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**BRAINWARE UNIVERSITY****Term End Examination 2025-2026****Programme – LL.B.-2023****Course Name – Land Laws****Course Code - LLB601****(Semester VI)****LIBRARY
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SCHOOL OF LAW
Parasat, Kolkata- 700125****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) Summarize the primary objective of the land ceiling provisions in the West Bengal Land Reforms Act, 1955.
 - a) Revenue
 - b) Equality
 - c) Industry
 - d) Farming
- (ii) Recall the legal definition of 'Land' in the West Bengal Land Reforms Act, 1955.
 - a) Section 2(7)
 - b) Section 5
 - c) Section 1
 - d) Section 10
- (iii) Relate the payment of land revenue as of the statutory rights of a Raiyat under the West Bengal Land Reforms Act, 1955.
 - a) Liability to pay
 - b) Optional to Pay
 - c) State gift
 - d) No revenue
- (iv) Identify the ceiling limit for a family of two members under the West Bengal Land Reforms Act, 1955.
 - a) 2.50 hectares
 - b) 5 hectares
 - c) 7 hectares
 - d) 10 hectares
- (v) Show the effect of death on a land dispute case under the West Bengal Land Reforms Act, 1955.
 - a) Heirs joined
 - b) Case ends
 - c) State wins
 - d) Sold
- (vi) Distinguish between residential and commercial rent limits under the West Bengal Premises Tenancy Act, 1997.
 - a) 6.5k vs 10k
 - b) Equal
 - c) 1k vs 5k
 - d) No limit
- (vii) What is the limit for Kolkata residential rent coverage under the West Bengal Premises Tenancy Act, 1997?
 - a) Rs. 6500
 - b) Rs. 1000

- c) Rs. 10000 d) Rs. 5000
- (viii) Select a correct option of a case relating to "Deemed Vacancy" under the West Bengal Premises Tenancy Act, 1997.
- a) Legal fiction b) Real vacancy
c) Holiday d) Party
- (ix) List the members included in 'Tenant's Family' under the West Bengal Premises Tenancy Act, 1997.
- a) Spouse/Children b) Friends
c) Office staff d) Neighbors
- (x) Name the authority for summary trial under the West Bengal Premises Tenancy Act, 1997.
- a) Rent Controller b) Police
c) SDO d) BDO
- (xi) Name the section for 'Bye-laws' in the West Bengal Apartment Ownership Act, 1972.
- a) Section 13 b) Section 1
c) Section 5 d) Section 10
- (xii) Choose a case of unauthorised structural alteration under the West Bengal Apartment Ownership Act, 1972, in the absence of:
- a) Freely given written consent b) No consent
c) Police permission d) Oral consent
- (xiii) Choose the legal status of basement parking under the West Bengal Apartment Ownership Act, 1972.
- a) Generally common b) Private
c) Shop d) Road
- (xiv) What is the share in 'Common Profits' under the West Bengal Apartment Ownership Act, 1972?
- a) Percentage interest b) Equal
c) 0 d) 1
- (xv) Name the penalty for violating the West Bengal Apartment Ownership Act, 1972.
- a) Fine b) Jail
c) Death d) No penalty

Group-B

(Short Answer Type Questions)

3 x 5=15

2. Outline the primary objective of The West Bengal Premises Tenancy Act, 1997. (3)
3. Who is a 'Revenue Officer' under The West Bengal Land Reforms Act, 1955? (3)
4. Define 'Land' as per The West Bengal Land Reforms Act, 1955. (3)
5. Apply the rule of 'Pre-emption' in a land sale scenario. (3)
6. Analyze 'Land Ceiling' effectiveness in preventing monopolies. (3)

OR

Analyze protection for Bargadars against arbitrary eviction. (3)

Group-C

(Long Answer Type Questions)

5 x 6=30

7. Interpret the rights and liabilities of a Raiyat under The West Bengal Land Reforms Act, 1955. (5)
8. Explain the State's role in stopping 'Fragmentation' of land per The West Bengal Land Reforms Act, 1955. (5)
9. Evaluate the role of West Bengal Premises Tenancy Act, 1997 to a 'Sub-letting' dispute. (5)
10. Analyze the recent judgments to explain modern tenant relations under the 1997 Act. (5)
11. Analyze the shift from the 1955 Act (Rural) to the 1997 Act (Urban). (5)

12. Categorize 'Tenancy' types and specific protections in The West Bengal Premises Tenancy Act, 1997. (5)

OR

- Inspect recent judgments on 'Fair Rent' inflation adjustments. (5)

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