

LL.B. (Hons.) SECOND SEMESTER EXAMINATIONS, 2022

Subject: Law

Course ID: 22715

Course Title: Land Laws including Tenure & Tenancy System (LB205H)

Full Marks: 80

Time: 3 Hours

The figures in the margin indicate full marks

Answer any five questions.

1] A) What are the rights of a Raiyat in respect of his Land?

B) Write the consequences if a Raiyat owes land in excess of ceiling area.

C) State the procedures under the West Bengal Land Reforms Act 1955 for the consolidation of fragmentary holding? (4+6+6)

2] A) What safeguards are given to a Bargadar for the plots of land cultivated by him?

B) If a Bargadar dies at the time when cultivation of land by him was continuing then as per the provisions of W.B. Land Reforms Act.1955 who will cultivate the land in place of the deceased Bargadar? (8+8)

3] A) What are ground of eviction of the tenant under the provisions of W.B Premises Tenancy Act 1997 ?

B) When can a tenant get the benefit of protection against eviction under Sec.7 of W.B. Premises Tenancy Act.1997? (10+6)

4] A) what are the remedies available to a tenant under the W.B Premises Tenancy Act.1997 where the landlord refuses to accept rent?

B) What are the procedures to be followed by a landlord if he intends to increase the rent of tenanted premises?

C) Can a landlord refused to accept rent on the ground that the premises need immediate repair? (8+4+4)

5] A) State the provisions under the W.B. Apartment Ownership Act.1972 for withdrawal of property from the provisions of the Act. What is the effect of such withdrawal?

B) Write the provisions related to Control and supersession under W.B.A.O. Act. 1972? (10+6)

6] A) what are the common areas and facilities as stated under W.B.A.O Act.1972?

B) Explain The Following: - (4+4)

i) Apartment

ii) Benamdar of an Apartment (8+8)

7] A) What are the salient features of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013?

B) What factors are considered while determining compensation under the Act. (8+8)

8] A) Discuss the procedure and manner of rehabilitation and resettlement under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013?

B) Discuss the powers and composition of Authority under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013? (8+8)