



BRAINWARE UNIVERSITY

Term End Examination 2023

Programme – BBA LL.B.-2019

Course Name – Land Laws

Course Code - BBALLB802

(Semester VIII)

Full Marks : 60

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 x 15=15

1. *Choose the correct alternative from the following :*

- (i) Identify the section of West Bengal Land Reforms Act,1955 which has laid down right of purchase by co- sharer or contiguous tenant
- | | |
|--|--|
| a) Section 8 of West Bengal Land Reforms Act,1955 | b) Section 9 of West Bengal Land Reforms Act,1955 |
| c) Section 10 of West Bengal Land Reforms Act,1955 | d) Section 11 of West Bengal Land Reforms Act,1955 |
- (ii) Identify the meaning of Mutatis mutandis
- | | |
|---|-----------------------------------|
| a) Making necessary alterations while not affecting the main point at issue | b) Unlimited transformation |
| c) Having same opinion in different situation | d) Equal distribution of property |
- (iii) Identify the section of West Bengal Land Reforms Act,1955 in which the term "Raiyat" has been defined.
- | | |
|----------|----------|
| a) 2(9) | b) 2(10) |
| c) 2(11) | d) 2(12) |
- (iv) Identify the time period in Section 8 of WBLR Act, 1955
- | | |
|---------------|------------------|
| a) Two months | b) Three months |
| c) Six months | d) Twelve months |
- (v) Select the subject matter of section 6 of The West Bengal Apartment Ownership Act, 1972
- | | |
|-------------|--|
| a) benamdar | b) Compliance with bye laws, covenants |
| c) landlord | d) tenant |
- (vi) Select the subject matter of section 7 of The West Bengal Apartment Ownership Act, 1972
- | | |
|-------------|----------------------------|
| a) benamdar | b) Certain work prohibited |
| c) landlord | d) tenant |
- (vii) Select the subject matter of section 8 of The West Bengal Apartment Ownership Act, 1972
- | | |
|-------------|-----------------------------------|
| a) benamdar | b) encumbrance against apartments |
|-------------|-----------------------------------|

- c) landlord
(viii) Select the subject matter of section 9 of The West Bengal Apartment Ownership Act, 1972
a) benamdar
c) landlord
- d) tenant
b) Common profits and expenses
d) tenant
- (ix) Select the subject matter of section 10 of The West Bengal Apartment Ownership Act, 1972
a) benamdar
c) landlord
- b) Contents of Declaration
d) tenant
- (x) Select the subject matter of section 11 of The West Bengal Apartment Ownership Act, 1972
a) benamdar
c) landlord
- b) Withdrawal from the provisions of the Act
d) tenant
- (xi) Select the subject matter of section 12 of The West Bengal Apartment Ownership Act, 1972
a) benamdar
c) landlord
- b) Contents of Declaration etc
d) tenant
- (xii) Predict the section of obligation of tenant under West Bengal Premises Tenancy Act, 1997
a) 5
c) 4
- b) 6
d) 3
- (xiii) Predict the section of obligation of landlord under West Bengal Premises Tenancy Act, 1997
a) 3
c) 5
- b) 4
d) 6
- (xiv) Identify the section of Transferability of plot of land of a Raiyat under The West Bengal Land Reforms Act, 1955
a) section 5 of The West Bengal Land Reforms Act, 1955
c) section 7 of The West Bengal Land Reforms Act, 1955
- b) section 6 of The West Bengal Land Reforms Act, 1955
d) section 8 of The West Bengal Land Reforms Act, 1955
- (xv) Identify the case where it is held that As idol is not a living person, dedication of property to deity is not a transfer
a) Harihar Prasad s. Sri Guru Granth AIR 1930 Pat 610
c) Sabitri Bala Roy s Gouri Sankar Dutta (1988) 1 CHN 222
- b) Bulu Kundu s. Nirmal Kumar Kundu 2000 CWN 776
d) Bal Krishna Karup s State of Kerala AIR 1977 Ker 13

Group-B

(Short Answer Type Questions)

3 x 5=15

2. Explain maintenance and preservation of land under the West Bengal Land Reforms Act, 1955 (3)
3. Explain permission for change of area, character or use of land under the West Bengal Land Reforms Act, 1955 (3)
4. Discuss the process of Transferability of plot of land of a Raiyat under The West Bengal Land Reforms Act, 1955 (3)
5. Discuss case in which Pre-emption has been decided on merit by statutory right (3)
6. Analyze the term tenant as provided in The West Bengal Premises Tenancy Act, 1997 (3)

OR

- Analyze the term landlord as provided in The West Bengal Premises Tenancy Act, 1997 (3)

Group-C

(Long Answer Type Questions)

5 x 6=30

7. Explain the obligations of “tenant” as provided in The West Bengal Premises Tenancy Act, 1997 (5)
8. State the transfer of property by Scheduled Tribes under the West Bengal Land Reforms Act,1955 (5)
9. Interpret Essential Supply and service under the West Bengal Apartment ownership Act,1972 (5)
10. Analyze the object of West Bengal Premises Tenancy Act,1997 (5)
11. Evaluate the right of Bargadar under the West bengal Land Reforms Act,1955 (5)
12. Analyze the object of land reform in West Bengal (5)

OR

- Analyze the utility of land reform of the West Bengal Land Reforms Act,1955 (5)
