

(3 Hours)

N.B : (1) All Questions are Compulsory

[Total Marks : 100]

(2) Figures to right indicate Full Marks

Q1 Answer in two sentences.

- 1) What is the meaning of the Farming under the Maharashtra Land revenue 1966.
- 2) Explain the term chargeable under the Bombay Stamps Act, 1958?
- 3) What is "Warkas Land"?
- 4) Explain high tide line?
- 5) What does Wajib-ul-arz contain?
- 6) Who is a 'person interested'?
- 7) State the matters to be provided in Nistar Patrak?
- 8) How to calculate F.S.I.?
- 9) What are the 'development rights' under MRTP Act 1960?
- 10) Define "Join Family" under the B.T. and A.L Act 1948.

Q 2) Write short note: (any Four)

- 1) Sanad
- 2) Nistar Patrak
- 3) Bonafide Industrial Use
- 4) Adjudication
- 5) Exception to sec. 17 (1) of Registration Act 1908.
- 6) Explain the procedure for removal of "unauthorized development" under MRTP.

Q 3. Solve any two of the following

- 1) Under Section 53 of the Maharashtra Regional & Town Planning Act 1909, the Planning served a notice upon Shri Jadhav the owner & shri Nikam the occupant of the land, calling upon him to remove unauthorized development within 1 month of service of notice & to restore land to its pre-development conditions. Mr. Nikam is in the occupation of land.
- Is the notice served upon Mr Nikam valid?
 - What is the remedy of the Planning Authority in case the notice is not complied with?
 - Who is liable for expenses incurred in case of demolition by the Planning Authority?

2) Mr. Patnaik appears in the proceedings conducted by special acquisition officer, but rejects the order of compensation passed on 7th Oct 2013?

a) What is time limit for taking action against the order?

B) What are the legal remedies available to Mr Patnaik?

3) Shreeram and Laxman executed an agreement to sell for an immovable property situated at Ratnagiri

a) Is a registration of the aforesaid document compulsory?

b) What consequence will Laxman face? Will this agreement to sale be effective?

Q 4 Answer any four of the following

- Explain in detail permissible activities under C. R.Z. regulation.
- Explain section 51 & section 52 of Maharashtra Land Revenue Code 1966.
- What are land records? How are purchases recorded in Form VII/XII of immovable property?
- Describe the procedure of acquisition of land for public purpose.
- Explain about compulsory registration as stated in the Indian Registration Act
- Explain Section 88 & Section 89 & MHADA Act-1956.