

**BALLB
FIFTH SEMESTER
LAND LAWS OF ASSAM & MEGHALAYA
PROTECTION ACT**

BLB – 504 OP₁ [REPEAT]
(USE OMR SHEET FOR OBJECTIVE PART)

Duration : 3 hrs.

Full Marks : 80

Time : 30 min.

{ Objective }

Marks : 30

Choose the correct answer from the following:

1×10=10

1. Under which section the Assam Land & Revenue Regulation Act,1886 deals 'proprietor'
 - a. Section 3(f)
 - b. Section 2(b)
 - c. Section 3(c)
 - d. Section 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 3years
 - c. Less than 3years
 - d. 1 year
4. One of the duty of the Landlord under Assam Urban Area Rent Control Act,1972-
 - a. Receive Rent
 - b. Refuse to accept Rent
 - c. Keep the house windproof
 - d. All of the above
5. The meaning of Unauthorised Occupants is-
 - a. Permanent Settler
 - b. Land holder
 - c. Illegal Settler
 - d. None of them
6. The Public Premises means property under lease of the-
 - a. Landlord
 - b. Central Government
 - c. State Government
 - d. None of them.
7. Under which section of the Meghalaya Transfer of Land(Regulation)act,1971, 'Tribal' is defined
 - a. Section 2(a)
 - b. Section 2(b)
 - c. Section 2(e)
 - d. Section 2(d)
8. The Tribal Group included under the Meghalaya Transfer of Land(Regulation)act,1971 is-
 - a. Kalita
 - b. Das
 - c. Deori
 - d. Rabha
9. The disposal of Government Wasteland under Meghalaya Land and Revenue Regulation Act 1972 is stated under-
 - a. Section 10
 - b. Section 11
 - c. Section 12
 - d. Section 13

10. Under which section of the Meghalaya Public Premises(Eviction of Unauthorized Occupants)act,1980, 'Unauthorised Occupants' is defined-
- a. Section- 2(a)
 - b. Section-2(b)
 - c. Section- 2(g)
 - d. Section-2(1)

Answer the following: (Use descriptive answer sheet)

2×10=20

1. What do you mean by Perfect and Imperfect Partition ?
2. What do you mean by Record of Rights.
3. What are the different classes of Tenants under the Assam(Temporarily Settled Areas)Tenancy Act,1971.
4. State two grounds for Enhancement of Rent under the Assam(Temporarily Settled Areas)Tenancy Act,1971.
5. State two objectives of the Assam Urban Areas Rent Control Act,1972.
6. State two features of The Meghalaya Land and Revenue Regulation Act,1972.
7. Define Ri-Kynti and Ri-Raid lands under Meghalaya structure of Land Laws.
8. Mention two duties of Nokma in maintainence of the lands under Garo Hills.
9. State two features of the Meghalaya Urban Areas Rent Control Act,1972.
10. State two powers of the Deputy Comissioner under the Meghalaya Public Premises(Eviction of Unauthorized Occupants) Act,1980.

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(Descriptive)

Time : 2 hrs. 30 min.

Marks : 50

[Answer the following questions]

1. "The Assam Land and Revenue Regulation 1886, is the Magna Carta of Land Rights in Assam"- Discuss. 10
OR
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. 10
2. What are the Different Classes of Tenants under the Assam(Temporarily Settled Areas) Tenancy Act,1971.Discuss briefly their rights and liabilities. 10
OR
Explain the grounds for ejection of an Occupancy Tenant and Non-Occupancy Tenant under the Assam (Temporarily Settle Areas)Tenancy Act, 1971. 10
3. 'Standard Rent' cannot be an amount fixed in Perpetuity'.Explain the statement in relation to Assam Urban Areas Rent Control Act,1972. 10
OR
Discuss the procedure for recovery of cost carried out by a Tenant under the Assam Urban Rent Control Act, 1972 10
4. Explain the procedure of determination of fair rent under the Meghalaya Urban Rent Control Act, 1972. 10
OR
State the procedures regarding eviction of persons in Unauthorized Possession under the Meghalaya Transfer of Land (Regulation) Act,1971. 10
5. Discuss the Nature, Objective and features of the Meghalaya Land and Revenue Regulation(Application and Amendment) Act, 1971. 10
OR
Discuss the powers and role of Deputy Commissioner under section- 7 of the Meghalaya Public Premises(Eviction of Unauthorised Occupants)act, 1980. 10

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