

(3 Hours)

[Total Marks :100

1. Answer in **two** sentences each :

- (a) Who is an agriculturist under the Maharashtra Agricultural Lands Ceiling on Holdings Act, 1961 ?
- (b) What is High Tide Line ?
- (c) Explain the term chargeable under the Bombay Stamps Act, 1958?
- (d) What is Wahib-ul-arz ?
- (e) What is Development under the Maharashtra Regional and Town Planning Act, 1966 ?
- (f) Define Agriculture under the Bombay Tenancy and Agricultural Land Act, 1948.
- (g) What is T.D.R. ?
- (h) Who is a 'person interested'?
- (i) Who are landless persons ?
- (j) What is Cess under MHADA ?

20

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

- (a) Exempted Lands
- (b) Bonafide Industrial use
- (c) Public Purpose
- (d) Regularization of Encroachment
- (e) Structural Repairs

20

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

- (a) Mr. Tanaji owns 48 acres of dry crop agricultural land in Suburbs of Mumbai. He desires to purchase more agricultural dry crop land in the suburbs of Mumbai.
 - (i) What is the ceiling for the above land?
 - (ii) If Mr. Tanaji purchases more land as stated above, what could be the legal consequences?
- (b) Mr. Sunil Shahu wants to construct a building in an area notified as tourist place or hill station in Maharashtra .
 - (i) Does Mr. Sunil Shahu need to apply for conversion of land. Explain.
 - (ii) Name the authority under the M.L.R. Code 1966, which deals with land conversion.

12

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- (c) A will executed by Mr. Ramesh Jadhav on 1st January, 2014 is not registered. Mr. Ramesh Jadhav dies on 1st Feb.2014.
- (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 ?

48

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

- (a) What are the matters to be considered in determination of Award?
- (b) What are Land Records ? How are acquisitions of rights recorded in Form VII / XII ?
- (c) Set out the exceptions to Section 17 (1) of the Registration Act, 1908.
- (d) Analyze Section 44 and Section 45 of the MRTP Act, 1966.
- (e) Which are the areas covered under C.R.Z.. Analyze the classification under C.R.Z.?
- (f) How is a Sanad obtained under the Maharashtra Land Revenue Code?

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