

(3 Hours)

[Total Marks 100]

N.B : (1) All questions are compulsory

(2) Figures to right indicate full marks.

1. Answer in 2-3 sentences each.
  - (a) Define "land" under the land acquisition act?
  - (b) What is "engineering operation"?
  - (c) Define "Joint Family" under the Bombay Tenancy and Agricultural Lands Act, 1948.
  - (d) When do land acquisition proceedings lapse?
  - (e) What is "plot" under the MRTP Act?
  - (f) What does an award under the Land Acquisition Act deal with?
  - (g) What is foreshore?
  - (h) What is "market value" under the Bombay Stamp Act 1958?
  - (i) What is the formula to calculate the FSI?
  - (j) What does Nistar Patrak contain?
  
2. Write Short Note (Any Four)
  - i. Write a short note on mutation and disputed register.
  - ii. Structural Repairs.
  - iii. Matters to be neglected in determining compensation under the Land Acquisition Act.
  - iv. Certification issued by the collector under Stamp Act
  - v. Wajib-ul-arz
  - vi. Encroachment on Government Land.
  
3. Solve any Two of the following
  - (1) Smt Rane executed a will on Jan 1 2017 but did not register the will. Smt Rane expires on Feb 1 2017.
    - I. Is registration compulsory in case of will?
    - II. What are the consequences if the will is not registered? In the aforesaid situation will the "will" take effect?
  
  - (2) Shri. Albert wants to review the order of the Talathi under Maharashtra Land Revenue code, 1966
    - i. State the reasons under which the order of Talathi can be reviewed.
    - ii. In the aforesaid case with whom and in what time can review be filed.

- i. On 1 March 2006, there was a declaration about Public use of land. The collector passed an award on 1<sup>st</sup> March 2009.
- ii. What is the effect of declaration of public use of land
- iii. In the aforesaid case, is the award passed by the collector valid.

4. Answer Any Four.

- a. Set out the documents of which registration is optional.
- b. State the procedure for repairs or reconstruction of buildings which suddenly collapse.
- c. Critically analyse the regulation of permitted activities in the Coastal Regulation Zone.
- d. Explain the provisions of adjudication of stamp duty under the Stamp Act.
- e. What is Development? What are the powers of the planning authority to deal with unauthorised development?
- f. Explain under which circumstance you can make a reference to court. How are the references adjudicated?

\*\*\*\*\*

May 2017

Land Laws  
Sem

Q.P. Code : 304200

(3 Hours)

Total Marks : 100 marks

**N.B. : (i) All questions are compulsory;**

**(ii) Figures to right indicate full marks.**

**1. Answer each of the following questions in 2 (two) or 3 (three) sentence** **20 marks**

- a) Define 'chargeable' under the Maharashtra Stamp Act, 1958
- b) Explain the meaning of "Planning Authority" under the Maharashtra Regional and Town Planning Act, 1966.
- c) Define 'administrator' under Land Acquisition Act.
- d) Define "Agriculture"
- e) Who is a "landless person" under the Maharashtra Agricultural lands (Ceiling & Holdings) Act, 1961.
- f) Define Superior Holder under Maharashtra Land Revenue Code, 1966
- g) Define Boundary mark
- h) 'Improvement' under Maharashtra Land Revenue Code
- i) Define cess under M.H.A.D.A. 1976?
- j) Define T.D.R.

**Q.2 Write short notes on any 4 (four) of the following:** **20 marks**

- a) Award
- b) Nistar Patrak
- c) Section 50, 51 under Maharashtra Land Revenue Code
- d) Wazib -ul-arz
- e) Admissibility of instruments which are not properly stamped under the Bombay Stamp Act
- f) Describe the documents compulsory to be registered under the Registration Act, 1908

**Q.3 Solve any 2 (two) of the following, with reasons:** **12 marks**

- (a) Ram, Rahim and Albert have executed an instrument of partition of a jointly held property, whereby the said property is partitioned in such a manner that Ram shall get 30% of the said property, Rahim shall get 35% of the said property and Albert shall get the remaining 35% of the property.

(i) Is such an instrument of partition to be registered?

**TURN OVER**

- (ii) who is liable for payment of the stamp duty on the said instrument of partition and to what extent?
- (b) Chintamani is cultivating agricultural land belonging to the landlord Dilipsingh
- (i) Can Dilipsingh sell the agricultural land? What is procedure to sell agricultural land under Bombay Tenancy and Agricultural Lands Act.
- (ii) Can the procedure be contravened what are the consequence of such contravention.
- (c) Amar, a non-agriculturist, wants to purchase an agricultural plot of land situated at Panchgani, from Vijay for setting up a tourist resort.
- (i) Is Amar permitted to purchase the said land, for setting up of the tourist resort? Why?
- (ii) Advice Amar on the procedure to be followed for setting up the tourist resort?

**Q.4 Answer the following (any four)**

**48 marks**

- (a) Describe the parameters to be considered while determining compensation for acquisition of land.
- (b) Explain in detail the legal provisions pertaining to "Unauthorized development" under the Maharashtra Regional Town Planning Act, 1966?
- (c) Describe the different activities permitted and restricted in the various Coastal Regulation Zones?
- (d) Explain in detail the provisions pertaining to structural repairs under Maharashtra Housing & Area Development Act, 1976?
- (e) Describe in detail the procedure of adjudication and legal provisions pertaining to instruments not duly stamped under the Maharashtra Stamp Act, 1958?
- (f) Discuss the restrictions on sale of agricultural land described under the Maharashtra Tenancy and Agricultural Lands Act, 1948?

**TURN OVER**