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SCHOOL OF LAW
 Parasat, Kolkata- 700125

Term End Examination 2025-2026**Programme – BBA LL.B.-2021/BBA LL.B.-2022/B.A. LL.B.-2022****Course Name – Land Laws****Course Code - BBALLB802/BALLB802****(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) 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) Recall the condition attached to 'personal cultivation' under the West Bengal Land Reforms Act.
- | | |
|--|--|
| a) The person must reside outside the locality where the land is situated. | b) The person or a member of his family should reside for the greater part of the year in the locality where the land is situated. |
| c) There is no condition attached to personal cultivation. | d) The person must not reside in West Bengal. |
- (iii) Choose the correct statement regarding the definition of 'co-sharer of a raiyat in a plot of land' under the West Bengal Land Reforms Act.
- | | |
|---|---|
| a) The defined person must be the raiyat. | b) The defined person shares undemarcated interest with the raiyat. |
| c) The defined person must own the land. | d) The defined person must be a resident of West Bengal. |
- (iv) Infer the consequence of the Collector's failure to dispose of an application within sixty days under Section 4E.
- | | |
|---|--|
| a) Automatic approval of the land transfer. | b) Automatic rejection of the land transfer. |
| c) Imposition of fines on the applicant. | d) Authorization for the registering authority to proceed with the registration. |
- (v) Find out the primary requirement for the validity of a transfer of land by a raiyat belonging to a Scheduled Tribe under Section 14D(1) under the West Bengal Land Reforms Act, 1955..
- | | |
|--|---|
| a) The transfer must be approved by the local community. | b) The transfer must be orally declared in the presence of witnesses. |
|--|---|

- c) The transfer must be through a registered instrument.
- d) The transfer must be written on a non-stamped paper.
- (vi) Outline the action required if a question arises regarding the raiyat's tribal status or compliance with Chapter IIA during registration or legal proceedings.
- a) Refer such questions to the Revenue Officer mentioned in section 14C.
- b) Ignore the question and proceed with registration.
- c) Consult with the local politician for guidance.
- d) Reject the application for registration immediately.
- (vii) Choose the correct definition of 'family' as per Section 14K(c) of the West Bengal Land Reforms Act, 1955.
- a) Raiyat and his siblings
- b) Raiyat, his wife, and adult children
- c) Raiyat, his wife, minor sons, and unmarried daughters
- d) Raiyat, his parents, and siblings
- (viii) Select the authority which has the power to determine irrigated areas.
- a) The State Government
- b) The Prescribed Authority
- c) The Appellate Authority
- d) The Official Gazette
- (ix) List the disputes covered under Section 18 of the West Bengal Land Reforms Act.
- a) Disputes related to land ownership
- b) Disputes between family members
- c) Disputes between bargadars and landowners
- d) Disputes between tenants and landlords
- (x) Choose the definition of "Fair Rent" as per the West Bengal Premises Tenancy Act, 1997.
- a) Rent determined under Section 17 of the Act
- b) Rent received by the landlord
- c) Rent paid by the tenant
- d) Rent set by the local municipality
- (xi) When can a landlord not initiate eviction proceedings based on personal occupation grounds?
- a) Within one year of premises acquisition through transfer
- b) Within two years of the tenant's non-residency
- c) Within three years of rental default
- d) Within six months of notice to vacate
- (xii) Identify the authority to which an appeal can be made if no Tribunal is provided under the West Bengal Premises Tenancy Act, 1997..
- a) District Court
- b) Supreme Court
- c) High Court
- d) Local Court
- (xiii) Show the category of areas designated as "limited common areas and facilities".under West Bengal Apartment Ownership Act, 1972
- a) Areas reserved for exclusive use of certain apartment owners
- b) Areas accessible to all apartment owners, but with restrictions
- c) Areas not covered by the Act
- d) Areas only accessible by the building owner
- (xiv) Select the correct meaning of the term "Declaration" as mentioned in the West Bengal Apartment Ownership Act, 1972.
- a) Instrument by which the property is subjected to the Act's provisions
- b) Public announcement made by the Association of Apartment Owners
- c) Formal agreement between tenants and building owner
- d) Certificate issued by the government confirming apartment ownership
- (xv) Find the consequence of withdrawing a property according to West Bengal Apartment Ownership Act, 1972.
- a) Property becomes owned in common by apartment owners
- b) Property is sold
- c) Property is transferred to state government
- d) Property becomes a separate unit for assessment

2. A' sells his land to 'B' (a stranger). 'C' is an adjoining owner. Can 'C' claim pre-emption? (3)
Answer with reference to the suitable provisions of the West Bengal Land Reforms Act 1955.
3. Explain the content of Article 39 (b) and (c) of the Constitution of India and discuss how they relate to the objectives of the West Bengal Land Reforms Act. (3)
4. Define the term "bargadar" as per Section 2(2) of the West Bengal Land Reforms Act. (3)
5. Explain the significance of Section 15A of the West Bengal Land Reforms Act, 1955 in protecting the rights of bargadars' lawful heirs upon the bargadar's demise. (3)
6. A tenant has not paid rent for 6 months but claims the landlord refused to accept it. Analyse the facts and refer the suitable provisions of the West Bengal Premises Tenancy Act to answer: a. Whether the landlord can evict the tenant on the ground of non-payment of rent? (3)
b. What are the remedies available to a tenant in case of refusal by the landlord to accept the rent?

OR

A tenant sublets a room to a cousin without the landlord's written consent. Examine the validity of the sub-letting with reference to the suitable provisions of the West Bengal Premises Tenancy Act, 1997. (3)

Group-C

(Long Answer Type Questions)

5 x 6=30

7. What are the different modes of transfer permissible by the raiyat belonging to the Scheduled Tribe under the West Bengal Land Reforms Act, 1955. Also, list the reasons for imposition of such restriction on transfer. (5)
8. A tenant of the first floor of a building approached the court seeking relief to compel the landlord to allow him car parking in the compound of the ground floor. Interpret whether such car parking comes within the purview of the essential supply and service which is required to be maintained by the landlord. (5)
9. Discuss the mutual rights and obligations of landlord and tenant under the West Bengal Premises Tenancy Act, 1955. (5)
10. A tenant discovers that the roof of the rented house is leaking severely, but the landlord refuses to fix it despite multiple requests. Outline the possible course of action for the tenant in this regard by referring to the relevant provisions of the West Bengal Premises Tenancy Act, 1997. (5)
11. Categorize the rights and obligations of apartment owners under the West Bengal Apartment Ownership Act, 1972. (5)
12. An owner decides to sell their apartment but intends to keep the "undivided interest" in the common garden for themselves. Assess the legality of this. (5)

OR

Evaluate the role of the Controller in overseeing rent-related matters under the West Bengal Premises Tenancy Act, 1997, with reference to the powers and responsibilities vested in this authority. (5)

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