

2025**LAW****Land Laws including Tenure & Tenancy System
(Honours Paper-I)****Paper - 306**

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: $2 \times 10 = 20$

- a) When did the West Bengal Land Reforms Act come into force?
- b) Is the right of a Bargadar to cultivate land transferable?
- c) What happens to land held in excess of the ceiling area?
- d) What is the 'right of pre-emption'?
- e) What is the 'Record of Rights' (RoR)?
- f) Who is a tenant under the West Bengal Premises Tenancy Act, 1997?
- g) Define 'land lord' under the West Bengal Premises Tenancy Act, 1997.

[Turn over]

- h) Define 'premises' under the West Bengal Premises Tenancy Act, 1997.
 - i) Define 'apartment' under the West Bengal Apartment Ownership Act, 1972.
 - j) Define 'common expenses' under the West Bengal Apartment Ownership Act, 1972.
 - k) Who is an 'allotee' under the WB RERA, 2016?
 - l) Define 'carpet area'.
2. Who is a Raiyat? Discuss the rights in respect of his plot of land. 4+8
3. Who is a Bargadar? Can a Bargadar transfer his right to cultivate the land of a Raiyat to any person? How the share of produce should be divided between Raiyat and Bargadar? 4+2+6
4. Write short note on any **three**: 3×4=12
- a) Ceiling Area
 - b) Encumbrance
 - c) Collector
 - d) Consolidation
 - e) Record of Rights

5. 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. Discuss the obligations of landlord as imposed upon him by the West Bengal Premises Tenancy Act, 1997.

8+4

6. Write a note explaining the grounds on which an eviction suit may be instituted by landlord against the tenant.

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7. Write short note on any **three**: $3 \times 4 = 12$

a) Owner

b) Promoter

c) By-laws

d) Declaration

e) Benamder of an apartment

8. What are the common area and facilities as stated under the West Bengal Apartment Ownership Act, 1972?

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9. Write a note on Real Estate Regulatory Authority.

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