

2023**LAW****Land Laws****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 question no. 1 and any five from the rest.**1. Answer any **ten** questions: $2 \times 10 = 20$

- a) Define Land.
- b) Define "Apartment".
- c) What do you mean by common expenses?
- d) What do you mean by "Operation Barga"?
- e) What do you understand by "Records of Rights"?
- f) What do you understand by "Standard Hectare"?
- g) Define promoter.
- h) What is ceiling area?
- i) Who is Collector?
- j) How much land Bargadar can hold in respect of his barga right?

[Turn over]

- k) What is Pre-emption right?
- l) What do you mean by Conversion of Land?
2. What are the common areas and facilities as stated under the West Bengal Apartment Ownership Act, 1972? 12
 3. Examine the various grounds of eviction of tenant under West Bengal Premises Tenancy Act, 1977. 12
 4. State the provisions of protection against illegal termination of Bargadar under the WBLR Act, 1955 with the help of judicial decisions. 12
 5. Enumerate the provisions relating to fair rent under the West Bengal Premises Tenancy Act, 1997. 12
 6. Discuss various rights which raiyat can enjoy in respect of Land. Is there any limitation to such rights? 12
 7. 'Once a bargadar, always a bargadar'— Explain. 12
 8. Discuss the provision under Section 8 of the WBLR Act regarding right of purchase by co-sharers or contiguous tenant or Bargadar with the help of case laws. 12
 9. Can a Raiyat change the area, character or in the mode of use of his land? Discuss with provisions. 12
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