

2021

LAND LAWS INCLUDING CEILING AND OTHER LOCAL LAWS

Fifth Paper

Full Marks : 80

The figures in the margin indicate full marks.

*Candidates are required to give their answers in their own words
as far as practicable.*

Group-A

Answer **any two** questions:

1. (a) Who is a Raiyat ? Discuss the rights of Raiyat in respect of his plot of land.
(b) State the Ceiling area, i.e the extent of land which a Raiyat is entitled to hold under the West Bengal Land Reforms Act, 1955. 8+8
2. What is right of Pre-emption ? Write a note on the right of Pre-emption by a Co-sharer or Contiguous-tenant as provided under the West Bengal Land Reforms Act, 1955. 16
3. Write short notes on **any four**: 4×4
 - (a) Consolidation
 - (b) Standard Hectare
 - (c) Revenue Officer
 - (d) Land
 - (e) Family
 - (f) Personal Cultivation
 - (g) Record of Rights.
4. (a) Who is a Bargadar ? How should the shares of product be divided between a Raiyat and his Bargadar?
(b) Whether the right of cultivation of land by a Bargadar is heritable and transferable? (4+8)+4

Group-B

Answer **any two** questions:

5. (a) Who is Tenant ? Who are the persons who can continue to be a tenant after the death of original tenant in the tenanted premises?—Discuss both the laws regarding residential and non-residential premises.
(b) Discuss the obligation of Landlord as imposed upon him by the West Bengal Premises Tenancy Act, 1997. 12+4

Please Turn Over

6. (a) Mention the law relating to fixation of fair rent as provided under the West Bengal Premises Tenancy Act, 1997. 8+4+4
- (b) What is the usual time to pay fair rent by the Tenant?
- (c) Is there any remedy to the Tenant if rent has already been paid by him to the Landlord in excess of fair rent?
7. Write notes on *any two* of the following: 8+8
- (a) Restoration of Possession by Tenant and Compensation
 - (b) Objects and reasons of the West Bengal Premises Tenancy Act, 1997
 - (c) Tenant's protection against eviction
 - (d) Deposit of rent by Tenant on refusal by the Landlord.
8. (a) How can a landlord increase the rent of his tenanted premises?
- (b) Is short payment of rent by a tenant valid?
- (c) What are the provisions regarding notice of giving up possession by Tenant?
- (d) Discuss the importance of 'Notice to quit' for the purpose of eviction. 4+2+4+6

Group-C

Answer *any one* question:

9. (a) Define Apartment and distinguish it from a Flat.
- (b) What do you mean by Common Areas and Facilities? (4+4)+8
10. Write short notes on *any four* from the following: 4×4
- (a) Apartment
 - (b) Owner
 - (c) Promoter
 - (d) Declaration
 - (e) Bye Laws
 - (f) Separate Assessment.
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