

## Int LLB Sem.-8 Examination

IL-408

Land Laws

March-2025

Time : 2-30 Hours]

[Max. Marks : 70

Q.1 'The doctrine of *eminent domain* is the primary tool for acquisition of the land by State.' Justify this statement in the light of key features and constitutional provisions of the doctrine in India and its related case laws. [18]

OR

Q.1 A. Discuss the post independent land reforms in brief. [10]

B. Explain the assessment of Non-agriculture land in Gujarat. [08]

Q.2. 'The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (LARR) Act, 2013 is aligned with the social engineering which focuses on creating effective society.' Discuss this statement in terms of aims, features and key components of the LARR Act with related case laws. [18]

OR

Q.2 A. Explain the procedure of award by collector under the LARR Act. [10]

B. Write a note on Real Estate Regulation Authority (RERA) Act and its applicability. [08]

Q.3 'Land grabbing can deprive the local communities from natural resources they need to survive.' Is this statement true? Discuss the aim and salient features of Gujarat Land Grabbing Prohibition Act 2020 in detail with necessary case laws. [18]

OR

Q.3 A. Explain the various grounds of eviction of tenants in detail. [10]

B. Discuss in brief, the Benami Transaction Act. [08]

Q.4 (A) Short Notes (Write any two) [10]

1. Bhoodan Movement
2. Types of Tenants
3. Pre-Independence land reforms
4. Social Impact Assessment (SIA)

(P.T.O)

**(B) Do as directed.(Attempt All)**

[06]

1. The collector must impose a \_\_\_\_\_ equal to 100% of the compensation amount after determining the total compensation to be paid in order to determine the final award under LARR Act.
  2. The \_\_\_\_\_ Act/Code moderates the process of changing land use from agriculture land to non-agriculture purpose in Gujarat.
  3. By the 44<sup>th</sup> Constitutional Amendment Act, 1978, the Right to property was changed to a constitutional right, and a new Article 300A was introduced. (True/ False)
  4. The early phase before the Bhoodan movement was the Gramdan Movement or the village gift movement. (True/ False)
  5. Mention any 4 salient features of Tenancy laws.
  6. Which of the below mentioned is not relevant with the objectives of land reform?
    - A. Legitimize tenancy with the ceiling limit
    - B. Register all the tenancy with the village Panchayats.
    - C. Establish relation between tenancy and ceiling.
    - D. None of the above
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