



‘समानो मन्त्रः समितिः समानी’

**UNIVERSITY OF NORTH BENGAL**

LL.B. (3 yr.) 5th Semester Examination, 2022

**LAND LAWS INCLUDING TENURE AND TENANCY SYSTEM**

**PAPER CODE: CC17**

Time Allotted: 3 Hours

Full Marks: 100

*The questions are of equal value  
The figures in the margin indicate full marks.*

**Answer Question No. 7 and any four questions from the rest**

1. (a) Explain how ‘Tenancy Reforms’ and “Ceiling on land holding” related to the Land Reform. 8
- (b) The West Bengal Land Reforms Act, 1955 enacted to give effect which Constitution Provision? — Explain. 6
- (c) Discuss the causes of failure of Land Reform Policy in India. 6
2. (a) Define the term “Personal Cultivation” and “Raiyat” under the provisions of West Bengal Land Reforms Act, 1955. 6
- (b) Explain the rights of a raiyat along with the limitations in respect of land. 8
- (c) Discuss the modes of transfer of plot of land or portion or a share thereof by a raiyat. 6
3. (a) What do you mean by Pre-emption? 4
- (b) Discuss who and under what circumstances are entitled to claim pre-emption under West Bengal Land Reforms Act, 1955. 10
- (c) Explain the kind of transfers exempted from the application of pre-emption under the provisions of the West Bengal Land Reforms Act, 1955. 6
4. (a) Discuss the aims and objects of West Bengal Premises Tenancy Act. 4
- (b) Define Landlord and Tenant. 6
- (c) Elucidate the various grounds which give rise to a cause of action for eviction of Tenant under West Bengal Premises Tenancy Act, 1997. 10

5. (a) State the drawbacks / lacunas of Land Acquisition Act, 1894. 6  
(b) Comparatively analyse the procedure of acquisition of land under the Land Acquisition Act, 1894 and Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. 14
6. (a) Explain the various obligations of Landlord and Tenant. 10  
(b) Discuss the conditions that must be followed at the time of settlement of land which have been vested to the state. 10
7. Write Short Notes on: (Any *four*) 5×4 = 20  
(a) Operation Barga  
(b) Ceiling area for different classes of Raiyat  
(c) Rights of Non agricultural tenants  
(d) Right to Mortgage by Raiyat  
(e) Maintenance of Record  
(f) Encumbrances.

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