

2024

LAW

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

Paper - 306

(NEW SYLLABUS)

Full Marks : 80

Time : 3 Hours

The figures in the right-hand margin indicate marks.

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

Answer **Q. No. 1** and any **five** from the rest.

1. Answer any **ten** questions: 2×10=20

- a) What do you mean by tenant?
- b) What is 'ceiling area'?
- c) Define 'raiyyat'.
- d) Define apartment.
- e) What is RoR?
- f) What is 'sub tenancy'?
- g) Write a note on WB RERA.
- h) Who is a 'bargadar'?
- i) What is 'fair rent'?
- j) Define 'ownership'.
- k) Define 'flat'.
- l) What is essential repairs?

[Turn over]

2. Discuss in detail how shares of product be divided between raiyat and his bargadar. Whether right of cultivation of land by a bargadar is heritable and transferable? $8+4=12$
3. What is right of pre-emption? Mention the types of transfers where the right of Pre-emption cannot be enjoined. $4+8=12$
4. Write a note on restrictions on alienation of land by scheduled tribes. 12
5. What are the obligations imposed upon landlord under the West Bengal Premises Tenancy Act, 1997? 12
6. Discuss the grounds of eviction of tenant. 12
7. An apartment transferable and heritable property—discuss. 12
8. Define Declaration. What are the contents of declaration under the West Bengal Apartment Ownership Act, 1972? $4+8=12$
9. Write short notes on any three: $4 \times 3 = 12$
 - a) Bye laws
 - b) Federation
 - c) Right to recover immediate possession
 - d) Tenant's protection against Eviction
 - e) Rent controller