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**GUJARAT NATIONAL LAW UNIVERSITY
GANDHINAGAR**

Course: Land and Agricultural Laws
Semester-IX (Batch: 2012-17)

End Semester Examination: October-2016

Date: 23rd October, 2016

Duration: 3 hours

Max. Marks: 50

Instructions:

- Read the questions properly and write the answers in the given answer book.
- The respective marks for each question are indicated in-line.
- Do not write any thing on the question paper.
- Indicate correct question numbers in front of the answers.
- No questions or clarifications can be sought during the exam period, answer as it is, giving reason, if any.
- **Bare Act is not allowed.**

Part-A

Attempt **any three** questions from the following:

Marks
(3x10
=30)

- Q.1 Special Economic Zones are modern economic zones which enjoy special privileges as compared to the other areas in the country and they are established to promote exports and attract investments by concentrating resources along with relaxation in rules in some pockets however, in the countries like India, Special Economic Zones have to face many controversies and agitations contrary to other nations. – Justify the statement in the light of significance and controversies of SEZ for India.
- Q.2 Explain in detail various rights and obligations available to the Scheduled Tribes and Other Traditional Forest Dwellers provided under the Scheduled Tribes and Other Traditional Forest Dwellers Act 2006. What are the drawbacks in the Act?
- Q.3 Mr. Ambaram was an owner of agricultural land admeasuring about 10000 square meters in the Village Ambapur situated in the territories of District Kheda in Gujarat. He had 3 sons and they all were engaged in land cultivation jointly. By virtue of the Government of Gujarat Notification dated 21st September 2015, the Prevention of Fragmentation and Consolidation of Holdings Act 1947 had been made applicable to 5 major agricultural districts including Kheda. Under the notification, 4000 square meters land is identified as a minimum cultivable area of land and it has been declared that no person shall be allowed to dispose property of agricultural land so as to create a fragment. After the death of Ambaram in January 2016, all the sons want to execute a partition deed for equal share in the property of agricultural land. Due to the prohibition on fragmentation, they are unable to distribute property of land equally. Advise them in the light of applicable legal provisions whether they can execute a partition deed? What options are available under the said Act for distribution of property? Explain the applicability of the said Act in the current situation.
- Q.4 'The Real Estate (Regulation and Development) Act 2016 is a significant legislation to protect the interest of the allottees/purchasers by promoting transparency, accountability and efficiency in the construction and execution of real estate projects by promoters' –

Discuss the provisions with regard to development of land duties of promoters available under the said Act. What are the demerits of the Act?

Part-B(3x5=
15)

Q.5 Write short notes on **any three** of the following:

- (a) Demerits of Corporate Farming
- (b) Differences between Jamindari and Ryotwari system
- (c) Protection of Tenancy under the Bombay Tenancy and Agricultural Lands Act 1948
- (d) Records of Rights system and its criticism.

Part-C

(05)

Q.6 Answer in brief. (word limit: 20 to 30)

- (a) What do you mean by 'Offshore Banking Unit'?
- (b) Who can be identified as 'Other Traditional Forest Dwellers'?
- (c) What is the applicability of the Real Estate (Regulation and Development) Act 2016?
- (d) What do you mean by superior holder and inferior holder?
- (e) What is summary eviction? Which laws provide for summary eviction?
