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B.A. LL.B. (Semester-IX)
EXAMINATION October 2019
Land Law

[Duration : Three Hours]

[Max. Marks : 70]

Instructions:

1. Answer any 8 questions from Q. No.1 to 12.
2. Question No.13 & 14 are compulsory.

(8X8=64)

1. Discuss land conversion under the Goa Land Revenue Code, 1968.
2. What is land survey and why is it done? Explain "revenue divisions"? Discuss the powers and functions of revenue and survey officers under the Land Revenue Code.
3. Discuss the right of a mundkar to purchase his dwelling house. Who is a bhatkar?
4. Discuss the provisions of the GOA, Daman and Diu Mundkars (Protection from Eviction) Act, 1975 which deal with eviction of mundkar.
5. What is known as the 'sunset clause' in Goa Agricultural Tenancy Act? Discuss the recent amendments pertaining to the sunset clause.
6. Discuss the manner in which agricultural tenancy may be terminated with the help of decided cases and in reference to the Agricultural Tenancy Act, 1964.
7. What is the difference between an agricultural tenant and a mundkar? Define the terms as per the relevant Acts.
8. Discuss the provisions pertaining to 'fair rent' under the Goa, Daman and Diu Buildings (lease, Rent and Eviction) Control Act, 1968.
9. Discuss the rights and obligations of the landlord and the tenant under the Goa, Daman and Diu Buildings (lease, eviction and control) Act, 1968.
10. What is the procedure followed by a Mamlatdar when a plaint is filed?
11. Explain the powers of a Mamlatdar under the Goa, Daman and Diu Mamlatdar's Courts Act, 1966.
12. Enumerate and explain the different grounds of eviction of a tenant under the Goa, Daman and Diu Buildings (lease, eviction and control) Act, 1968.

13. Write short notes on the following:-

(2x3=

- a) Dwelling house of a mundkar
- b) Partition
- c) Alvara and Alvara Holder

14. Write short notes on any two:-

(2x2.5

- a) Tillers Day
- b) Declaration of a Mundkarial right
- c) Mutation

BALBO- 1942

B.A.LL.B Semester IX, Examination April 2019

LAND LAWS

Duration: 3 hours

Total Marks: 75

Instructions:

- i) Answer any eight question from Q. No. 1 to 12.**
- ii) Q. No. 13 and 14 are compulsory.**

(8 x 8 = 64)

1. How can Mundkar be evicted from dwelling house? Explain with the help of case laws.
2. Explain the term 'deemed tenant' and 'to cultivate personally'. Under the G.D&D Agricultural Tenancy Act 1964.
3. Examine right of landlord to obtain Possession of building under the Goa Buildings (lease, rent and eviction) Control Act 1968.
4. Discuss the modes of termination of tenancy under the G.D&D Agricultural Tenancy Act 1964.
5. Define land revenue under the Goa Land Revenue Code. What are the modes of recovery of arrears of land revenue?
6. What is the procedure followed by a Mamlatdar when a plaint is filed before it.
7. Explain the process of conversion of land under the Goa Land Revenue Code 1968.
8. Discuss the procedure by which Mundkar may purchase his dwelling house under the G.D&D Mundkar (Protection from Eviction) Act 1975.
9. Examine powers and functions of Revenue and Survey officers under the Goa Land Revenue Code.

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10. Discuss the powers of Mamlatdar and collector under the G.D&D Mamlatdar's Court Act 1966.
 11. Examine the rights guaranteed to the tenants by G.D&D Agricultural Tenancy (5th Amendment) Act 1976.
 12. Define the terms 'Mundkar', 'Bhatkar' and member of family under G.D&D Mundkar (Protection from Eviction) Act 1975.
 13. Write short notes on **any two**: **(2x3=6)**
 - a. Eviction of tenant due to non-payment of rent.
 - b. Heritability of mundkarial rights.
 - c. Tenant's right to erect farm house.
 14. Write short notes on **any two**: **(2x2.5 =5)**
 - a. Fair rate for hotels and lodging houses.
 - b. Mutation under the Goa Land Revenue Code.
 - c. Tenant's right to operate sluice Gates.
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BALBO – 3818

B.A. LL.B. Semester – IX Examination, October 2018
LAND LAWS

Duration : 3 Hours

Max. Marks : 75

Instructions : 1) Answer *any eight* from Q1 to Q12.

2) Q. No. 13 and 14 are *compulsory*.

(8×8=64)

1. Explain the rights and obligations of the tenant and landlord under the Goa Buildings (Lease, Eviction and Control) Act, 1968.
2. Define tenant. Can his tenancy be terminated ? Explain with reference to G, D and D Agricultural Tenancy Act, 1964.
3. Explain the provisions of G, D and D Buildings (Lease, Eviction and Control) Act, 1968 with respect to fixation, revision and deposit of fair rent.
4. Discuss special rights and privileges of tenants under the 5th Amendment to Agricultural Tenancy Act, 1964.
5. Write notes on the following with reference to Agricultural Tenancy Act :-
 - a) Tenant's right to trees on land
 - b) Deemed tenant.
6. Discuss various grounds of eviction of a tenant under the Goa Buildings (Lease, Eviction and Control) Act, 1968.
7. Examine the provisions relating to settlement and assessment of land revenue under the Land Revenue Code.
8. Define dwelling house. Can Mundkar be evicted from his dwelling house ?
9. Explain conversion of land under the Land Revenue Code.
10. Discuss the powers of Mamlatdar's court under the G, D and D Mamlatdar's Court Act, 1966.
11. Explain the concept of plaint filed before the Mamlatdar under the G, D and D Mamlatdar's Court Act, 1966.



12. Discuss the following concepts in detail :-

- a) Mutation of land under Land Revenue Code
- b) Title of land under Land Revenue Code.

13. Write short notes on **any two** :-

(2×3=6)

- a) Mundkar's right to alienate
- b) Recovery of arrears of land revenue
- c) Member of family under Rent Control Act.

14. Write short notes on **any two** :

(2×2½=5)

- a) Allied pursuits
 - b) Joint Mamlatdar
 - c) Alvara and Alvara holder.
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BALBA – 1844

B.A. LL.B. (Semester – IX) Examination, April 2018
LAND LAWS

Duration : 3 Hours

Total Marks : 75

Instructions : 1) Answer **any 8** questions from Q. No. 1 to 12.
2) Question No.13 and 14 are **compulsory**.

(8×8=64)

1. Who can terminate tenancy under Agricultural Tenancy Act 1964 ? Explain the conditions and procedure for such termination.
2. Define "Landlord" and explain the provisions of GDD Buildings (Lease, Rent and Eviction) Control Act 1968 which deal with Appeal and Revision.
3. Explain how the rights of public and individual over any public road, land or path not required for use of public shall be extinguished.
4. How is land revenue assessed under the provisions of Land Revenue Code 1968 ?
5. Explain in detail the following :
 - a) Member of family under Mundkars Act 1975.
 - b) Eviction of Mundkar by Bhatkar under Mundkars Act 1975.
6. Discuss the definition of 'building' and the classes of building exempted from its application under the GDD Buildings (Lease, Rent and Eviction) Control Act 1968.
7. Discuss on Mamlatdar under Mamlatdar Court Act 1966.
8. Explain and discuss the provisions of beneficial laws under Agricultural Tenancy Act, their socio legal, economic effects and impact.
9. Elaborate on "survey of land" and "boundary mark".
10. Define tenant and explain whether the rights of tenants are heritable under the Agricultural Tenancy Act 1964.

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11. Elaborate on the evidences that Mamlatdars court will consider when plaintiff avers that the natural flow of surface water from his land has been impeded.

12. Elucidate the grounds on which landlord has right to recover immediate possession of premise from tenant under the GDD Buildings (Lease, Rent and Eviction) Control Act 1968.

13. Write short notes on **any two** : (2×2.5=5)

a) Mutation under Land Revenue Code.

b) Vexatious proceedings under GDD Buildings (Lease, Rent and Eviction) Control Act 1968.

c) Register of Mundkar.

14. Write short notes on **any two** : (2×3=6)

a) Dwelling House of a Mundkar.

b) Tenants right to operate sluice gates.

c) Regional plan in settlement of record of rights.



BALBO – 3217

B.A.L.L.B. (Semester – IX) Examination, November 2017
LAND LAWS

Duration : 3 Hours

Total Marks : 75

Instructions : i) Answer **any eight** from 1 to 12.
 ii) Question Nos. 13 and 14 are **compulsory**.

(8×8=64)

1. What is "Tillers Day" ? How has the fifth amendment to Agriculture Tenancy Act, 1964 conferred special rights on Tenants ? 8
2. Explain the procedure under Land Revenue Code, 1968 for conversion of use of land from one purpose to another. 8
3. Examine the various authorities under Rent Control Act and their functions and powers given under GDD (Lease Rent and Eviction) Control Act, 1968. 8
4. Define the term "Mundcar" and briefly outline the rights of Mundcar under Mundcars (Protection from Eviction) Act, 1975. 8
5. With reference to GDD Mamlatdar's Court Act briefly discuss the provisions pertaining to plaint and rejection of plaint. 8
6. What is record of rights ? Discuss the significance and implications and the nature, effects and governmental interventions in records and settlements briefly. 8
7. Define and discuss 'fair rent' and 'agreed rent' under GDD Building (Lease, Rent, Eviction) Control Act, 1968. 8
8. Discuss the powers and functions of Mamlatdar under Mamlatdar Court Act, 1966. 8
9. Discuss the powers of agricultural lands tribunal laid down in Goa Agricultural Tenancy Act, 1964. 8
10. Explain socio-legal and economic perceptions of the rights of Mundcar and their rights in present context. 8
11. State the various authorities under Agricultural Tenancy Act, 1964 and explain briefly their functions and powers. 8



12. Briefly discuss the GDD Mamlatdars Court Act and discuss the proceedings and in particular and with reference to

- a) Register of Mundcar
- b) Plaint
- c) Dwelling house
- d) Surrender by Mundcar.

8

13. Write short notes on **any two** :

(2×3=6)

- a) To cultivate personality under Agriculture Tenancy Act.
- b) Statutory and Contractual Tenancy under GDD Buildings Act.
- c) Regularization of encroachment under Land Revenue Code.

14. Write briefly on **any two** :

(2×2½=5)

- a) Boundary mark under Land Revenue Code.
 - b) Mundcar right to repair, maintain and improve his dwelling house.
 - c) Maximum rent under Agriculture Tenancy Act, 1964.
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BALBA – 1417

B.A.LL.B. (Semester – IX) Examination, April 2017
LAND LAWS

Duration : 3 Hours

Total Marks : 75

Instructions : 1) Answer **any 8** questions from Q. No. 1 to 12.
2) Question Nos. 13 and 14 are **compulsory**.

(8×8=64)

1. Who can terminate the tenancy under Agricultural Tenancy Act, 1964 ? Explain the conditions and procedure for such termination. 8
2. What were the special rights and privileges conferred on tenant by fifth Amendment, Chapter II A, to the Agricultural Tenancy Act, 1964. 8
3. Examine the various authorities under Rent Control Act and their functions and powers which are given to act under GDD (Lease, Rent and Eviction) Control Act, 1968. 8
4. Define "Landlord" and explain the provisions in GDD Buildings (Lease, Rent and Eviction) Control Act, 1968 which deal with appeal and revision. 8
5. Explain in brief the procedure for determination of Fair Rent. What is the difference between Fair Rent and Fair Rate under Rent Control Act, 1968. 8
6. Explain how the rights of Public and Individual over any public road, land or path not required for the use of public shall be extinguished ? 8
7. How is land revenue assessed under provisions of Land Revenue Code, 1968 ? 8
8. Discuss the provisions in the Land Revenue Code which deal with correction of clerical errors in the record of rights. 8
9. Discuss the provision under Land Revenue Code, 1968 which deals with partition of Land. 8
10. Define the term "Mundkar" and briefly outline the rights of the Mundkar under the Mundkars (Protection from Eviction) Act, 1975. 8

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11. Explain in detail :

8

- a) Member of family under Mundkar's Act, 1975.
- b) Eviction of Mundkar by Bhatkar under Mundkar's Act, 1975.

12. Enumerate and explain the powers of Mamlatdar under the Mamlatdar's Court Act, 1966.

8

13. Write short notes on **any two** :

(2×3=6)

- a) Complaint and rejection of complaint under Mamlatdar's Court Act, 1966.
- b) Classes of Buildings to which Rent Control Act does not apply.
- c) "To cultivate personally" under Agricultural Tenancy Act, 1964.

14. Write short notes on **any two** :

(2×2.5=5)

- a) What is Land Revenue ?
 - b) Punishment for verification of false complaint.
 - c) "Farm Building" under Land Revenue Code, 1968.
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BALBO – 3316

B.A.LL.B. (Semester – IX), Examination, October 2016
LAND LAWS

Duration : 3 Hours

Total Marks : 75

Instructions: 1) Answer any 8 questions from Q. No. 1 to 12.
2) Question Nos. 13 and 14 are compulsory.

(8×8=64)

1. Discuss the provisions of Agricultural Tenancy Act, 1964 which deals with Termination of Tenancy by the Landlord. 8
2. Explain with reference to Agricultural Tenancy Act, 1964. 8
 - a) Revenue survey
 - b) Record of rights.
3. Explain in detail : 8
 - a) To cultivate personally under Agricultural Tenancy Act, 1964.
 - b) "Deemed Tenancy" under Agricultural Tenancy Act, 1964.
4. What is land revenue ? Discuss the different modes for recovery of arrears of Land Revenue under Land Revenue Code, 1968. 8
5. Explain the procedure under Land Revenue Code 1968, for conversion of use of land from one purpose to another. 8
6. State and explain the conditions and procedure of mutation of records of rights under Land Revenue Code, 1968. 8
7. Explain with reference to Rent Control Act, 1968 : 8
 - a) Classes of buildings to which the Act does not apply.
 - b) Appeal and Revision.
8. Elaborate the various grounds of Eviction of a tenant by the landlord under provisions of Rent Control Act, 1968. 8
9. Enumerate the different authorities and their powers constituted under, The Goa, Daman and Diu Buildings (Lease, Rent and Eviction) Control Act, 1968. 8



10. Explain the term "Dwelling house". Explain the procedure to purchase a Mundkarial dwelling house under Mundkar's (Protection from Eviction) Act, 1975. 8
11. Who is a Mundkar and what are the various rights which he enjoys under the provisions of GDD Mundkar's (Protection from Eviction) Act, 1975 ? 8
12. Discuss how the decision of the Mamlatdar has to be executed under the provisions of GDD Mamlatdar's Court Act, 1966. 8
13. Write short notes on **any two** : (2×3=6)
- a) Right of tenant to essential services.
 - b) Surrender by Mundkar.
 - c) Tenants right to operate sluice gates.
14. Write short notes on **any two** : (2×2.5=5)
- a) Grant of Land under Land Revenue Code.
 - b) Contents of plaint.
 - c) Member of the family under Mundkar's Act, 1975.
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