

NEW

2020

3 YEAR LL.B.

4TH SEMESTER EXAMINATION

LAND SYSTEM AND LAND LAWS

PAPER: 4.4

Full Marks: 40

Time: 2 Hours

*The figures in the right-hand margin indicate full marks
Candidates are required to give their answers in their own hands as far as practicable
Illustrate the answers wherever necessary*

Answer any *TWO* Questions

- 1.(a) What do you mean by Pre-emption and who can exercise the right of pre-emption? Is there any exception?
(b) Discuss the procedure for establishment of the right of pre-emption. (10+10)
2. (a) Define Bargadar and explain the rights and duties of a Bargadar.
(b) Explain the provision for incorporating the name of a bargadar in the record of rights.
(c) Explain the rights of legal heirs of a deceased bargadar. (6+6+8)
- 3.(a) What do you know about the permissible ceiling limit? Is there any exception?
(b) Discuss the procedures for vesting of land beyond ceiling limit. (12+8)
- 4.(a) Define fair rent and explain the provisions for fixation of fair rent.
(b) Explain the provisions relating to essential services and essential repairs. (10+10)
5. Write short notes on any *four* of the following: (4X5)
 - (a) Common areas and facilities;
 - (b) Promoter;
 - (c) Competent authority;
 - (d) Association of Apartment Owners;
 - (e) Common Profits.