

[Time: 3 Hours]

| Marks:100]

Please check whether you have got the right question paper.

N.B: 1. All Questions are compulsory.

- Q.1 Answer the following in **two** sentences. 20
- What is 'Cess' under MHADA?
 - 'Appropriate Authority' under MRTP Act, 1966?
 - What is the 'Court' under the Land Acquisition Act, 1894?
 - Define 'Agriculture' under BTAL Act, 1948
 - What is 'Plot' under the MRTP Act?
 - What is the meaning of 'Hazard Line'?
 - What is 'Wajib-ul-arz'?
 - Define 'Impressed stamps'.
 - What is 'Market Value' under the Bombay Stamp Act, 1958?
 - Who is a 'landless person'?
- Q.2 Write Short notes (**any four**) 20
- 'Occupier' under MHADA
 - Nistar Patrak
 - Time for Registration of Documents.
 - 'Prohibited Activities' under the Coastal Regulation Zone
 - Standard Rent
 - Special Township Project
- Q.3 Solve situational problems (**any two**) 12
- Mr. Hirve owns 40 acres of dry crop agricultural land, in Suburbs of Mumbai. He desires to purchase more 40 acres of dry crop agricultural land in and around same area.
 - What is the land Ceiling for the above mentioned land?
 - What could be the consequences, if he purchases more land as stated above?
 - Mr. Bhide wants to review the order of the Talathi under Maharashtra Land Revenue Code, 1966.
 - State the reasons under which the Order of Talathi can be reviewed.
 - In the aforesaid case with whom and in what time can review be filed?
 - A 'Will' executed by Mr. Loke on 10th January, 2019 is not registered. Mr. Loke dies on 1st April, 2019.
 - Is registration of a 'Will' compulsory?
 - Is there any consequence for non-registration of a 'Will'?
- Q.4 Answer **any four** of the following questions : 48
- Explain the consequences of non-registration of documents.
 - Explain 'Authorised Development' under MRTP Act, 1966.
 - What are Structural Repairs? Examine the procedure of Structural Repairs and alternative accommodation under MHADA.
 - What are the matters to be considered in determination of 'Award'?
 - Which are the Coastal Regulation Zone? Which are the regulated activities in the Coastal Regulation Zone?
 - Set out the restrictions on Transfer of agricultural land to non-agriculturist under T.A. L Act, 1948.

12/6/19
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[Signature]

[Time: 3 Hours]

[Marks:100]

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N.B: 1. All Questions are compulsory.

- Q.1 Answer the following in **two** sentences : 20
- 'Farm building' means.
 - 'Warkas land' means.
 - What is 'market value' under Bombay Stamp Act, 1958?
 - Mention two provisions of Nistar Patrak.
 - Who is an 'Agricultural Labourer' as per The Bombay Tenancy and Agricultural Lands Act, 1948?
 - What is meant by 'Foreshore' ?
 - As per The Maharashtra Land Revenue Code 1966 who is a 'tenant'.
 - Who is an 'interested person'?
 - What do you mean by 'to cultivate' ?
 - Define 'dwelling unit'.
- Q.2 Write Short notes (**any four**) : 20
- Industrial use
 - Vacant land
 - Adjudication
 - Wajib-ul-arz
 - Cess
 - Standard Rent
- Q.3 Solve situational problems (**any two**) : 12
- Mr. 'A' has executed a 'Will' & he wants to register the 'Will' & wants your advice?
 - Can the above 'will' be notarized?
 - Is Doctor's signature compulsory on the 'will' ?
 - Shri 'S' has applied do the Thane collector for conversing land having mangroves for starting his business?
 - Will the collector give permission?
 - As per CRZ, under which CRZ do mangroves fall ?
 - Mr. 'A' has acquired 10 acres excess land, which is more than what is permitted as per Maharashtra Agricultural Land (selling on holdings) Act, 1961.
 - Mr. 'A' has violated which Section of Maharashtra Agricultural Land (selling on holdings) Act, 1961 ?
 - Mr. 'A' will have to face what consequences ?
- Q.4 Answer **any four** of the following questions : 48
- Explain the procedure u/s 51 & 52 of the Maharashtra Land Revenue Code 1966.
 - Write the procedure for obtaining 'Sanad'.
 - What are the matters to be considered while granting compensation?
 - Explain the provisions regarding structural repairs & alternative accommodation under the MHAD Act, 1976?
 - Critically analyse the activities which are not permitted in CRZ.
 - Which are the document not required to be compulsorily registered?
