

*Total number of printed pages--7*

**5 SEM LLB 4 (A/B) N**

**2014**

(December)

**LAND LAWS AND LOCAL ACTS OF  
ASSAM LAND LAWS**

Paper : 504 (A)

*Full Marks : 80*

*Pass Marks : 32*

Time : Three hours

*The figures in the margin indicate full marks  
for the questions.*

*Answer question No. 1 and any four from the rest.*

1. Write briefly on *any four* of the following : 4×4=16
- (a) Waste lands
  - (b) Mauzadari system

- (c) Nisfikhiraj estate
- (d) Debotter and Brahmottar lands
- (e) Periodic lease
- (f) Field Mutation.

2. Describe the rights that may be acquired in land under the Assam Land and Revenue Regulation Act 1886. State whether any restriction is envisaged upon such rights. 8+8=16

*Or*

What do you understand by State ownership of land? State whether private right over land are recognised in Assam. 8+8=16

3. What do you mean by settlement operation? How is it carried out, what particulars are recorded in the 'record of rights'? How are 'records of rights' prepared? 8+4+4=16

**Or**

Why is partition of revenue paying estate is necessary? What is the procedure for obtaining perfect partition? What restrictions are imposed against partition?

6+6+4=16

4. State the procedure for acquisition of ownership and intermediary rights under Assam (Temporarily Settled Areas) Tenancy Act 1971. What principles are adopted for determining the compensation?

8+8=16

**Or**

Discuss the different ways and also procedure for enhancement of rent of a tenant under Assam Non Agricultural Urban Areas Tenancy Act, 1955.

16

5. "Standard rent cannot be an amount fixed in perpetuity". Explain and state the provisions of the Assam Urban Areas Rent Control Act of 1972 under which rent can be enhanced.

16

*Or*

Write the facts and laws laid down in the following case :

16

Swaran Brahma

*Vs*

Assam Board of Revenue

(AIR 1972 Gau 121)

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