



Course Name – Land Laws

Course Code - LLB601

(Semester VI)

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SCHOOL OF LAW
Barasat, Kolkata-700125

Time : 2:30 Hours

[The figure in the margin indicates full marks. Candidates are required to give their answers in their own words as far as practicable.]

Group-A

(Multiple Choice Type Question)

$$1 \times 15 = 15$$

1. Choose the correct alternative from the following :
 - (i) Name the person who, under the system generally known as adhi, barga or bhag, cultivates the land of another person on condition of delivering a share of the produce of the land.
 - a) Raiyat
 - b) Bargadar
 - c) Co-sharer of a raiyat
 - d) Barga
 - (ii) Recall the maximum period for which a raiyat belonging to the Scheduled Tribe may transfer his plot of land by a complete usufructuary mortgage.
 - a) Three years
 - b) Five years
 - c) Seven years
 - d) Nine years
 - (iii) Choose the authority to whom an application for change of area, character of a land may be made under the West Bengal Land Reforms Act, 1955.
 - a) State Government
 - b) Collector
 - c) Revenue Officer
 - d) Land Tribunal
 - (iv) Name the entity to which an appeal shall lie from an order of the Controller in the absence of a Tribunal under the West Bengal Premises Tenancy Act, 1997.
 - a) There is no such appeal
 - b) To the High Court
 - c) To the Appellate Tribunal
 - d) To the Supreme Court
 - (v) Which of the following is included within the definition of the term "premises" in the West Bengal Premises Tenancy Act, 1997.
 - a) A hut
 - b) Gardens
 - c) Supplied furniture
 - d) All of the mentioned
 - (vi) A bargadar can transfer his right of cultivating the plot of land. Infer the truthness of the statement.
 - a) The statement is false
 - b) The statement is true
 - c) The statement is partially true
 - d) The statement is partially false
 - (vii) Illustrate the need for land reforms in India.

- a) To make redistribution of Land to make a socialistic pattern of society. Such an effort will reduce the inequalities in ownership of land. b) To increase productivity of agriculture
- c) To remove rural poverty d) All of the mentioned
- (viii) Outline the suitable objective of Tenancy reforms in India.
- a) Regulation of rent b) Provide security of tenure
- c) Confer ownership to tenants. d) All of the mentioned
- (ix) Outline the concessions and facilities which a Co-operative Farming shall be entitled from the State Government.
- a) Reduction of revenue b) Free technical advice by the experts
- c) Arrangement for better marketing d) All of the mentioned
- (x) A Raiyat transfers his plot of land to a person. Outline the individual among the following who shall have a preferential right of transfer.
- a) Bargadar b) Co-sharer of a raiyat
- c) Raiyat possessing adjoining land d) No such right exists
- (xi) Choose the period within which the hearing of every application made to the Controller under the West Bengal Premises Tenancy Act, 1997 shall be completed.
- a) Six months b) Six months but may be extended
- c) Four months d) Four months but may be extended
- (xii) Identify the one which shall not mean "encumbrance" under the West Bengal Land Reforms Act, 1955.
- a) Lien b) Easement
- c) Rights created by a raiyat on his plot of land d) Rights of the bargadar to cultivate the land
- (xiii) A tenant has deposited the rent with the Controller. Choose the conditions which must be fulfilled for it to be a valid deposit.
- a) Timely deposit b) Particulars stated in application
- c) Both and b d) Either a or b
- (xiv) Choose the section of the West Bengal Premises Tenancy Act, 1997 which provides for creation and termination of sub-tenancies.
- a) Section 25 b) Section 23
- c) Section 26 d) Section 30
- (xv) Identify the appointing authority of the Controller under the Premises Tenancy Act, 1997.
- a) Union Government b) High Court
- c) State Government d) District Magistrate

Group-B

(Short Answer Type Questions)

3 x 5=15

2. Outline the history of rent control legislation in West Bengal. (3)
3. Explain whether tenancy under the West Bengal Premises Tenancy Act, 1997 is heritable or not. (3)
4. Define the term "bargadar" under the West Bengal Land Reforms Act, 1955. (3)
5. Explain the term "apartment" under the West Bengal Apartment Ownership Act, 1972. (3)
6. Categorize the works which cannot be done by an apartment owner without the consent of all the other apartment owners under the West Bengal Apartment Ownership Act, 1972. (3)

OR

- List any four examples which is included within the definition of "common areas and facilities" under the West Bengal Apartment Ownership Act, 1972. (3)

Group-C

(Long Answer Type Questions)

5 x 6=30

7. Explain 'sub-tenancy' and identify its features through case laws. (5)
8. Evaluate the significance of sub-tenancy regulations and its contribution to maintaining transparency and accountability in the rental market under Chapter VII of the West Bengal Premises Tenancy Act, 1997. (5)
9. Assess the settled law for pertaining to exercise of revisional jurisdiction of the High Court by citing the appropriate case. (5)
10. Evaluate the changes which could be incorporated in the record-of-rights under the West Bengal Land Reforms Act, 1955. (5)
11. Explain the mode of partition of plot of land among co-sharers of a raiyat in plot of land under West Bengal Land Reforms Act, 1955. (5)
12. Distinguish between a right acquired under a statute and a right to take advantage of a statute. (5)

OR

Classify the matters which may be provided by bye-laws under Section 13 of the West Bengal Apartment Ownership Act, 1972. (5)

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