

International Islamic University Chittagong

Final Examination, Autumn-2018.

Program: LL.B. (Hons). Semester: 4<sup>th</sup>

Department of Law

Course code: Law 2401.

Course Title: Land Laws of Bangladesh.

Time: 2.30 Hours

Marks:50

Answer any five of the following questions. Figures in the margin indicate full marks.

1. (a). What is the limitation on acquisition of agricultural land under the Land Reforms Ordinance, 1984? If anyone acquires the more land than the prescribed limit, what will be the legal consequence?  
(b). What do you mean by benami transaction? What is the legal consequence of benami transaction at present? (5+5)
2. (a). Define barga contract. Explain the provisions relating to barga contract under The Land Reforms Ordinance, 1984. Under what circumstances a barga contract may be terminated?  
(b). "Bargader will get preference to purchase the barga land, if the owner intends to sell the barga land"—explain. (7+3)
3. Explain the composition and jurisdiction of the Land Survey Tribunal and Land Survey Appellate Tribunal as per the State Acquisition & Tenancy Act, 1950. Is it possible to file an appeal against the order, decree or judgment passed by the Land Survey Appellate Tribunal? If so, when and how? 10
4. Elaborately describe the procedure of pre-emption under the SAT Act, 1950. 10
5. (a). "Documents prepared through survey for the purpose of determining possession, ownership and assessing Land Development Tax is known as Khatiyani or record of rights."—explain.  
(b). Discuss the different types of record of rights.  
(c). "Record of rights is not a document of title"—explain.(3+3+4)
6. Enumerate the special provisions regarding the acquisition of the interest of rent receivers under SAT ACT, 1950. 10
7. Write Short notes : ( any four) 10
  - ▶complete usufructuary mortgage.
  - ▶Hat or bazar.
  - ▶cultivating raiyat.
  - ▶derelict tea garden
  - ▶homestead.