



Programme – BBA LL.B.-2021

Course Name – Land Laws

Course Code - BBALLB802

(Semester VIII)

LIBRARY
BRAINWARE UNIVERSITY
SCHOOL OF LAW
Barasat, Kolkata-700125

Time : 2:30 Hours

Full Marks : 60

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[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) What is the primary objective of the West Bengal Land Reforms Act?
 - a) To regulate agricultural prices
 - b) To reform land tenure laws
 - c) To promote industrial growth
 - d) To facilitate urban development
- (ii) What does the West Bengal Land Reforms Act seek to address regarding land tenure?
 - a) Taxation policies
 - b) Environmental conservation
 - c) Legal aspects affected by estate vesting
 - d) Labor laws
- (iii) What is meant by 'vesting of estates' as mentioned in the title under the West Bengal Land Reforms Act?
 - a) Transfer of land to private entities
 - b) Transfer of land ownership to the State
 - c) Abolishment of land ownership
 - d) Transfer of land to religious institutions
- (iv) In what manner does the West Bengal Land Reforms Act consolidate the law related to land reforms?
 - a) By creating confusion in regulations
 - b) By unifying various legal provisions
 - c) By increasing bureaucratic hurdles
 - d) By decentralizing land ownership
- (v) Choose the correct statement regarding the geographical limitations of the West Bengal Land Reforms Act.
 - a) The Act applies to the entire state of West Bengal.
 - b) The Act applies only to Kolkata.
 - c) The Act applies only to rural areas of West Bengal.
 - d) The Act applies to all cities in West Bengal except Kolkata.
- (vi) Choose the type of land transactions regulated by Section 4E of the West Bengal Land Reforms Act.
 - a) Transfers within urban agglomerations used for industrial purposes.
 - b) Transfers of land primarily used for agriculture or as an orchard within specified urban agglomerations.

- c) Transfers of residential properties within rural areas. d) Transfers of land for commercial purposes outside urban agglomerations.
- (vii) Show the condition under which no prosecution shall lie for an offence under Section 4D(1).
a) When an application for transfer has been disposed of within sixty days. b) When the prescribed authority has taken action under sub-section (4) of section 4.
c) When the transfer is made in execution of a civil court decree. d) When the offence is not considered serious by the Collector.
- (viii) Identify the situation under which rent deposits with the Controller are considered valid.
a) When deposited within fifteen days of the due date or return of undelivered rent by postal authority b) When deposited more than thirty days after the due date
c) When deposited with false statements in the application for depositing rent d) When deposited without providing the last rent receipt
- (ix) Select the action a tenant can take if the landlord neglects essential repairs after receiving notice from the Controller.
a) Submit an application for self-repair b) File a police complaint against the landlord
c) Withhold rent until repairs are completed d) Apply for a discount on rent
- (x) Recall what "common areas and facilities" include according to the West Bengal Apartment Ownership Act, 1972.
a) Land, building, easements, utilities, installations, and other necessary parts b) Only the land and the building
c) Corridors, staircases, and entrances d) Only areas accessible by all apartment owners
- (xi) Find what constitutes heritable and transferable property according to West Bengal Apartment Ownership Act, 1972.
a) Each apartment owner's exclusive ownership b) Common areas and facilities
c) Execution of instrument for compliance with Act d) Encumbrance against apartments
- (xii) Show what prohibits partition or subdivision of apartments according to West Bengal Apartment Ownership Act, 1972.
a) Encumbrance against the property b) Creating any work affecting soundness or safety
c) Partition or subdivision of any part of common areas d) Use of common areas without hindrance
- (xiii) Tell the consequence of rejecting a Declaration according to West Bengal Apartment Ownership Act, 1972.
a) Order issued for immediate registration b) Communication of rejection to the owner
c) Appeal to appellate authority d) Entertain claim of benamdar against real owner
- (xiv) Choose the correct application of rules under West Bengal Apartment Ownership Act, 1972?
a) State Government making rules for carrying out the purposes of the Act b) Local authority making rules for assessment
c) Individual apartment owners making rules for common expenses d) Board of Managers making rules for administration
- (xv) Tell the provision applicable for resolving doubts which arise according to Section 18 of West Bengal Apartment Ownership Act, 1972.
a) Transfer of Property Act, 1882 b) State Government Act
c) Local Authority Act d) Municipal Act

Group-B
(Short Answer Type Questions)

3 x 5=15

2. Define the term "bargadar" as per Section 2(2) of the West Bengal Land Reforms Act. (3)
3. Define the term "co-sharer of a raiyat in a plot of land" as per Section 2(6) of the West Bengal Land Reforms Act. (3)
4. Summarize the conditions and modes associated with "personal cultivation" under Section 2(8) of the West Bengal Land Reforms Act. (3)
5. Illustrate the process outlined in Section 17 of the West Bengal Land Reforms Act for termination of cultivation by bargadars. (3)
6. Explain the significance of fair rent regulations outlined in Chapter VI of the West Bengal Premises Tenancy Act, 1997. (3)

OR

Explain the procedure for payment or deposit of rent as outlined in the West Bengal Premises Tenancy Act, 1997. (3)

Group-C
(Long Answer Type Questions)

5 x 6=30

7. Explain the concept of "personal cultivation" as defined under Section 2(8) of the West Bengal Land Reforms Act. (5)
8. Relate the significance of Section 16 of the West Bengal Land Reforms Act in ensuring fair division of produce. (5)
9. Define the term "ceiling area" as per Section 14M of the West Bengal Land Reforms Act and explain its significance in regulating land ownership. (5)
10. Examine the grounds for eviction outlined in Chapter III of the West Bengal Premises Tenancy Act, 1997, and discuss the significance of each ground in safeguarding the interests of landlords and tenants. (5)
11. Appraise the role of the Association of Apartment Owners in the West Bengal Apartment Ownership Act, 1972. (5)
12. Assess the role of the Controller in facilitating the resolution of disputes related to rent determination under the West Bengal Premises Tenancy Act, 1997. (5)

OR

Analyze the provisions regarding restoration of possession and compensation under Section 10 of the West Bengal Premises Tenancy Act, 1997, in light of tenant rights and landlord obligations. (5)
