 hrs. 30 min.	Marks: 50
	[Answer the following questions]	
i.	a. Explain the three stages of operation under section 17 of the Assam Land and Regulation Act.1886. Or	10
	b. Explain the provisions for protection of backward classes and restrictions on transferring its land U/S 162 of the Assam Land and Regulation act, 1886.	5+5=10
2.	a. What are the rights and duties of an non occupancy tenant? Explain. Or	10
	b. Explain the grounds for ejectment of an occupancy tenant and its procedure for ejectment under the Assam (Temporarily Settle Areas)Tenancy Act,1971.	5+5=10
3.	a. Define rent. How protection against arbitrary ejectment is provided under the Assam Urban Rent Control Act,1972. Or	2+8=10
	b. How dispute as to rent shall be determine by the Civil Court? Explain under the Assam Urban Rent Control Act,1972.	10
4.	a. Explain the procedure of Determination of fair rent under the Meghalaya Urban areas Rent Control Act,1972. Or	10
	b. Write the silent features of the Meghalaya Urban areas Rent Control Act,1972.	10
5.	a. Define Public Premises. What is the procedure of eviction of person in unauthorised occupant? Explain. Or	2+8=10
	b. Explain the powers of Deputy Commissioner U/S 7 of the Meghalaya Public Premises (Eviction of Unauthorised Occupants)act,1980	10