

KATHMANDU UNIVERSITY  
End Semester Examination  
February, 2025

Marks Scored:

Level : B.E.  
Year : III

Course : GEOM 306  
Semester : II

Exam Roll No. :

Time: 30 mins.

F. M. : 10

Registration No.:

Date

27 FEB 2025

SECTION "A"

[20 Q. × 0.5 = 10 marks]

**Select and encircle the most appropriate answer among the given choices.**

1. How many Land Revenue Offices (LROs) and Land Revenue and Reform Offices (LRROs) are currently functioning in Nepal?  
a. 132                      b. 130                      c. 128                      d. 136
2. Which of the following is **NOT** the principle of the deed registration system?  
a. Security                      b. Notice and Priority  
c. Evidence                      d. Insurance
3. A register of properties recording the value of parcels of land is known as  
a. Juridical cadastre                      b. Fiscal cadastre  
c. Multipurpose cadastre                      d. Physical cadastre
4. The first class of land in terms of agricultural production is  
a. Abbal                      b. Doyem                      c. Sim                      d. Chahar
5. Land pooling is also known as \_\_\_\_\_  
a. Land Readjustment                      b. Land Restitution  
c. Land Restitution                      d. Land Redistribution
6. Which of the following statements is **FALSE** for the land tenure system?  
a. Statutory tenure system is codified                      b. Customary tenure system is codified  
c. The religious tenure system is codified                      d. A nonformal tenure system is codified
7. Which of the following statements is **INCORRECT**?  
a. Nepal has a negative land registration system  
b. Nepal has an improved deed registration system  
c. Cadastre and Land Revenue Office both are financed by the Government  
d. The formal registration system is not applicable in all parts of the country
8. Which of the following statements is correct about sporadic adjudication?  
a. High initial investment                      b. Risk of floating parcels  
c. Cheaper per parcel                      d. Government initiative
9. The Survey Department, National Mapping Organization of Nepal is established on  
a. 2013 BS                      b. 2014 BS                      c. 2015 BS                      d. 2016 BS
10. The eminent domain as an example of  
a. Overlapping interest                      b. Overriding interest  
c. Complementary interest                      d. Competing interest

11. The interim constitution of Nepal is an example of \_\_\_\_\_  
a. Statutory law      b. Common law      c. Customary law      d. Civil law
12. The process in which all rights and liabilities of property are recorded is called as  
a. Adjudication      b. Registration      c. Formalization      d. Nonformalization
13. The interest where different parties contest the same interest in the same parcel is  
a. Overriding      b. Overlapping      c. Complementary      d. Competing
14. An example of overlapping interest is  
a. Expropriation      b. Easement      c. Party wall      d. common space
15. Which of the following statements is **NOT** correct?  
a. Deed registration is parcel-based.  
b. Title registration is parcel-based.  
c. Title registration overcomes the defect of deed registration.  
d. Deed registration overcomes the defect of private conveyance.
16. The state has a financial guarantee in terms of liability for the registration process. It is the provision of \_\_\_\_\_ principle.  
a. Mirror      b. Curtain      c. Insurance      d. Publicity
17. Which of the following country has **NOT** adopted a deed registration system?  
a. Nepal      b. the Netherlands      c. South Africa      d. Australia
18. How many land use classes are there in the Land Use Act 2076?  
a. 8      b. 7      c. 10      d. 12
19. In land administration, FFP-LA means  
a. Fit and Fine Process on Land Administration  
b. Fact Figure Practice on Land Administration  
c. Fit for Purpose Land Administration  
d. Fine and Fit Practice Land Administration
20. Which of the following is **NOT** a type of land reform?  
a. Land consolidation  
b. Land tenure reform  
c. Land fragmentation  
d. Land Registration

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F. M. : 40

SECTION "B"

[4 Q. × 4 = 16 marks]

Attempt **ANY FOUR** questions.

1. Explain the advantages and disadvantages of the customary land tenure system. [2+2]
2. Explain the root cause of land conflict with an onion diagram. Discuss the resolution procedure of land conflict. [2+2]
3. "Land is an economic asset". Justify this statement. Explain legal pluralism. [2+2]
4. Explain the principles of Good Land Governance. Discuss compulsory land acquisition and compensation procedures in Nepal. [2+2]
5. Explain Unified Modelling Language (UML). Draw an activity and use case diagram for the parcel subdivision. [2+2]

SECTION "C"

[4 Q. × 6 = 24 marks]

Attempt **ALL** questions.

6. Explain the three-pillar model of the Land Market. Discuss the causes of land market imperfections. Discuss various players and their roles in the land market [2+2+2]
7. In your opinion, why land registration is important? Differentiate between deed and title registration. Explain the critiques of title registration. [2+2+2]
8. Explain the component diagram for cadastral systems. Discuss briefly the present Land Information System (LIS) of Nepal. How would you see the future of LIS in Nepal? [2+2+2]
9. Explain the tripartite model of land tenure security. How would you measure land tenure security? Explain the current land tenure system in Nepal. [2+2+2]