

1. Answer in **2-3** sentences **each** :—

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- (a) Explain the term "Collector" under the Land Acquisition Act 1894.
- (b) Explain the expression "Tidal influenced water bodies."
- (c) Explain the term "market-value" under the Bombay Stamp Act, 1958.
- (d) State one consequence of an instrument which is not duly stamped.
- (e) State the ceiling area for dry-crop land in Ratnagiri under the M.A.L. (Ceiling on Holdings) Act, 1961.
- (f) What is Flower Space Index.
- (g) State any two matters stated in Nistar Patrak.
- (h) What is standard-rate of assessment ?
- (i) What is a Cess under MHADA ?
- (j) Explain the term "To cultivate" under B.T.A.L. Act, 1948.

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

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- (a) Family Unit.
- (b) Development.
- (c) Exception to Section 17(1) of the Registration Act, 1908.
- (d) Sanad.
- (e) Public Purpose.
- (f) Impounding.

3. Solve any **two** of the following situational problems.

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- (a) The person interested under the Land Acquisition Act, can express his dis-satisfaction with the Award passed under Section II.
 - (i) Explain the term "person interested".
 - (ii) How can the person interested express his dis-satisfaction with the Award ?
- (b) A Conveyance Sale/Deed of Immovable property valued at Rs. 1 Crore executed on 1st February, 2010 is not registered within 4 months of execution.
 - (i) Can the above conveyance be will registered ? Explain.
 - (ii) State two consequences of non-registration in the above case.
- (c) Mr. Ram owns 50 acres of Dry-crop agricultural land in the Suburbs of Mumbai. He devices to purchase more agricultural Dry crop-land in the suburbs of Mumbai.
 - (i) What is the ceiling area for the above land ?
 - (ii) If the Ram purchases further land as stated above what could be the Legal consequence ?

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

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- Explain Registration of Documents under section 17 of the Registration Act, 1908.
- Deal with the classification and ceiling areas of agricultural lands under the M.A.L. (ceiling on Holdings) Act, 1961.
- Analyze the Role of the Civil Court under the Land Agricultural Act. State the relationship between section 18 and 28A of the Land Acquisition Act.
- How is a Sanad obtained under the Maharashtra Land Revenue Code ?
- Examine the regulation of permissible activities in C.R.Z. Areas.
- What are structural Repairs ? How does MHADA provide relief and justice to occupiers when cessed Buildings suddenly collapse ?

(मराठी रूपांतर)

प्र. १) खालील प्रश्नांची दोन-तीन वाक्यात उत्तरे लिहा—

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- भुमीसंपादन अधिनियम, १८९४ खालील संज्ञा “जिल्हाधिकारी” स्पष्ट करा.
- भरती ओहोटी प्रभावित जलस्थळ (Tidal influenced water bodies).
- मुंबई मुद्रांक अधिनियम, १९५८ खाली “बाजारमुल्य” चा अर्थ स्पष्ट करा.
- यथोचित मुद्रांकित न केलेल्या संलेखाचा एक परिणाम लिहा.
- महाराष्ट्र शेतजमीन (जमीन धारणेची कमाल मर्यादा) अधिनियम, १९६१ खाली रत्नागिरी येथील कोरडवाहू जमिनीचे (Dry Crop) कमाल क्षेत्र नमुद करा.
- तळजमीन निर्देशांक म्हणजे काय ?
- निसार पत्रकात तरतुद करावयाच्या दोन बाबी नमुद करा.
- आकारणीचा प्रमाणभूत दर म्हणजे काय ?
- महाराष्ट्र गृहनिर्माण व क्षेत्र विकास अधिनियम खाली कर (Cess) म्हणजे काय ?
- मुंबई कुळवहिवाट व शेतजमीन अधिनियम खालील संज्ञा “जमीन कसणे” स्पष्ट करणे.

प्र. २) खालीलपैकी कोणत्याही चार प्रश्नांवर थोडक्यात टीपा लिहा

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- कुटूंब घटक
- विकास (Development)
- नोंदणी कायदा, १९०८ मधील कलम १७ (१) चे अपवाद
- सनद (Sanad)
- सार्वजनिक प्रयोजन
- अवरुद्ध करणे (Impounding).