

TNY – 82

**LL.B. (Hons.) (Semester VIII) Examination, October 2013**  
**LAND LAWS**

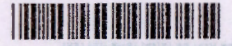
Duration : 3 Hours

Total Marks : 75

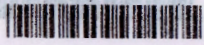
**Instructions :** i) Answer any 8 questions from 1 to 12 (8×8=64).  
ii) Questions 13 and 14 are compulsory.

1. Discuss the provisions in the GDD Buildings (Lease, Rent and Eviction) Control Act 1968 which deal with determination of fair rent.
2. Under what circumstances can a landlord obtain possession of his building from tenant under GDD Buildings (Lease, Rent and Eviction) Control Act, 1968 ?
3. Examine the various authorities which are given the power to act under GDD Buildings (Lease, Rent and Eviction) Control Act, 1968.
4. What is Tiller's day ? How has the fifth Amendment to Agricultural Tenancy Act, 1964 conferred special rights on tenants ?
5. Examine the circumstances under which a tenant may be terminated from his land under Agricultural Tenancy Act, 1964.
6. Explain the provisions relating to fixation of maximum rent as envisaged under Agricultural Tenancy Act, 1964.
7. Discuss the provisions of GDD Mundkars (Protection from Eviction) Act, 1975 which deal with the procedure for purchase of dwelling house by the Mundkar.
8. "Rights of a Mundkar are heritable". Explain.

P.T.O.



9. With reference to the GDD Mamlatdars Court Act briefly discuss the provisions pertaining to "Plaint".
10. Examine the powers of the Mamlatdar under the GDD Mamlatdar Court Act 1966.
11. Explain the provisions of the Land Revenue Code, 1968 relating to extinction of rights of public and individual in or over any public road, not required for use of public.
12. What is land revenue ? Explain the different modes for recovery of arrears of land revenue.
13. Write short notes on **any two** : 6
  - 1) Register of Mundkar
  - 2) Statutory and contractual tenancy
  - 3) Record of Rights.
14. Write short notes on **any two** : 5
  - 1) Termination of tenancy by landlord.
  - 2) To cultivate personally
  - 3) Tenants right to operate sluice gate.



TNY - 82

**LL.B. (Hons.) (Semester - VIII) Examination, April 2013**

**LAND LAWS**

Duration : 3 Hours

Total Marks : 75

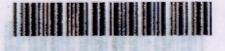
**Instructions :** i) Answer any 8 questions from Q. 1 to 12.  
ii) Questions 13 and 14 are compulsory.

1. Define the expression "to cultivate personally" and discuss the special rights and privileges of the tenant under the fifth Amendment to the Agricultural Tenancy Act.
2. Discuss the provisions in Agricultural Tenancy Act, 1964 which deal with surrender of tenancy rights by a tenant.
3. Discuss the provisions in Agricultural Tenancy Act, 1964 which provide relief to a tenant in cases of threatened wrongful dispossession from agricultural land.
4. Define "Landlord" and explain the provisions in GDD Buildings (Lease, Rent and Eviction) Control Act, 1968 which deal with appeal and revision.
5. Enumerate the various grounds of eviction of a tenant under the provisions of GDD Buildings (Lease, Rent and Eviction) Control Act, 1968.
6. 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.
7. Explain the procedure for purchase of the dwelling house by the Mundkar under the relevant provisions of GDD Mundkar's (Protection from Eviction) Act, 1975.
8. Discuss how the decision of the Mamlatdar has to be executed under the provisions of GDD Mamlatdar's Court Act.
9. Explain in brief the "Contents of Plaint" under the GDD Mamlatdar's Court Act.
10. Discuss the provisions in the land Revenue Code which deal with correction of clerical errors in the record of rights.
11. Discuss the provisions in the land Revenue Code which deal with
  - i) Removal of encroachments on land vesting in Central Government and
  - ii) Regularization of encroachments.

P.T.O.



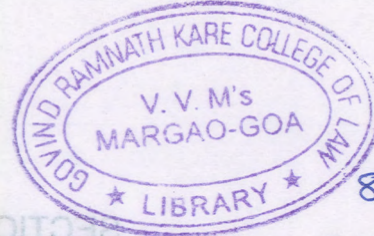
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L.L.B. (Hons.) (Semester - VIII) Examination, April 2013

LAND LAWS

12. Define the expression "boundary mark" and outline the provisions in the Land Revenue Code which deal with effect of settlement of boundaries. Duration : 3 Hours
13. Write short notes on **any two** : 6
- a) Right of tenant to essential science
  - b) Tenant under GDD buildings (Lease, Rent and Eviction) Control Act, 1968
  - c) Contractual and Statutory tenancy.
14. Write short notes on **any two** : 5
- a) Mundkar's right to repair, maintain and improve his dwelling house
  - b) Land Revenue
  - c) Tenants right to operate sluice gates.



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**LL.B. (Hons) (Semester - VIII) Examination, October 2012**

**LAND LAWS**

Duration : 3 Hours

Max. Marks : 75

**Instructions:** 1) Answer any 4 questions from each Section.

2) Question No. 7 and No. 14 are compulsory.

**SECTION - I**

1. What is Tiller's day ? How has the Fifth Amendment to Agricultural Tenancy Act, 1964, conferred special privileges and rights on tenants. 8
2. State the various Authorities under Agricultural Tenancy Act, 1964 and explain in brief their functions and powers. 8
3. Under what circumstances can the tenancy of tenant be terminated under the Agricultural Tenancy Act 1964. 8
4. Explain : 8
  - A) Provisions relating to fixation of maximum rent, envisaged under Agricultural Tenancy Act, 1964.
  - B) 'To cultivate personally' under Agricultural Tenancy Act 1964.
5. Explain with reference to GDD Buildings (Lease, Rent and Eviction) Control Act, 1968. 8
  - A) Rights of tenant to essential service
  - B) Vexatious proceedings.
6. Under what circumstances can a landlord obtain possession of his building from tenant under GDD Buildings (Lease Rent and Eviction) Control Act, 1968. 8
7. Write short notes on any 2 of the following : 6
  - A) Rights of tenant to operate sluice gate, under Agricultural Tenancy act, 1964.
  - B) A person deemed to be tenant under Agricultural Tenancy act, 1964.
  - C) Rent Tribunal; under GDD Buildings (Lease, Rent and Eviction) Control Act, 1968.

P.T.O.



SECTION - II

8. What is land revenue ? Explain the different modes for recovery of arrears of land revenue, under Land Revenue Code, 1968. 8
9. Explain the provisions of the Land Revenue Code, 1968, relating to extinction of rights of public and individual in or over any public road, land or path, not required for use of public. 8
10. What is boundary mark ? Explain the effects of settlement of boundaries under the Land Revenue Code, 1968. 8
11. Explain the procedure contemplated under the Mundkars (Protection from Eviction) Act, 1975, for the purchase of dwelling house by tenant. 8
12. Explain : 8
  - A) 'Dwelling House' under the Mundkars (Protection from Eviction) Act, 1975.
  - B) Mundkar's right to alienate under the Mundkars (Protection from Eviction) Act, 1975.
13. What is the procedure to be followed by the mamlatdar, when plaint is admissible under the Mamlatdar's Court Act, 1966. 8
14. Write short notes on **any two** : 5
  - A) Powers of Mamlatdar, under Mamlatdar Court Act, 1966.
  - B) Regularization of encroachment, under Land Revenue Code, 1968.
  - C) Register of Mundkar, under Mundkar's (Protection from Eviction) Act, 1975.

LL.B. (Hons.) Semester – VIII Examination, April 2012

LAND LAWS <sup>26/04/12 Thee.</sup>

Duration : 3 Hours

Total Marks : 75

**Instructions:** 1) Answer any 4 questions from each Section.

2) Question No. 7 and No. 14 are compulsory.

SECTION – I

1. Explain the provisions in agricultural Tenancy Act, 1964, regarding surrender of tenancy rights of tenant. 8
2. Explain the provisions made under Agricultural Tenancy Act, 1964, to grant relief to tenant in case of his threatened wrongful dispossession from agricultural land. 8
3. Define tenant and explain Tiller is day with reference to Agricultural Tenancy Act, 1964. 8
4. Explain : 8
  - A) Rights of Tenant to operate sluice gates, under Agricultural Tenancy Act, 1964.
  - B) 'Maximum Rent' under Agricultural Tenancy Act, 1964.
5. What are the different grounds on which a tenant can be evicted by the landlord under the GDD Buildings (Lease, Rent and Eviction) Control Act, 1968. 8
6. What are the different authorities and their powers, constituted under the GDD Buildings (Lease, Rent and Eviction) Control Act, 1968. 8
7. Write short notes on any two : 6
  - A) Rights of tenant to essential services under GDD Buildings (Lease, Rent and Eviction) Control Act, 1968.
  - B) Vexatious proceedings under GDD Buildings (Lease, Rent and Eviction) Control Act, 1968.
  - C) 'To cultivate personally, under Agricultural Tenancy Act, 1964.



## SECTION - II

8. What are the purposes for which Government may grant land to person and what are the different classes of holders of land granted under The Land Revenue Code, 1968. 8
9. Explain the procedure under Land Revenue Code, 1968, for conversion of use of land from one purpose to another. 8
10. Explain the provisions under Land Revenue Code, 1968, for summary eviction of a person unauthorizely occupying land vested in Central Government. 8
11. Explain the rights of Mundkar, under the Mundkars (Protection from Eviction) Act, 1975, to repair, maintain and improve his dwelling house. Can a Mundkar use his dwelling house for business purpose ? 8
12. Explain : 8
- A) 'Mundkar' under the Mundkars (Protection from Eviction) Act, 1975.
- B) Maintenance of register of Mundkars under the Mundkars (Protection from Eviction) Act, 1975. 8
13. Discuss the powers of Mamlatdar, under the Mamlatdar's Court Act, 1966. 8
14. Write short notes on **any two**: 5
- A) Procedure to be followed where plaint is admissible, under Mamlatdar Court Act, 1966.
- B) Central Government title to mines and mineral, under Land Revenue Code 1968.
- C) 'Alluvial Land' under Land Revenue Code, 1968.



B - 28

(Pages : 02)

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[Total No. of Questions : 14]

**LL.B. (Hons.) (Semester - VIII) Examination, October 2011**

**LAND LAWS**

**Duration : 3 Hours**

**Total Marks : 75**

- Instructions:** 1) *Answer any 4 questions from each section.*  
2) *Question No. 7 and No. 14 are compulsory.*  
3) *marks are indicated to the right.*

**SECTION - I**

**[4 × 8 = 32]**

- Q1)** Define Tenant and explain Tiller's Day?
- Q2)** Explain the Rights of Tenants under the Agricultural Tenancy Act, 1964?
- Q3)** Discuss the Procedure for Appeal and Revision in Agricultural Tenancy Act, 1964?
- Q4)** Define Land Revenue. Explain how Assessment of Land Revenue is done under the Land Revenue Code 1968?
- Q5)** Explain Mutation and the Register of Disputed Cases under the Land Revenue Code 1968?
- Q6)** Who are the important authorities under the Mamlatdar's Courts Act 1966 explain their appointment, powers and functions?
- Q7)** Write Notes on any 2 of the following : **[2 × 3 = 6]**
- a) Surrender By Tenant.
  - b) Mamlatdar.
  - c) Classes of Holders.
  - d) Disposal of interstate Occupancies.

**SECTION - II**

**[4 × 8 = 32]**

- Q8)** Explain Landlord's Right to evict Tenant under the Rent Control Act 1968?
- Q9)** Discuss the provisions for payment of Rent and Deposit of Rent under Rent Control Act, 1968?

**P.T.O.**

Q9) Write short notes on any 5 [FIVE]

[25]

- a) Heritable rights of a tenant under The Goa, Daman and Diu Agricultural Tenancy Act, 1964.
- b) Provisions relating to fixation of maximum rent under the Goa Daman and Diu Agricultural Tenancy Act, 1964.
- c) Presumption of correctness of entry under the Goa, Daman and Diu Land Revenue Code 1968.
- d) Powers of Revenue Officer under The Goa, Daman and Diu Land Revenue Code, 1968.
- e) Definition of "Members of Family" under The Goa, Daman and Diu Mundkar (Protection from eviction) Act, 1975.
- f) Rights of Mundkar under The Goa, Daman and Diu Mundkar (Protection from Eviction) Act, 1975.
- g) Determination of 'Fair Rent' under The Goa, Daman and Diu Building (Lease Rent and eviction) Control Act, 1968.
- h) 'Rejection of Complaint' under The Goa, Daman and Diu Mamlatdar is court Act, 1966.

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(Pages : 02)

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[Total No. of Questions : 14]

LL.B. (Hons) (Semester - VIII) Examination, April/May 2011

**Land Laws**

Duration : 3 Hours

Total Marks : 75

- Instructions :
- 1) Answer any 4 Questions from each section.
  - 2) Question No. 7 and No. 14 are compulsory.
  - 3) Marks are indicated to the right

**SECTION - I**

[4 × 8 = 32]

- Q1) Define "rent" and explain Rights of Tenants holding land on date of liberation under Agricultural Tenancy Act, 1964?
- Q2) Explain the effect of "Tillers Day" on Agricultural Tenancy Act, 1964?
- Q3) How are proceedings initiated under the Agricultural Tenancy Act, 1964?
- Q4) Discuss the process of Mutation under Land Revenue Code.
- Q5) Elaborate on the provision for partition of a land holding under the Goa Land Revenue Code 1968?
- Q6) How can clerical errors be corrected in the record of rights and state the presumptive value of survey records?

Q7) Short Notes Any 2 of the following

[2 × 3 = 6]

- a) Assessment of Land Revenue.
- b) Removal of encroachments on land.
- c) Sluice Gates.
- d) Termination of tenancy by land lord.

P.T.O.

**SECTION - II**

[4 × 8 = 32]

**Q8)** Discuss the obligation of the landlord and the tenant under the Goa Daman and Diu Building (Lease, Rent and Eviction) Control Act, 1968?

**Q9)** Which are the important authorities under the Rent Control Act, 1968?

**Q10)** Rent Tribunal to determine Fair Rent discuss the provisions under the Rent Control Act 1968?

**Q11)** Explain the grounds on which a tenant can be evicted under the Goa Daman and Diu Building (Lease, Rent and Eviction) Control Act, 1968?

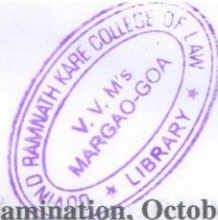
**Q12)** Enumerate the grounds under which a Bhatkar can evict a Mundkar from the dwelling house?

**Q13)** What are the various rights a mundkar has on his dwelling house?

**Q14)** Write short notes on any 2:

[2 × 2½ = 5]

- a) Right of landlord to recover possession of his premises.
- b) Deposit of rent by tenant.
- c) Mundkar Right to alienate.
- d) Mundkar's right to repair, maintain and improve dwelling house.



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LL.B. (Hons.) (Semester - VIII) Examination, October 2010

LAND LAWS

Duration : 3 Hours

Total Marks : 75

**Instructions :** 1) Question No. 7 and 14 are compulsory.

2) Answer any four from Q. No. 1 to 6.

3) Answer any four from Q. No. 8 to 13.

SECTION - I

1. Define 'Tenant' and discuss the modes of termination of tenancy under Goa Agricultural Tenancy Act, 1964.
2. Explain the Tenant's Right to first purchase agricultural land and the procedure to be followed for such purchase as provided under the Goa Agricultural Tenancy Act, 1964.
3. What provisions are made in the Goa Agricultural Tenancy Act, 1964 to grant relief to a tenant in case of threatened wrongful dispossession from Agricultural Land ?
4. Discuss the procedure prescribed under Land Revenue Code for conversion of use of land from one purpose to another. What is the penalty for using the land without obtaining such conversion permission.
5. Discuss the provisions under Land Revenue Code which deal with correction of clerical errors in the record of rights and state the presumptive value of survey records.
6. Discuss the powers of the Mamlatdar under the Mamlatdar Court's Act 1966.
7. Write notes on **any 2** of the following :
  - a) To cultivate personally
  - b) Regularization of encroachments
  - c) Record of Rights
  - d) Revenue Court.

P.T.O.

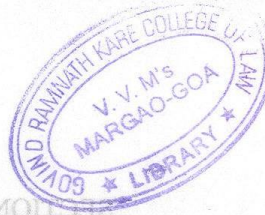


## SECTION - II

8. Define rent and give the provision for determination of rent under the Rent Control Act 1968.
9. What are the powers of the Controller under the Rent Control Act 1968 ?
10. Explain the grounds on which a Tenant can be evicted from a building under Rent Control Act 1968.
11. Explain Declaration of Right of Mundkar under Goa Mundkar Act, 1975.
12. What reliefs are available to the Mundkar in case of threatened wrongful dispossession from dwelling house under Goa Mundkar Act, 1975 ?
13. Discuss the provision of the Mundkar Act relating to the Mundkar's right to purchase dwelling house.
14. Write short notes on **any 2** :
  - a) Member of family under Mundkar Act
  - b) Register of Mundkar
  - c) Rent Tribunal
  - d) Rent.



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LL.B. (Hons.) (Semester - VIII) Examination, April 2010

LAND LAWS

Duration : 3 Hours

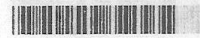
Total Marks : 75

- Instructions :** 1) Question No. 7 and 14 are compulsory.  
2) Answer any four from Q No. 1 to 6.  
3) Answer any four from Q. No. 8 to 13.

SECTION - I

1. Define "Tenant" and explain whether the rights of tenants are heritable under the Goa Agricultural Tenancy Act, 1964.
2. Define "Tiller's Day" and analyze the effects of 5<sup>th</sup> Amendment to the Goa Agricultural Tenancy Act, 1964.
3. Define "rent" and explain Rights of Tenants under Agricultural Tenancy Act, 1964.
4. Discuss the provisions under Land Revenue Code which deal with correction of clerical errors in the record of rights and state the presumptive value of survey records.
5. Explain the provision for partition of a land holding under the Goa Land Revenue Code 1968.
6. Discuss the powers of the Mamlatdar under the Mamlatdar Court's Act 1966.
7. Write notes on any 2 of the following :
  - a) Survey of Land
  - b) Maximum rent under Agricultural Tenancy Act
  - c) Boundary Mark
  - d) Revenue Officers.

P.T.O.



SECTION - II

8. Explain the provisions for obligation of tenant and landlord under the Rent Control Act 1968.
9. Discuss the provision of the Goa Daman and Diu Building (Lease, Rent and Eviction) Control Act, 1968 which enable a landlord to recover possession of a building for his own occupation and that of his family members.
10. Define Rent and give the provision for determination of rent under the Rent Control Act 1968.
11. Define a Mundkar under the Goa Daman and Diu mundkars (Protection from Eviction Act) Control Act, 1975.
12. Discuss the provision for purchase of dwelling house under the Goa Daman and Diu mundkars (Protection from Eviction Act) Control Act, 1975.
13. Define "Dwelling House" Does the mundkar have a right to use the dwelling house for business purpose.
14. Write notes on any 2 of the following :
  - a) Declaration of Right of Mundkar
  - b) Appeal under Mundkar Act
  - c) Tenants right to essential services under Goa Daman and Diu Building (Lease, Rent and Eviction) Control Act, 1968
  - d) Requisitioning of building under Goa Daman and Diu Building (Lease, Rent and Eviction) Control Act, 1968.



LL.B. (Hons.) (Semester - VIII) Examination, October 2009  
LAND LAWS

Duration : 3 Hours Total Marks : 75

- Instructions:** 1) Questions No. 7 and 14 are compulsory.  
2) Answer any four from Q. Nos. 1 to 6 and answer any four questions from Q. Nos. 8 to 13.

SECTION - I

1. Discuss the powers of the Mamlatdar to resume and dispose land not purchased by the tenant and (2) tenants right to operate sluice gates under the Goa Agricultural Tenancy Act, 1964. 8
2. Discuss the provisions in the Goa Agricultural Tenancy Act, 1964 which provide relief to a tenant in case of threatened wrongful dispossession from the agricultural land. 8
3. Explain the modes of recovery of arrears of Land Revenue under the Land Revenue Code, 1968. 8
4. Discuss the provisions in the Land Revenue Code, 1968, which deals with "use of land" with special reference to procedure for conversion of use of land from one purpose to another. 8
5. Explain the following terms with reference to Land Revenue Code 1968. 8
  - a) Farm Building
  - b) Boundary Mark
  - c) Agriculture
6. What are the powers of Mamlatdar under the Mamlatdars Court Act 1966 ? 8
7. Write short notes on any two : 6
  - 1) To cultivate personally
  - 2) Content of plaint under Goa Mamlatdar Court Act
  - 3) Rent under Goa Agricultural Tenancy Act.

P.T.O.



SECTION - II

8. Discuss the provision in Goa Rent Control Act, 1968 which deals with grounds of eviction of a tenant by the land lord. 8
9. Discuss the provision in Goa Rent Control Act, 1968, which deals with determination of fair rent. 8
10. What are the rights of tenant under Goa Rent Control Act 1968, if landlord neglects or fails to keep the building in good repairs ? 8
11. Define term "Mundkar" and briefly elaborate rights of Mundkar, under Goa Mundkar Act, 1975. 8
12. Discuss the grounds under which a Mundkar can be evicted from his dwelling house. Does a Mundkar have a right to use Dwelling house for business purpose ? 8
13. Discuss the remedy available to a Mundkar under the Goa Mundkar Act, 1975 in case of threatened wrongful dispossession and which are the conditions to be fulfilled if the Mundkar desires to surrender his right over dwelling house. 8
14. Write short notes on any two : 5
  - 1) Revision under the Goa Mundkar Act
  - 2) Tenant under Goa Rent Control Act
  - 3) Register of Mundkar.



TNY - 79

LL.B. (Hons.) (Sem. - VIII) Examination, April 2009

LAND LAWS

Duration : 3 Hours

Total Marks : 75

**Instructions :** 1) Question No. 7 and 14 are compulsory.

2) Answer any four from Q. Nos. 1 to 6 and answer any four questions from Q. Nos. 8 to 13.

SECTION - I

1. Discuss the provisions in the Goa Agricultural Tenancy Act, 1964 dealing with modes of termination of tenancy. 8
2. Discuss the special rights and privileges of a tenant under the fifth amendment to the Goa Agricultural Tenancy Act, 1964. 8
3. Define the expression 'boundary mark' and outline the provisions in the Land Revenue Code, 1968 which deals with effects of settlement of boundaries. 8
4. Discuss the provision in the Land Revenue Code, 1968, which deals with partition of land holdings. 8
5. Discuss the provisions in the Land Revenue Code, 1968, which deals with appeals and revisions. 8
6. What are the various particulars required to be mentioned in a plaint, presented before Mamlatdar's court? State the circumstances in which plaint can be rejected. 8
7. Write short notes on any two : 6
  - 1) 'Revision' under Goa Agricultural Tenancy Act, 1964
  - 2) 'Farm Building' under Land Revenue Code, 1968
  - 3) Tenant right to operate sluice gate.

SECTION - II

8. Discuss the provision in the Goa Rent Control Act, 1968, which deals with requisitioning of building. 8

P.T.O.



9. Enumerate various authorities under the Goa Rent Control Act, 1968 and briefly outline the powers of these authorities. 8
10. Discuss the provisions in the Goa Rent Control Act, 1968 which deals with appeals and revisions. 8
11. Discuss the provisions in Goa Mundkar Act, 1975 which deal with procedure for purchase of dwelling house by Mundkar. 8
12. Define term "Dwelling House" and explain the rights of the Mundkar to alienate the dwelling house purchased by him under Goa Mundkar Act, 1975. 8
13. Who is a 'Mundkar'? Explain term "Members of Family," as provided under the Goa Mundkar Act, 1975. 8
14. Write short notes on any two : 5
  - 1) Fair rent under Goa Rent Control Act.
  - 2) Appeal under Goa Mundkar Act.
  - 3) Tenant right to essential services.

SECTION - II

8. Discuss the provision in the Goa Rent Control Act, 1968, which deals with repositioning of building.

LL.B. (Hons.) (Semester - VIII) Examination, April 2008  
LAND LAWS

Duration : 3 Hours

Total Marks : 75

**Instructions:** 1) *Question Nos. 7 and 14 are compulsory.*

2) *Answer any four questions from Q. Nos. 1 to 6 and answer any four questions from Q. Nos. 8 to 13.*

SECTION - I

(4×8=32)

1. Discuss the concepts of 'Tenant' and 'Deemed Tenancy' under the Goa Agricultural Tenancy Act, 1964.
2. Define 'lease' and discuss the provisions in the Goa Agricultural Tenancy Act, 1964, which provide relief to a tenant in case of threatened wrongful dispossession from the agricultural land.
3. Discuss the provisions in the Land Revenue Code which deal with 'Use of Land' with special emphasis on the procedure for conversion of use of land from one purpose to another.
4. Discuss the provisions in the Land Revenue Code which deal with removal of encroachments on land vesting in Central Government.
5. Define the expression 'boundary mark' and outline the provisions in the Land Revenue Code, which deal with effect of settlement of boundaries.
6. What are the powers of the Mamlatdar under the Mamlatdars Court Act ?

7. Write short notes on any two :

(2×3=6)

- a) Land Revenue.
- b) Presumptive value of survey records.
- c) Tenants right to operate sluice gate.

SECTION - II

(4×8=32)

8. Which are the various authorities under the Goa, Daman and Diu Buildings (Lease, Rent and Eviction) Control Act, 1968. Briefly outline the powers of these authorities.

P.T.O.



9. Discuss the provisions in the Goa, Daman and Diu Buildings (Lease, Rent and Eviction) Control Act, 1968, which deal with determination of fair rent.
10. With reference to the Goa, Daman and Diu Buildings (Lease, Rent and Eviction) Control Act, 1968, discuss the grounds on which the landlord can evict the tenant.
11. Define 'Dwelling House' and explain the rights of the Mundkar to alienate the dwelling house purchased by him under the Mundkar Act.
12. Explain who can be considered to be a Mundkar under the provisions of the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975. Can a Mundkar repair and reconstruct the dwelling house before purchasing the dwelling house.
13. Discuss the grounds on which a Mundkar can be evicted from his dwelling house. Does a Mundkar have a right to use the dwelling house for business purpose?
14. Write note on **any two** : (2×2.5=5)
  - a) 'Member of the family' - in relation to the GDD Mundkars Act.
  - b) Surrender by Mundkar.
  - c) Statutory tenant and contractual tenant.

## LL.B. (Hons.) (Semester - VIII) Examination, 2008

## LAND LAWS

Duration : 3 Hours

Total Marks : 75

**Instructions :** 1) Question No. 7 and 14 are compulsory.

2) Answer **any four** from Q. No. 1 to 6 and answer **any four** questions from Q. Nos. 8 to 13.

## SECTION - I

(4×8=32)

1. Define "Tenant" and explain whether the rights of a tenant are heritable under the Goa Agricultural Tenancy Act, 1964.

2. Define 'rent' and discuss the provisions in the Goa Agricultural Tenancy Act, 1964, which deal with Surrender of tenancy rights by a tenant.

3. Discuss the provisions in the land Revenue Code, which deal with Appeal and Revision.

4. Discuss the provisions in the Land Revenue Code, which deal with correction of clerical errors in the record of rights and state the presumptive value of survey records.

5. Discuss the procedure prescribed under Land Revenue Code, for conversion of use of land from one purpose to another. What is the penalty for using the land without obtaining such conversion permission ?

6. Discuss the power of Mamlatdars Court under the GDD Mamlatdars Court Act.

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

(2×3=6)

a) Rejection of Complaint under the GDD Mamlatdars Court Act.

b) Farm Building under the Land Revenue Code.

c) Expression 'to cultivate personally' under the GDD Agricultural Tenancy Act.

d) Tenants right to operate sluice gate.



## SECTION - II

(4×8=32)

8. Discuss the provisions in the Goa, Daman and Diu Building (Lease, Rent and Eviction) Control Act, 1968, which deal with the Landlords Right to obtain possession of the building for his own occupation.
9. Define Landlord and discuss the provisions in the Goa, Daman and Diu Buildings (Lease, Rent and Eviction) Control Act, 1968, which deal with landlord's duty to keep building in good repair.
10. Explain the provisions in the Goa, Daman and Diu Buildings (Lease, Rent and Eviction) Control Act, 1968, which deal with Appeal and Revision.
11. Discuss the provisions of the Goa Daman and Diu Mundkars (Protection from Eviction) Act, 1975, which deal with the right of the Mundkar to enjoy supply of power or water or any customary easement.
12. Discuss the provisions for Goa Daman and Diu Mundkars (Protection from Eviction) Act, 1975, which deal with the right of the Mundkar to purchase the dwelling house.
13. Define 'dwelling house'. Does a Mundkar have a right to use the dwelling house for business purpose ?
14. Write notes on **any two** : (2×2.5)
  - a) Appeal under the GDD Mundkars Act
  - b) Requisitioning of building under GDD Buildings (Lease, Rent and Eviction) Control Act, 1968
  - c) Tenants right to essential services with reference to the GDD Buildings (Lease, Rent and Eviction) control Act, 1968.



LL.B. (Hons.) Semester VIII Examination, 2007

LAND LAWS

Duration : 3 Hours

Total Marks: 75

**Instructions:** 1) Question No. 7 and 14 are compulsory.

2) Answer any four questions from Q. Nos. 1 to 6 and answer any four questions from Q. Nos. 8 to 13.

SECTION - I

(4×8=32)

1. Explain the tenant's right to purchase agricultural land and the procedure to be followed for such purchase as provided under the Goa Agricultural Tenancy Act, 1964.
2. Examine the grounds and the circumstances under which a tenant can be evicted under the Goa Agricultural Tenancy Act, 1964.
3. Explain the following under the Goa Land Revenue Code 1968:
  - a) Regularisation of encroachments
  - b) Revenue court
  - c) Arrears of land revenue.
4. Explain the provisions for partition of a land holding under the Goa Land Revenue Code 1968.
5. Discuss the procedure to be followed for conversion of land from agricultural to non-agricultural purpose, under the Goa Land Revenue Code 1968. Explain the consequences for non-compliance with such procedure.
6. What are the powers of the Mamlatdar under the Mamlatdar's Court Act 1966 ?
7. Write notes on any two : (2×3=6)
  - a) Presumptive value of survey records
  - b) Heritability of tenant's rights
  - c) Government lessees.

P.T.O.

8. Discuss the provisions of the Goa Rent Control Act 1968 which enable a landlord to recover possession of a building for his own occupation and that of his family members.
9. Explain each of the following under the Goa Rent Control Act, 1968:
  - a) Deposit of rent during the pendency of proceedings
  - b) Controller.
10. In what cases must a landlord give notice of vacancy of the building to the Authorised Officer under the Goa Rent Control Act 1968 ?
11. A Mundkar has not purchased his house. Specify the procedure to be followed by the Mundkar to purchase the house, as provided under the Goa Mundkar Act 1975.
12. Examine the grounds under which a Bhatkar can evict his Mundkar from the dwelling house under the Goa Mundkar Act 1975.
13. What are the reliefs available to a Mundkar in case of threatened wrongful dispossession from the dwelling house, under the Goa Mundkar Act 1975 ?
14. Write notes on **any two** of the following : (2x2.5=5)
  - a) Building
  - b) Register of Mundkars
  - c) Rent Tribunal
  - d) Rent.

SECTION - II

LL.B. (Hons.) (Semester - VIII) Examination, April 2007

LAND LAWS

Duration : 3 Hours

Total Marks: 75

- Instructions:** 1) Question No. 7 and 14 are compulsory.  
2) Answer any four questions from Q. Nos. 1 to 6 and answer any four questions from Q. Nos. 8 to 13.

SECTION - I

(4×8=32)

1. What is deemed tenancy under the Goa Agricultural Tenancy Act 1964? Explain the right of such tenant to recover possession in case of his wrongful eviction from agricultural land.

2. Discuss the special rights and privileges of a tenant under the Fifth Amendment to the Goa Agricultural Tenancy Act 1964.

3. Explain any three of the following under the Goa Land Revenue Code 1968:

- land revenue
- boundary mark
- farm building
- agriculture.

4. Discuss the provisions of the Goa Land Revenue Code 1968 relating to restrictions on the use of land.

5. What are the provisions of the Goa Land Revenue Code 1968 relating to the partition of land holdings.

6. When can a Mamlatdar return a plaint under the Mamlatdar's Court Act, 1966? Explain the procedure to be followed in cases where the plaint is admissible.

7. Write notes on any two:

(2×3=6)

- land conversions.
- surrender by tenant.
- tenant's right to trees on land.

P.T.O.

SECTION - II

(4×8=32)

8. Explain control of letting as provided under the Goa Rent Control Act 1968.
9. Discuss the provisions of the Goa Rent Control Act 1968 relating to deposit of rent by a tenant.
10. Explain each under the Goa Rent Control Act :
  - a) landlord's duty to keep building in good repair.
  - b) non payment of rent by tenant.
11. Define dwelling house and explain the rights of a Mundkar to alienate the dwelling house purchased by him under the Goa Mundkar Act 1975.
12. Who is a Mundkar ? Explain member of the family in relation to a mundkar, as provided under the Goa Mundkar Act 1975.
13. Explain the provisions of the Goa Mundkar Act 1975 in case a mundkar apprehends that he is going to be wrongfully dispossessed from the dwelling house ?
14. Write notes on **any two**:
  - a) Mundkar's right to use the dwelling house.
  - b) Eviction of a tenant under Goa Rent Control Act.
  - c) Controller under Goa Rent Control Act.
  - d) Objectives of Mundkar Act.

(2×3=6)

R.T.O.

L.L.B. (Hons.) (Semester - VIII) Examination, April 2006  
LAND LAWS

Duration : 3 Hours

Total Marks : 75

SECTION - I

Instructions: Answer any 4 from 1 to 6 question no. 7 is compulsory.

1. State and explain the various grounds provided under the Agricultural Tenancy Act 1964 for terminating tenancy. *Sec 10, 11, 12.* 8
2. "Rights of a tenant are heritable". Discuss the statement with reference to the provisions of the Agricultural Tenancy Act 1964. 8
3. Define 'Land Revenue'. State and explain the modes for recovery of arrears of land revenue under the Land Revenue Code 1968. 8
4. Discuss the provisions in the Land Revenue Code relating to 'Partition of a holding'. 8
5. Explain the procedure and powers of the Mamlatdar's Court under the Mamlatdar Court Act 1966. 8
6. Discuss the provisions in the Land Revenue Code relating to correction of clerical errors in the Record of Rights of Land. 8
7. Write notes on any 2 : 6
  - a) Fifth Amendment to the Agricultural Tenancy Act 1964.
  - b) Mutation entry.
  - c) Boundary marks.
  - d) Revision under Agricultural Tenancy Act.

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MAH - 80

SECTION - II

Instructions: 1) Answer any 4 from 8 to 13.

2) Question No. 14 is compulsory.

8. What is Fair Rent? Discuss the provision of the Rent Control Act 1968 relating to determination of fair rent. 8
9. Discuss the provisions of the Rent Control Act 1968 enabling a landlord to recover possession of the rented premises for his personal occupation. 8
10. Explain the provisions of the Rent Control Act, 1968 relating to control of letting. 8
11. Define "Mundkar" and explain with reasons whether a Mundkar is required to render free services to the Bhatkar under the Mundkar Act, 1975. 8
12. Discuss the various rights of the Mundkar under the Mundkar Act, 1975. 8
13. Define the expression "dwelling house" and explain whether a Mundkar under the Mundkar Act 1975 can transfer his rights to the dwelling house to any other person. 8
14. Answer any two of the short notes : 5
- a) Tenant's rights to essential service under the Rent Control Act.
  - b) Registration of Mundkar.
  - c) Landlord under Goa Rent Control Act.
  - d) Rent Controller.

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SAM - 141

LL.B. (Hons.) (Semester - VIII) Examination, 2003  
LAND LAWS

Duration : 3 Hours

Total Marks : 75

*Instructions :* 1) Question No. 7 and 14 are compulsory.  
2) Answer any four questions from Q. Nos. 1 to 6 and answer any four questions from Q. Nos. 8 to 13.

SECTION - I

1. State and explain the various grounds provided under the Agricultural Tenancy Act 1964 for terminating tenancy. 8
2. Discuss the special rights and privileges enjoyed by a tenant under the Fifth Amendment to the Agricultural Tenancy Act 1964. 8
3. State and explain the provisions of the Agricultural Tenancy Act 1964 relating to deemed tenancy. 8
4. Discuss relevant provisions of the Land Revenue Code 1968 regarding the use of land. What are the consequences of non-compliance with these provisions ? 8
5. What provisions are found in the Land Revenue Code 1968 regarding the correction of clerical errors in the Record of Rights of Land maintained in villages ? 8
6. Explain the various particulars required to be mentioned in a plaint presented to the Mamlatdar's Court under the Mamlatdar's Court Act 1966. State the circumstances when a plaint can be rejected. 8
7. Write short notes on any two of the following : 6
  - a) To cultivate personally under the Agricultural Tenancy Act
  - b) Partition of holdings under Land Revenue Code
  - c) Heritability of tenant's rights under Agricultural Tenancy Act
  - d) Encroachments on Government lands.

SECTION - II

8. Explain the provisions laid down in the Rent Control Act 1968 for deposit of rent during pendency of proceedings for eviction of a tenant. 8
9. Discuss the provisions of the Rent Control Act 1968 enabling a landlord to recover possession of the building for his personal occupation. 8
10. Explain the provisions of the Rent Control Act 1968 relating to control of letting. 8

P.T.O.

SAM - 141

11. Explain 'dwelling house' and 'surrender by Mundkar of his right to the dwelling house' according to provisions of the Mundkar Act 1975. 8
12. Briefly explain various rights enjoyed by a Mundkar under the Mundkar Act 1975. 8
13. Explain the provisions of the Mundkar Act relating to registration of Mundkars. 8
14. Write notes on any two of the following : 5
  - a) Tenant's right to essential services
  - b) Authorities under the Rent Control Act
  - c) Mundkar
  - d) Grounds for eviction of Mundkar.

SECTION - II

1. Explain the provisions laid down in the Rent Control Act 1968 for deposit of rent during emergency of proceedings for eviction of a tenant. 8
2. Discuss the provisions of the Rent Control Act 1968 enabling a landlord to recover possession of the building for his personal occupation. 8
3. Explain the provisions of the Rent Control Act 1968 relating to control of letting. 8



