

KATHMANDU UNIVERSITY
End Semester Examination
May/June, 2022

Marks scored:

Level : B.E.

Year : III

Exam Roll No. :

Time: 30 mins.

Course : GEOM 306

Semester : II

F. M. : 10

Registration No.:

Date :

SECTION "A"
[20Q × 0.5 = 10 marks]

Choose and encircle the most appropriate answer among the given choices.

1. The regulatory component of Land Administration System is
a. Land ownership b. Land use c. Land value d. Land development
2. An eminent domain is an example of
a. Overriding interest b. Overlapping interest
c. Complementary interest d. Competing interest
3. Nepal Engineering council is an autonomous body formed under NEC act on
a. 2055 B.S b. 2064 B.S c. 2044 B.S d. 2034 B.S
4. Which of the following is **not** the principle of deed registration system?
a. Security b. Notice and Priority
c. Evidence d. Insurance
5. Which of the following is **not** a main reason for boundary disputes?
a. Disagreement on boundary demarcation
b. High accuracy
c. Loss of boundary markers
d. Misuse of land information
6. The conversion of expropriated of taken land back to former right holders is known as
a. Land redistribution b. Land restitution
c. Land readjustment d. Land Nationalization
7. Land covers only about percent of the total area of the earth's surface
a. 20 b. 25 c. 30 d. 35
8. The registration system of Nepal is.....type.
a. Deed b. Improved deed c. Title d. Improved title
9. A form of alternative dispute resolution (ADR) aims to assist two (or more) disputants in reaching an agreement is known as
a. Arbitration b. Mediation c. Judiciary d. Court process
10. The client driven adjudication process is
a. Systematic type b. Sporadic type c. Deed d. Title
11. The transaction or exchange of Land is known as
a. Voluntary purchase b. Compulsory purchase
c. Land readjustment d. Leasehold

12. Which statement is **correct**?
- Deed registration is parcel based.
 - Title registration is person based.
 - Title registration overcomes the defect of deed registration.
 - Deed registration overcomes the defect of title registration.
13. Regarding the determination of user requirements, which of the following statement is **wrong**?
- User requirement should be identified before altering a system or introducing a new system.
 - Determination of user requirement is a one-time process.
 - User requirement should be assessed throughout the lifetime.
 - User requirement should be carried out to internal and external users.
14. The party wall is an example of.....interest.
- Overriding
 - Overlapping
 - Complementary
 - Competing
15. The state has financial guarantee in terms of liability for the registration process. It is the provision of
- Mirror principle
 - Curtain principle
 - Insurance principle
 - Transparency principle
16. The process in which all rights and liabilities of property are ascertained and determined conclusively is called as
- Adjudication
 - Registration
 - Formalization
 - Non formalization
17. The full form of LADM in LAS is
- Land Administration Deduction Model
 - Land Administration Dividend Model
 - Land Administration Domain Model
 - Land Administration Domain Medium
18. An aggregate of facts and figures about which inferences can be made is
- Data
 - Information
 - Knowledge
 - Attitude
19. was essentially a form of communal tenure in the eastern hills of Nepal.
- Kipat
 - Rakam
 - Jagir
 - Birta
20. Which of the following country has adopted deed registration system?
- Nepal
 - The Netherlands
 - South Africa
 - Australia

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SECTION "B"

[4Q. × 4 = 16 marks]

Attempt *ALL* questions.

1. What do you mean by property formalization? Discuss in brief about the benefits of property formalizations? [1+3]
2. Write Short notes on (*ANY TWO*). [2+2]
 - a. Transparency in Land Administration (TLA)
 - b. Land Taxation
 - c. Re-engineering LAS
3. What is Land Tenure? How would you measure Land tenure security? [1+3]
4. Define the term "Land Information System (LIS)". Discuss on the objectives of LIS. [1+3]

SECTION "C"

[4Q. × 6 = 24 marks]

Attempt *ALL* questions.

5. What do you mean by Land Governance? Discuss on the various principle of Good Land Governance. What are the effects of weak Land Governance? [1+2+3]
6. What is Land conflict? Draw an onion diagram showing the root cause of Land conflict? Explain the various Land management tools for solving Land conflict. Discuss on the various conflicts over state property. [1+2+3]
7. What do you mean by UML diagram? Draw activity and use case diagram for subdivision of the parcel. [2+4]
8. Define Land registration. Differentiate between title and deed registration system. Discuss in brief about the ways to improve the deed registration system. [1+1+4]

