

2019

LL.B

4th Semester Examination

LAND SYSTEM & LAND LAWS

Paper - 4.4

Full Marks : 80

Time : 3 Hours

*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 *three*

1. (a) What is the definition of bargadar ? Whether the barga right is heritable ? If so to what extent ?
- (b) Explain the grounds for termination of cultivation by a bargadar and its legal consequences under the W.B. LR Act 1955. 6+10
2. (a) Discuss the provisions relating to permissible ceiling limit and vesting of land.

[Turn Over]

- (b) What do you know about the exemptions of ceiling area and ceiling limit in special cases ?

10+6

3. (a) What do you mean by pre-emption and who can exercise the right of pre-emption ?

- (b) What are the cases of transfer where the right of pre-emption does not apply ?

- (c) Discuss the procedure for establishment of the right of pre-emption.

6+4+6

4. (a) What are the modes of transfer of land or any part thereof by a person who is a Schedule Tribe ?

- (b) Discuss whether a Revenue officer has the power to set aside transfer by a Schedule Tribe ?

- (c) A person of S.T. Community gifted some of his property for a college in favour of the department of education, Government of West Bengal. Is the transfer valid ?

6+5+5

5. Write short notes on any *two* of the following :

2×8

- (a) Record of Right

- (b) Formation of a co-operative farming society.
- (c) Partition Suit.

Group - B

Answer any *one*

- 6. In which way a tenant can be evicted and in which way a tenant can get the benefit of protection against eviction ? 16
- 7. (a) What is fair rent and in which way a controller can get the scope for fixing the fair rent ?
(b) In which way a fair rent can be increased ?
(c) When does the fair rent fixed by the controller take effect ? 10+3+3

Group - C

Answer any *one*

- 8. Write short notes on the following : 8+4+4
 - (a) Common areas and facilities.
 - (b) Promoter.
 - (c) Competent Authority.

[Turn Over]

9. (a) "Encumbrance is opposed to ownership"—
Explain the above statement in the light of the
W.B. Apartment ownership Act 1972.
- (b) Distinguish between flat and apartment.
- (c) Whether apartment includes flat ? Discuss.

8+4+4
