

Con. 2085-11.

MT-6222

(3 Hours)

[Total Marks : 100]

1. Answer in **two-three** sentences **each** of the following :- 20

- (a) Explain the term "Appropriate Government" under the Land Acquisition Act, 1894.
- (b) Which is the Inter-tidal Zone.
- (c) Explain the term "executed" and "execution" with reference to Instruments.
- (d) What is a Duly Stamped Instrument ?
- (e) Explain the term Surplus Land.
- (f) What is a "Special Township Project" ?
- (g) What does a Wajib-ul-Arz contain ?
- (h) What is farm building ?
- (i) Explain the term Holder.
- (j) Who is an "Agricultural Labourer" under B.T.A.L. Act, 1948 ?

2. Write short notes on any **four** of the following :- 20

- (a) Exempted Lands.
- (b) Authorized Development.
- (c) Award under Land Acquisition Act.
- (d) Documents of which Registration is optional.
- (e) Adjudication.
- (f) Regularization of Encroachments on Government Lands.

3. Solve any **two** of the following vibrational problems :- 12

- (a) The Civil Court under the Land Acquisition Act can reconsider the Award passed by the Collector -
 - (i) Explain the term "Court".
 - (ii) When can the Civil Court reconsider the Award passed by the Collector ?
- (b) A Will executed by Mrs. Rane on 1st January, 11 is not registered. Mrs. Rane dies on 1st Feb., 11.
 - (i) Is registration of a Will compulsory ?
 - (ii) Is there any consequence for non registration of a Will ? In the above case will the Will come into effect ?
- (c) Mr. Rahim owns 100 acres of exempted land in Thane District, under the M.A.L. (Ceiling on Holdings) Act, 1961. Mr. Rahim now wants to purchase 50 acres of agricultural land yielding one crop in a year in Thane District.
 - (i) What is the ceiling area for exempted land ? State the provision of law.
 - (ii) In the above case if Mr. Rahim purchases the stated agricultural land, what will be the legal consequence.

[TURN OVER]

4. Answer any **four** of the following :-

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- Examine the effects of Non-registration of Documents required to be registered.
- Analyze the Declaration "made by the Collector under section 21 of the M.A.L. (Ceiling on Holdings) Act, 1961.
- Set out the Heads of compensation under section 23 of the Land Acquisition Act, 1894.
- What is a "Record of Rights" ? State and explain the procedure for reporting and recording acquisition of right in land under the Maharashtra Land Revenue Code.
- Which is the Coastal Regulation Zone ? Examine the classification of C.R.Z.
- What are Structural Repairs ? Examine the procedures of Structural Repairs and Alternative Accommodation under MHADA.

(मराठी रूपांतर)

१. खालील प्रश्नांची दोन-तीन वाक्यात उत्तरे लिहा :-

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- भूमिसंपादन अधिनियम, १८९४ खालील संज्ञा "समूचित शासन" स्पष्ट करा.
- आंतरिक भरती ओहोटी प्रक्षेत्र कोणते असते ? (Inter-tidal Zone)
- "निष्पादित करून दिलेला" व "निष्पादन" या संज्ञांचा अर्थ स्पष्ट करा.
- यथोचित मुद्रांकीत दस्तावेज म्हणजे काय ?
- "अतिरिक्त जमीन" ही संज्ञा स्पष्ट करा.
- विशेष नगर वसाहत प्रकल्प म्हणजे काय ?
- वहिब-उल-अर्ज मध्ये काय लिहीले असते ?
- शेतीतील इमारत म्हणजे काय ?
- "धारक" या संज्ञेचा अर्थ स्पष्ट करा.
- मुंबई कुळवहिवाट व शेतजमीन अधिनियम, १९४८ खाली "शेतमजुर" म्हणजे काय ?

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२. खालीलपैकी कोणत्याही चार प्रश्नांवर थोडक्यात टिपा लिहा :-

- वगळण्यात आलेली जमीन
- अधिकृत विकास काम
- भूसंपादन कायद्याखाली निवाडा (Award)
- ज्यांची नोंदणी करणे वैकल्पिक आहे असे दस्तऐवज
- अभिनिर्णय (Adjudication)
- सरकारी जमिनीवरील अतिक्रमण नियमात बसविणे.