

Paper –306
Land Laws including Tenure & Tenancy System
(Honours Paper - I)

Full Marks: (Written 80+Internal 20) =100. Credit-5

1. The West Bengal Land Reforms Act, 1955:

- Introduction and Definitions
- Rights of Raiyat in respect of Land
- Permission for change of Area, character or use of Land
- Bar to Registration
- Transferability of plot of Land of a Raiyat
- Limitations on mortgage of Raiyat plot of Land.
- Right of Purchase by Co-Sharer or Contiguous Tenant
- Restriction on alienation of land by Scheduled Tribes
- Ceiling on Land held by a Raiyat.
- Bargadars
- Principles of distribution of Vested Lands.

2. The West Bengal Premises Tenancy Act, 1997:

- Definitions
- Obligations of Landlord and Tenant
- Control of eviction of Tenants
- Provisions regarding Rent-Fixation of Fair Rent, Revision of Fair Rent
- Deposit of Rent by Tenant
- Sub-Tenancies
- Essential Repairs
- Appeal, Revision and Review

3. The West Bengal Apartment Ownership Act, 1972:

- Application of the Act

- Definition-Apartment, Association of Apartment Owners, Common Areas and Facilities, Declaration, Promoter, Owner
- Apartment as a Heritable and Transferable Property
- Common Areas and Facilities
- Declaration-Contents of Declaration, Submission before the Competent Authority, Registration of Declaration
- Withdrawal from the provisions of the Act
- Bye-laws
- Penalty

4. West Bengal Real Estate Regulatory Authority:

- Objectives, Definitions, Registration, Provisions of Rights and Regulation.

Suggested Readings:

Bare Acts

- NOTE-** 1. Questions are to be set taking from each unit of the syllabus of a paper
2. Number of Questions to be set- 12 questions x 2 marks (for answering 10 questions) and 8 Questions x12 marks (for answering 5 questions).
 3. Amendment of Law, if any, shall be deemed to revise the relevant syllabus automatically.