

2019

B.A. (General)

6th Semester Examination

LAND SYSTEM AND LAND LAW

Paper - 6.4

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.*

Answer any *five* questions.

**Group - A**

Answer any *three* questions.

1. What is pre-emption ? Who can exercise the right of pre-emption ? To whom the application for right of pre-emption may be filed ? What are the classes of transfer where the right of pre-emption does not apply ?  
4+3+2+7=16
2. What do you mean by the term 'Consolidation of holdings' ? Why is consolidation necessary ?

[ Turn Over ]

Describe the procedures for consolidation of plot of lands. 4+4+8=16

3. (a) Define 'ceiling area'.

(b) "No raiyat to hold land in excess of the ceiling area". Do you support the statement ? Discuss.

6+10=16

4. Discuss the historical background of the West Bengal Land Reforms Act, 1955 in the Context of agrarian system in India. 16

5. Write short note on (any four) : 4×4=16

(a) Encumbrance

(b) Record of Rights

(c) Bargadar

(d) Aluvian

(e) Agriculture year

(f) Personal cultivation.

**Group - B**

Answer any *one* question..

6. Highlight the grounds on which an order or decree may be given by the court for the recovery of possession in favour of the landlord against a tenant. 16
7. Comment on 'Eminent Domain'. What are the limitations on the power of 'Eminent Domain' ? Discuss. 8+8=16

**Group - C**

Answer any *one* question.

8. Explain the following under West Bengal Apartment ownership Act, 1972. 4×4=16
- (a) Promoter.
  - (b) Apartment.
  - (c) Association of Apartment owners.
  - (d) Declaration.

( 4 )

*Or*

Discuss the object and application of West Bengal  
Apartment ownership Act, 1972. 8+8=16

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