



বিদ্যাসাগর বিশ্ববিদ্যালয়

VIDYASAGAR UNIVERSITY

3 Year L.L.B.

4th Semester Examination 2022

LAND SYSTEM AND LAND LAWS

PAPER—4.4

Full Marks : 80

Time : 3 Hours

The figures in the right-hand margin indicate full marks.

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

Illustrate the answers wherever necessary.

Group - A

Answer any *three* questions.

3×16

1. (a) Define “Raiyat”. State the rights and duties of a Raiyat under the West Bengal Land Reforms Act, 1955.

(b) In which way a Raiyat can maintain and preserve his/her plots?

10+6

2. (a) Discuss the provisions for termination of cultivation by a Bargadar.

(b) Elucidate the provisions for restoration of land to the Bargadar?

8+8

3. (a) Define “Ceiling Area” and discuss the provisions relating to permissible Ceiling Limit and vesting of land.
- (b) Discuss the provisions relating to exemption of Ceiling Area and Ceiling Limit in special cases. 8+8
4. Write short notes on any *four* of the following : 4×4
- (a) Standard Hectre
- (b) Personal Cultivation
- (c) Formation of Co-operative Farming Society
- (d) Barga Right
- (e) Record of Rights
- (f) Encumbrances.

Group – B

Answer any *one* question. 1×16

5. (a) Define ‘Premises’.
- (b) State the obligation of landlord and tenants under the West Bengal Premises Tenancy Act, 1997. 4+12
6. Write short notes on any *four* of the following : 4×4
- (a) Fair Rent
- (b) Power of Controller
- (c) Tenant
- (d) Landlord
- (e) Protection of Tenant Against Eviction
- (f) Right to Recover Possession by Landlord.

Group – CAnswer any *one* question.

1×16

7. Define “Common Areas and Facilities” and discuss the provisions relating to common areas and facilities under the West Bengal Apartment Ownership Act, 1972. 16
8. Write short notes on any *four* of the following : 4×4
- (a) Promoter
 - (b) Benamdar of an Apartment
 - (c) Apartment
 - (d) Declaration
 - (e) Association of Apartment Owners
 - (f) Common expenses.