



## BRAINWARE UNIVERSITY

**Term End Examination 2021 - 22**

**Programme – Bachelor of Law**

**Course Name – Land Laws**

**Course Code - LLB604**

**( Semester VI )**

**Time allotted : 1 Hrs.15 Min.**

**Full Marks : 60**

[The figure in the margin indicates full marks.]

### **Group-A**

(Multiple Choice Type Question)

1 x 60=60

*Choose the correct alternative from the following :*

- (1) According to The West Bengal Land Reforms Act, 1955 "Land" includes
- a) Tank, Tank-fishery, fishery, homestead
  - b) breeding, poultry farming, dairy
  - c) mill, factory, workshop, hat bazar, ferries, tolls or land having any other Sairati interest
  - d) All of these
- (2) As idol is not a living person, dedication of property to deity is not a transfer, it was decided in
- a) Harihar Prasad vs. Sri Guru Granth AIR 1930 Pat 610
  - b) Bulu Kundu vs. Nirmal Kumar Kundu 2000 CWN 776
  - c) Sabitri Bala Roy vs Gouri Sankar Dutta (1988) 1 CHN 222
  - d) Bal Krishna Karup vs State of Kerala AIR 1977 Ker 13
- (3) Revenue Officer has a power to
- a) set aside improper transfers by raiyat.
  - b) Allow the Raiyat in all manner
  - c) Waived off taxes
  - d) Peruse Documents
- (4) Pre-emption is to be decided on merit by statutory right, it was decided in the case of
- a) Hussain Ali vs Kedar Ali (1987) 2 CLJ 465
  - b) Samsul Haque vs. Hossain Ali Mondal (2000) 1 CLJ 632.
  - c) Anwar Kureshi vs. State (1978)
  - d) Nijam Ali vs Samsur Alam (1986)
- (5) Mutatis mutandis means
- 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
- (6) Section \_\_ lays down Transferability of plot of land of a Raiyat







- a) 31A  
c) 300A
- b) 31B  
d) 299A
- (18) Chapter \_\_\_\_ of WBLR Act, 1955 deals with the rights of Bargadar and protective measures  
a) Chapter II  
c) Chapter 3  
b) Chapter 2(B)  
d) Chapter 4
- (19) Section 16 of WBLR Act, 1955 deals with the method for \_\_\_\_ and delivery of the produce cultivated by the Bargadar in between the Bargadar and the owner  
a) Division  
c) supply  
b) Storage  
d) inspection
- (20) Cultivation by a Bargadar can be terminated if  
a) The Bargadar has without any reasonable cause failed to cultivate the land or not using for agricultural purpose  
c) That the Bargadar has failed to tender or deposit to the full extent the share of the produce as required  
b) That the land is not cultivated by the Bargadar personally  
d) All of these
- (21) The officer or Authority deciding the dispute under section 18 of WBLR Act, 1955 is a  
a) Judicial body  
c) Executive body  
b) Quasi-judicial body  
d) Legislative body
- (22) According to section 19B, if there are more than one applicant then the Bargadar, who has cultivated the land for the longest period shall get \_\_\_\_ of restoration  
a) Personal right  
c) Preferential right  
b) Paid right  
d) Provisional right
- (23) Section \_\_\_\_ of WBLR Act, 1955 specifies different rule of revenue which are applicable in different categories of plot of land  
a) 20  
c) 29  
b) 25  
d) 23
- (24) The term consolidation has been defined under section \_\_\_\_ of WBLR Act, 1955  
a) 2(4)  
c) 2(7)  
b) 2(5)  
d) 2(9)
- (25) The supreme court observed that "Compensation" means Full and fair equivalent of property taken it was held in  
a) State of West Bengal vs Bela Banerjee (1954)  
c) Hari nath Tripathi vs State (1997)  
b) Sukumar Sen vs M.Majumdar (2009)  
d) M.D Amin vs Kausar Ali (2007)
- (26) Where is the West Bengal Premises Tenancy Act, 1997 come applied?  
a) Areas within Calcutta Municipal Corporation  
c) Areas within other Municipal Corporation governed by the West Bengal Municipal Act, 1993  
b) Areas within Calcutta Municipal Corporation  
d) All of these
- (27) In which section landlord is defined?  
a) 2(b)  
c) 2 ( c )  
b) 2(d)  
d) 2(g)
- (28) In which section tenant is defined?  
a) 2(g)  
b) 2(b)



- c) 2(d) d) 2(f)
- (29) Who appoints controller?  
a) State Govt.  
b) Union Govt.  
c) High Court  
d) District Magistrate
- (30) Which section provides for mode and manner of fixation of fair rent?  
a) 17  
b) 18  
c) 19  
d) 20
- (31) At the event of tenant's death which of his relative can be also included within the definition of tenant?  
a) son and daughter  
b) spouse and parents  
c) widow of pre-deceased son?  
d) All of these
- (32) Which the exemption section of the West Bengal Premises Tenancy Act, 1997?  
a) 3  
b) 4  
c) 5  
d) 6
- (33) Obligation of landlord is provided in which section?  
a) 6  
b) 5  
c) 4  
d) 3
- (34) Right to recover immediate possession is governed by which section of the the West Bengal Premises Tenancy Act, 1997?  
a) 8  
b) 9  
c) 10  
d) 11
- (35) Initial Fair rent shall be revised at which rate?  
a) @ 5% / 3 years  
b) @ 2% / 3 years  
c) @ 5% / 2 years  
d) @ 6% / 3 years
- (36) Section 44 bars jurisdiction of civil courts in respect of certain matters. These matters are:  
a) Fixation of fair rent in relation to premises to which W.B.P.T Act applies  
b) Any other matter which the controller is empowered by this Act to decide  
c) Grant of injunction by the controller under this Act  
d) All of these
- (37) Which is the Section for appeal, review and revision?  
a) Section 45  
b) Section 46  
c) Section 43  
d) Section 44
- (38) When shall Appeal from final order of the Controller lie?  
a) within 30 days from the order of the controller  
b) within 180 days from the order of the controller  
c) within 40 days from the order of the controller  
d) within 60 days from the order of the controller
- (39) Creation and termination of sub-tenancies to be notified under which section?  
a) Section 26  
b) Section 27  
c) Section 28  
d) Section 29
- (40) How much compensation does tenant has to pay landlord for cutting of Essential Supply and service ?  
a) Rs. 2000  
b) Rs. 1000  
c) Rs. 6000  
d) Rs. 5000



- (41) In which case the Calcutta High Court held rent has to be reasonable to both the landlord and the tenant?
- Subramaniam V. Rajaram
  - Ekin Box Mondal V. Dharam Pal
  - Debabrata Mukherjee v. Arup Guha
  - Priyabala Ghosh v. Bajrangelal Singhanian
- (42) What is the limitation period in eviction suit?
- 2 years
  - 3 years
  - 1 years
  - None of these
- (43) W.B.P.T Act 1997 was amended in the year \_\_\_\_\_
- 2010
  - 2009
  - 2002
  - 2005
- (44) Premises do not include \_\_\_\_\_
- room in hotel
  - bare land
  - undivided share property
  - All of these
- (45) Landlord means a person who includes \_\_\_\_\_
- a person who is entitled to receive rent on his own account
  - a person who entitled to receive rent not on his own account but on account of others
  - both
  - neither
- (46) The Model Tenancy Act 2021 has \_\_\_\_\_ Schedules
- 2
  - 3
  - 1
  - 0
- (47) \_\_\_\_\_ has become the first Indian state to adopt the Model Tenancy Act
- West Bengal
  - Maharashtra
  - Rajasthan
  - Assam
- (48) \_\_\_\_\_ deals with essential repairs
- Chapter IV
  - Chapter IX
  - Chapter IV
  - Chapter IV
- (49) An Act to provide for the ownership of an individual apartment and to make such apartment \_\_\_\_\_ property.
- heritable
  - transferable
  - both of these
  - none of these
- (50) An apartment owner holding any unit in accordance with the provisions of the Apartment Ownership Act cannot seek \_\_\_\_\_.
- extention
  - termination
  - partition
  - entitlement
- (51) The West Bengal Premises Tenancy Act, 1997 is \_\_\_\_\_ of 1997
- Act 36
  - Act 37
  - Act 38
  - Act 39
- (52) Every landlord shall issue \_\_\_\_\_
- demand premium for giving consent to the subletting of whole or part of the premises by the tenant
  - keep the premises in good and tenable condition
  - take measures for due maintenance of essential supply or service
  - Only 2 and 3



- (53) Tenant may be evicted for default in payment of rent for \_\_\_\_\_
- a) 3 months within 1 year
  - b) 3 rental period within 3 years
  - c) Both 1 & 2
  - d) 6 months within 1 year
- (54) Landlord may evict tenant if he reasonably requires premises for own occupation and he is not in possession of any suitable accommodation \_\_\_\_\_
- a) within the same Municipal Corporation
  - b) any other area within 10km from such premises
  - c) Either 1 or 2
  - d) Neither 1 nor 2
- (55) Section 17 (4A) and (4B) is fixation of fair rent of premises used for \_\_\_\_\_
- a) commercial purpose
  - b) residential purpose
  - c) storage purpose
  - d) non -residential purpose
- (56) Section 17 (4B) deals with premises constructed \_\_\_\_\_
- a) before 1984
  - b) in or before 1984
  - c) after 1984
  - d) after 1985
- (57) Under Section 17 (4B) fixation of fair rent of premises is done by adding to the rent on 01.07.1986 \_\_\_\_\_ times
- a) 3
  - b) 4
  - c) 5
  - d) 6
- (58) Fair rent shall be revised every \_\_\_\_\_ years
- a) 3
  - b) 4
  - c) 5
  - d) 2
- (59) Section \_\_\_\_\_ deals with deposit rent by tenant
- a) 19
  - b) 20
  - c) 21
  - d) 22
- (60) Section \_\_\_\_\_ deals with payment of rent
- a) Section 23
  - b) Section 24
  - c) Section 25
  - d) Section 26