

Total number of printed pages-4

19 (II) LLWA 2-4

2017

LAND LAWS OF ASSAM

Paper : 2-4

Full Marks : 80

Time : Three hours

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

1. Answer the correct one : $1 \times 10 = 10$
- (a) The Assam Land and Revenue Regulation Act is told as the _____ of the land laws of Assam.
(Bill of Land Rights / Magna Carta)
- (b) During Ahom rule there was Mauzadari system.
(True / False)
- (c) The Jamabandi based on the Chitha and the field-map is known as _____.
(forecast report / record of rights)
- (d) Under the Assam (Temp. Settled Areas) Tenancy Act, 1971, an occupancy tenant has _____ to sub-let his land.
(right / no right)

Contd.

- (e) For non-occupancy rights a person has to hold land continuously for _____.
(3 years / less than 3 years)
- (f) The Assam Non-agricultural Urban Areas Tenancy Act was enacted in the year _____. (1954 / 1955)
- (g) The protection from eviction under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955 is available only when the tenancy is of _____.
(land / house)
- (h) Right of pre-emption is available to _____ settlement holders of the estate. (recorded / non-recorded)
- (i) Under the Assam Urban Areas Rent Control Act, 1972, fair rent is _____.
(monthly rent / standard rent)
- (j) When the landlord refuses to accept the rent from the tenant, the tenant, under the Assam Urban Areas Rent Control Act, 1972, can deposit the amount _____.
(in court / in municipal office)

2. Write on the following : 2×5=10
- (a) Temporarily Settled Estate.
- (b) Bráhmottor land.
- (c) Occupancy Tenant.
- (d) Urban Areas.
- (e) Standard Rent.

3. What is Mauzadari system? How the Mauzadari system was re-introduced by the Government of India in 1903? Discuss in detail. 5+7=12

Or

Discuss the different classes of tenure during the British period.

4. What is Record-of-Rights? Describe briefly the process of preparation of record-of-rights. 12

Or

Explain the procedure of Registration. What is 'Hoe-tax'?

5. What are the different classes of tenants under the Assam (Temporary Settled Areas) Tenancy Act, 1971? Distinguish between occupancy tenant and non-occupancy tenant. 12

Or

What are the grounds of ejectment under the Assam (Temp. Settled Areas) Tenancy Act, 1971? Describe the procedure for ejectment.

6. What are the objectives of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955? What is its extent and commencement? 12

Or

Examine the different provisions of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955, under which a tenant can seek protection from eviction.

7. What is Fair rent? Describe the procedure for determination of fair rent. 12

Or

"Standard rent cannot be an amount fixed in perpetuity". Explain and state the provision for enhancement of standard rent as laid down in the Assam Urban Areas Rent Control Act, 1972.

Total number of printed pages-4

19 (II) LLAS 2-4

2018

LAND LAW OF ASSAM

Paper : 2-4

Full Marks : 80

Time : Three hours

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

1. Answer the correct one : $1 \times 10 = 10$
- (a) The concept of absolute state ownership of Lands was prevalent during _____.
(Ahom Rule / British Rule)
- (b) The Ahom King regarded himself as the absolute _____ of all lands in the Ahom Kingdom.
(Proprietor/Landholder)
- (c) The Jamabandi based on the Chitha and the Field-Map is known as _____.
(Forecast Report/Record of Rights)

Contd.

- (d) Landholder acquires land under lease granted by Government for a period of _____ (not less than 10 years/more than 10 years)
- (e) Proprietor is defined under _____ of the Assam Land and Revenue Regulation, 1886.
(section 2(f)/section 3(f))
- (f) Prior to _____, Right to Property was a Fundamental Right. (42nd Amendment Act, 1976/44th Amendment Act, 1978)
- (g) An Occupancy Tenant acquires the Right of Occupancy by _____ years continuous holding. (3/5)
- (h) The Tenancy Right of a Non-Occupancy Tenant is _____.
(Transferable/Non-Transferable)
- (i) Section _____ defines "Urban Area" under the Assam Urban Areas Rent Control Act, 1972. [2(g)/3(f)]
- (j) The Assam (Temporarily Settled Areas) Tenancy Act was enacted in the year _____. (1971/1972)

2. Write on the following : 2×5=10

- (a) Eminent Domain
(b) Standard Rent

- (c) Non-Occupancy Tenant
(d) Salami
(e) Lakhiraj estate.

3. Explain the Rights which may be acquired over lands under the Assam Land and Revenue Regulation, 1886. Is there any restriction on such Rights ? 12

Or

Discuss the history of Land Revenue System during Ahom Rule and the Paiks. 12

4. What is Mutation ? Who is entitled to Mutation ? What are its effects ? Is there any penalty for non-registration ?

2+4+3+3=12

Or

What are the various modes of recovering arrears of Land Revenue under the Assam Land and Revenue Regulation ? 12

5. What are the salient features of the Assam (Temporarily Settled Areas) Tenancy Act, 1971 ? State the important changes brought by the Act in the field of Agrarian Reforms in Assam. 12

Or

Discuss the procedure for acquisition of Intermediary and Ownership Rights by Tenants under the Act of 1971. 12

6. Discuss the procedures for enhancement of rent under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. 12

Or

Discuss the scope of section-5 of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. Can section-5 be applied retrospectively ? 12

7. "Standard Rent cannot be an amount fixed in perpetuity" — Explain and discuss the provisions regarding enhancement of standard rent as provided under the Assam Urban Areas Rent Control Act, 1972. 12

Or

What is Fair Rent ? How is a dispute as to amount of rent payable in respect of a house is to be resolved ? 4+8=12

Total number of printed pages—4

19 (II) LLAS 2-4 (OP)

2019

LAND LAWS OF ASSAM

Paper : 2-4 (OP₁)

Full Marks : 80

Time : Three hours

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

1. Choose the appropriate answer :

1×10=10

- (a) "Khiraj means _____ paying estate.
(Revenue/Half Revenue/Full Revenue)
- (b) Proprietor is defined under _____ of
the Assam Land and Revenue
Regulation, 1886. (2.e/2.f/3.e/3.f)
- (c) Powers of various revenue officers are
given under Chapter _____ of Assam
Land and Revenue Regulation, 1886.
(VI/VII/VIII/IX)
- (d) All estates settled in Cachar for a term
of years under certain Reclamation
Rules is known as _____. (Jangalbari
Rules/Settlement Rules/Mangalbari
Rules)

Contd.

- (e) Under Tender System, the fishery lease is given for _____ years. (2/3/4/5)
- (f) "Arrear" is mentioned under section _____ of Assam Land and Revenue Regulation, 1886. [67(a)/67(b)/68(a)/68(c)]
- (g) The Tenancy Right of a Non-occupancy Tenant is _____. (Transferrable/Non-transferrable)
- (h) The final copy prepared after assessment of land revenue is called as _____ (record attestation/registration/record-of-rights)
- (i) Under Tenant is defined under section _____ of the Assam Temporarily Settled Areas Tenancy Act, 1971. (19/20/21/22)
- (j) Right to property is a constitutional right under Article _____ of Constitution of India. [19(1)(f)/300A]
2. Answer the following : 2×5=10
- (a) Record attestation
- (b) Terminal year
- (c) "House" under Assam Urban Areas Rent Control Act
- (d) Adhjar
- (e) Rent Receipts.

3. Discuss the various powers of officers as provided under Assam Land and Revenue Regulation, 1886. 12

Or

Elaborate in detail, how protection of backward classes are given under the Regulation of 1886. 12

4. Define the following as under Assam non-agricultural urban Areas Tenancy Act, 1955. 3×4=12

- (a) Rent
- (b) Permanent Structure
- (c) Tenant
- (d) Holding.

Or

Narrate how protection from ejection is given with the mentioned procedure for ejection as under Assam Non-Agricultural Urban Areas Tenancy Act, 1955. 6+6=12

5. Define the following as per The Assam Urban Areas Rent Control Act, 1972: 3×4=12
- (a) Pucca-structure
- (b) Tenant
- (c) Rent
- (d) Landlord.

Or

Explain in details, how Standard Rent is fixed and enhanced under Assam Urban Areas Rent Control Act, 1972. 6+6=12

6. How a tenant can acquire intermediary and ownership rights under The Assam (Temporarily Settled Areas) Tenancy Act, 1971? Discuss. 12

Or

Write notes on 4×3=12

(a) Surrender

(b) Abandonment

(c) Merger

7. Write an essay on the historical development of Land Rights in Assam. 12

Or

Define the "Doctrine of Eminent Domain". Narrate the constitutional provision regarding the Rights of property as available under the Constitution of India.

6+6=12

Total number of printed pages-4

19 (II) LALW 2-4

2021

LAND LAWS

Paper : 2-4

Full Marks : 80

Time : Three hours

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

1. Fill in the blanks with appropriate answers : 1×10=10

(i) The permanently settled estate of Cachar district were confined to _____ subdivision only.

(Hailakandi/ Silchar/ Karimganj)

(ii) The owner of smaller estates under Sylhet district were called _____.

(Mirasdars/ Chamua)

(iii) The rights of settlement holders other than landholders are the _____ in order of superiority.

(highest/ middle/ lowest)

(iv) Tahsildar is a _____ State Government Officer.

(regular/ temporary)

Contd.

- (v) The year up to which the revenue rates remain in force is called _____.
(*Agricultural year/Terminal year*)
- (vi) Revenue-free-estate includes _____ estate.
(*Lakhiraj Khiraj/Nisf-Khiraj*)
- (vii) Each 'Khel' during Ahom Rule was subdivided into _____. (*GOTES/village*)
- (viii) The Zamindari system in Assam has been abolished by _____.
(*The Assam Land and Revenue Regulation, 1886 / The Assam State Acquisition of Zamindaris Act, 1951*)
- (ix) Registration is done under section _____ of Assam Land and Revenue Regulation, 1886.
(*46/47/48*)
- (x) _____ has been the chief controlling authority under the Assam Land and Revenue Regulation, 1886.
(*The State/ The Central / The Deputy Commissioner*)

2. Write short notes on the following :

2×5=10

- (a) Alluvion
- (b) Estate

(c) Rules for allotment of Grazing Ground

(d) Hoe-tax

(e) Special cultivation.

3. Discuss how the status of landholders can be acquired under Assam Land and Revenue Regulation, 1886. 12

Or

What are the various modes of recovering arrears of land revenue ? Discuss the provision of attachment of defaulting estate and sale of the defaulting estate. What is the duty of the Deputy Commissioner after the sale become final ? 3+6+3=12

4. Analyze the scope of section 5 of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. Can section 5 of the Act be applied retrospectively ? 8+4=12

Or

What is partition of a revenue paying estate ? What is the procedure for obtaining partition ? What restrictions are imposed against Partition ? 4+4+4=12

5. "The Assam Land and Revenue Regulation 1886, is the Magna Carta of Land Rights in Assam." Explain. What are the important land reforms measures taken by the Government of Assam ? Can you suggest some new measures ? 5+5+2= 12

Or

"Standard Rent cannot be an amount in perpetuity". Discuss and state the provisions of the Assam Urban Areas Rent Control Act, 1972 as regards the standard rent. 12

6. State the various changes brought about by the Assam (Temporarily Settled Areas) Tenancy Act, 1971 in the area of agrarian reforms in Assam. 12

Or

State the various measures adopted for protection of 'Backward Classes' under the provision of the Assam Land and Revenue Regulation, 1886. 12

7. Discuss how intermediary and ownership rights can be acquired under the Assam (Temporary Settled Areas) Tenancy Act, 1971. 12

Or

Explain how registration is conducted under the Assam Land and Regulation Act, 1886. 12

Total number of printed pages-4

19 (II) LLAS 2-4

2022

LAND LAWS OF ASSAM

Paper : 2-4

Full Marks : 80

Time : Three hours

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

1. Choose the appropriate answer : 1×10=10
- (a) All estates settled in Cachar for a term of years under certain Reclamation Rules is known as _____.
[Jangalbari Rules/ Settlement Rules/ Mangalbari Rules]
- (b) The tenancy right of a non-occupancy tenant is _____.
[transferrable/ non transferable]
- (c) Under tender system, the fishery lease is given for _____ years.
[2/ 3/ 4/ 5]
- (d) The final copy prepared after assessment of land revenue is called as _____.
[record attestation/ registration/ record of rights]

Contd.

(e) The concept of absolute state ownership of land was prevalent during _____
[Ahom Rule/British Rule]

(f) The Ahom King regarded himself as the absolute _____ of all lands in the Ahom Kingdom.
[proprietor/landholder]

(g) Section _____ defines "Tenant" under the Assam Urban Areas Rent Control Act, 1972. [2(d)/2(e)/2(f)]

(h) Prior to _____ Right to property was a Fundamental Right.
[42nd/44th Amendment of the Constitution of India]

(i) 'Agricultural Year' is defined under section _____ of the Assam Land and Revenue Regulation, 1886.
[3(h)/3(i)/3(j)/2(f)]

(j) Protection to Backward classes is given under chapter _____ of the Assam Land and Revenue Regulation, 1886.
[IX/X/XI/XII]

2. Answer the following : 2×5=10

(a) What is Fair rent ?

(b) Who is a Privileged Raiyat ?

(c) What is Record attestation ?

(d) What is special cultivation ?

(e) What is a short lease ?

3. Define Proprietor, Landholder and Settlement-holder other than landholder. What are their rights over Land? Discuss.
6+6=12

Or

What is Registration? Discuss the procedure for Registration. Is there any penalty for non-registration? 3+6+3=12

4. State the measure adopted for the protection of Backward classes under the Provision of the Assam Land and Revenue Regulation, 1886. What are the restrictions imposed on landholders for transferring his land in tribal belt? 8+4=12

Or

"The Assam Land and Revenue Regulation, 1886, is the Magna Carta of Land Rights in Assam." Discuss. 12

5. Discuss the scope of section 5 of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. Can section 5 of the Act be applied retrospectively? Explain. 8+4=12

Or

State the procedure for determination of Fair Rent under the Assam Urban Areas Rent Control Act, 1972. What are the restrictions against passing of decrees and orders for ejection ? $8+4=12$

6. Who is an occupancy tenant ? What are the rights and obligation of occupancy tenant ? Discuss. $2+10=12$

Or

State the procedure to sale the holding of occupancy tenant for arrear under the decree. 12

7. Write short notes on : $6+6=12$

(a) Obligations of Landlord under the Assam Urban Areas Rent Control Act, 1972

(b) Grounds of enhancement of standard rent and its limitations

Or

(a) Explain the concept of 'Eminent Domain'

(b) Brief history of Land Right in Assam

Total number of printed pages-4

19 (2) LWAS 2.4

2023

LAND LAWS OF ASSAM

Paper : 2.4

Full Marks : 80

Time : Three hours

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

1. Fill in the blanks with suitable words as given in brackets : $1 \times 10 = 10$

(a) The state govt. may by notification in the Official Gazette, Constitute Tribal Belt or Block under section _____ of the Assam Land and Revenue Regulation, 1886. (160/162)

(b) Section _____ of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955, gives protection to tenant from arbitrary ejection. (5/7)

(c) Proprietor has been categorized into _____. (Two/Three)

(d) Right to property is a _____ right. (Fundamental/Constitutional/Statutory)

Contd.

(e) The maximum rent payable by occupancy tenant in case of crop rent is _____ of the produce of the principal crop grown in a year.

(one fifth/one sixth)

(f) Hoe tax or House tax is the annual tax levied on _____. (every adult male person/every plot of non agricultural land)

(g) The occupancy tenant has to pay _____ times of the land revenue as compensation for acquiring ownership right. (30/50)

(h) The govt. _____ evict the unauthorised settler on govt. land without serving notice for eviction. (can/cannot)

(i) Salami at the time of renewal of agreement is _____. (legal/illegal)

(j) The Assam (Temporarily Settled Areas) Tenancy Act, 1971 applies only to _____ areas. (rural/urban)

2. Write short notes on : 2×5=10

- (i) Lakhiraj Estate
- (ii) Permanent structure
- (iii) Record of rights
- (iv) Settlement operation
- (v) Under tenant

3. Discuss the Revenue Administration during Ahom and British rule. 12

Or

What is state ownership of land? Discuss the constitutional as well as legal rights of a citizen over the land in Assam. 4+8=12

4. What is partition? Who can claim for partition? Explain different types of partition. What is the effect of a perfect partition? 2+4+4+2=12

Or

What matters are exempted from the cognizance of a civil court? Discuss. 12

5. Discuss the important changes brought about by the Assam (Temporarily Settled Areas) Tenancy Act, 1971 in the field of agrarian reforms in Assam. What are the salient features of the Act? Explain. 6+6=12

Or

Discuss about the different methods of acquisition of ownership and intermediary rights by the tenant and under tenant under the Assam (Temporarily Settled Areas) Tenancy Act, 1971. 12

6. Discuss about the protection provided to the tenant under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955. Explain the procedure for ejection under the Act.

6+6=12

Or

Write an exhaustive note on the objective, application and exception of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955.

12

7. When and how a tenant may be ejected by the landlord under the Assam Urban Areas Rent Control Act, 1972? What are the remedies available for the tenant for refusal to receive the rent by the Landlord and against the arbitrary ejection from the house? Discuss.

6+6=12

Or

What is fair rent? Explain with illustration about the determination of monthly standard rent under the Assam Urban Areas Rent Control Act, 1972. When standard rent can be enhanced and what are the limitations?

6+4+2=12

2024

LAND LAWS OF ASSAM

Paper : 2-4

Full Marks : 80

Time : Three hours

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

1. Fill in the blanks with suitable words as given in brackets : $1 \times 10 = 10$
 - (a) Chapter X of Assam Land and Revenue Regulation, 1886 has been added to the original Regulation by an Amendment Act passed in _____.
(1937/1947/1997/2007)
 - (b) The year up to which the revenue rates remain in force is called _____. (terminal year/agricultural year/Assessment year)
 - (c) The definition of the word 'landlord' also includes every person who becomes owner by transfer is _____. (True/False)
 - (d) "Khiraj" means _____ paying estate.
(Revenue/Half Revenue/Full Revenue)

(e) Under tender system, the fishery base is given _____ years. (2/3/4/5)

(f) Right to property is a constitutional right under Article _____ of Constitution of India. (19 1(f)/300A)

(g) The final copy prepared after assessment of land revenue is called as _____. (record attestation/registration/record-of-rights)

(h) Sylhet Tenancy Act, 1936 applicable to permanently settled estate of _____. (Goalpara District/Cachar District)

(i) Assam temporarily settled Areas Tenancy Act, 1971, is also applicable to _____ estate. (Lakhiraj/Nisf Khiraj/Khiraj)

(j) Illam estate belongs to _____. (Cachar/Goalpara/Bongaigaon)

2. Write short notes on: 2×5=10

(a) Absolute state ownership

(b) Salami

(c) Hoc-tax

(d) Rent Receipt

(e) Permanent structure

3. "The Assam Land and Revenue Regulation 1886, is the Magna Carta of Land rights in Assam." Discuss. What are the important land reform measures taken by the Government of Assam from time to time? 8+4=12

Or

What are the various modes of recovering arrears of land revenue? Explain the provision of attachment of defaulting estate and sale of defaulting estate. Can a Civil Court set aside a sale? 2+8+2=12

4. Write an elaborative note on different constitutional mandates relating to property as a fundamental right vis-a-vis constitutional right. 12

Or

What is doctrine of eminent domain? Discuss the significance of doctrine of eminent domain under the Constitution of India. 4+8=12

5. Write short notes on: 6+6=12

(a) Procedure for payment of compensation with reference to the Assam (Temporarily Settled Areas) Tenancy Act, 1971.

(b) Obligations of an occupancy tenant

Or

Write notes on :

- (a) Grounds for ejection of a tenant other than occupancy tenant under the Assam (Temporarily Settled Areas) Tenancy Act, 1971. 6
- (b) Procedure for ejection of a tenant under the Assam ("Temporarily Settled Areas) Tenancy Act, 1971. 6

6. What are the objectives of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955? Discuss its different application and exception. 6+6=12

Or

Write notes on : 6+6=12

- (a) Fair rent and its enhancement
- (b) Enhancement of rent by application to court
7. State the procedure for determination of Standard Rent under the Assam Urban Areas Rent Control Act, 1972. What are the bars against passing of decree and orders for ejection? 8+4=12

Or

What are the obligations of Landlord under the Assam Urban Areas Rent Control Act, 1972? Explain the remedies open to a tenant to compel enforcement of obligations of the Landlord. 6+6=12

Or

Write notes on :

- (a) Grounds for ejection of a tenant other than occupancy tenant under the Assam (Temporarily Settled Areas) Tenancy Act, 1971. 6
- (b) Procedure for ejection of a tenant under the Assam (Temporarily Settled Areas) Tenancy Act, 1971. 6
6. What are the objectives of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955? Discuss its different application and exception. 6+6=12

Or

Write notes on : 6+6=12

- (a) Fair rent and its enhancement
- (b) Enhancement of rent by application to court
7. State the procedure for determination of Standard Rent under the Assam Urban Areas Rent Control Act, 1972. What are the bars against passing of decree and orders for ejection? 8+4=12

Or

What are the obligations of Landlord under the Assam Urban Areas Rent Control Act, 1972? Explain the remedies open to a tenant to compel enforcement of obligations of the Landlord. 6+6=12

384
Total number of printed pages-8

19 (SEM-II) LLA 2-4 (N/O)

2025

LAND LAWS OF ASSAM

Paper : 2-4 (OP₁)

(New Syllabus)

Full Marks : 80

Time : Three hours

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

1. Give a brief note on the following :
2×10=20

(i) Mutation

(ii) Tribal Belt

(iii) Town Land

(iv) State Ownership

(v) Rent Receipt

(vi) Permanent Structure

- (vii) Eminent Domain
(viii) Hoe-tax
(ix) Write *two* objectives of the Assam Tenancy Act, 2021
(x) Displaced family

2. (a) Write an exhaustive note on the historical background of the Land Rights in Assam. 12

Or

(b) What are the legal rights and constitutional mandates on property?

3. (a) Discuss the Revenue Administration during Ahom Rule. What are the different kinds of land rights? 12

Or

(b) Write elaborately about the Sixth Schedule to the Constitution of India with reference to land rights.

4. (a) What are the different kinds of Tenant and their rights under The Assam (Temporarily Settled Areas) Tenancy Act, 1971? 12

Or

(b) Discuss the obligation of the Occupancy and non-Occupancy Tenant. What are remedial provisions provided by the Assam (Temporarily Settled Areas) Tenancy Act, 1971?

5. (a) Discuss the application and objectives of The Rights to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. 12

Or

(b) What do you understand by Rehabilitation and Resettlement Award? Discuss about offences and penalties under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

6. (a) Write an exhaustive note on Rights and Obligation of Landlord and Tenant under The Assam Tenancy Act, 2021. 12

Or

- (b) Write the salient features of the Assam Real Estate Appellate Tribunal Regulation, 2021.