

48005

25/9/14

THREE YEAR LL.B. DEGREE EXAMINATION, SEPTEMBER 2014.

Fourth Semester

Paper V — LAND LAW INCLUDING TENURE AND TENANCY SYSTEM

Time : Three hours

Maximum : 100 marks

(No additional sheet will be supplied)

PART A — (6 × 4 = 24 marks)

(Short answer questions)

Write short notes on any SIX of the following.

Each questions carries 4 marks.

1. Right to Property.
2. Standard Holding.
3. Public purpose.
4. Schedule area.
5. Land grabbing.
6. Intermediaries.
7. Mahalwari system.
8. Landlordism.
9. Escheat.

PART B — (2 × 18 = 36 marks)

(Essay type questions)

Answer any TWO of the following questions.

Each questions carries 18 marks.

10. Explain the law relating to tenancy reforms.
11. Discuss important features of the Urban Land ceiling Act.
12. Critically examine the Andhra Pradesh Assigned Land (Prohibition of Transfers) Act, 1977.
13. Examine different directives given by the Apex Court to oversee the enforcement of forest laws in the Forest Conservation Case.

PART C — (2 × 20 = 40 marks)

(Case comment type questions)

Answer any TWO of the following questions.

Each question carries 20 marks.

14. 'X' a landlord died intestate, leaving behind him 100 acres of land. He has no legal heirs. What will happen to his property?
15. The Government of Andhra Pradesh acquired a piece of land belonging to 'X' in the year 2010, while the possession of the property was taken in the year 2011. However, no compensation has been paid to 'X' in spite of repeated representations made by him. Advise him as to his rights under the Land Acquisition Act.
16. The Government had sanctioned nearly 500 acres of land to 'X' for establishing a Nursing School for the benefit of backward classes. After some time, 'X' closed down the Nursing School and started other commercially viable discipline like Management and Computer courses. The government issued a notification of its intention to take back the originally sanctioned land. 'X' challenged the Government action. Decide.
17. 'X' a tenant has been living in an old building situated in the prime locality of a city of the land 12 years on reasonably charged rental basis. In the wake of spurt in rents after software boom, the owner increased the rent 700 times more, what he was setting as rent. Advise the tenant as to legal remedies available to him.