

**TILAK MAHARASHTRA VIDYAPEETH, PUNE**  
**BACHELOR OF LAWS (LL.B.) (Three Years Semester Pattern)/**  
**B.A. LL.B. (ACADEMIC LAW)**  
**(FIVE YEARS SEMESTER PATTERN) CREDIT SYSTEM**  
**EXAMINATION : DECEMBER - 2022**  
**TENTH SEMESTER/SIXTH SEMESTER**  
**Sub.: Land Laws (LW-10004-604)**

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**Date : 14/12/2022**

**Total Marks : 60**

**Time: 10.00 am to 12.30 pm**

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**Instructions:** 1) All questions are compulsory.  
2) Figure indicate to the right full marks.

**Q. 1. Answer the following question. (15)**

A) Define Standard Rent. When the Court can fix the Standard Rent and Permitted increases under Maharashtra Rent Control Act, 1999.

OR

B) When the members of the Armed Forces of the union, Scientist or their successor in interest are entitled to recover possession of premises required for occupation under Maharashtra Rent Control Act, 1999.

**Q. 2. Answer the following question. (15)**

A) How are the Boundaries fixed and Demarcated under the Maharashtra Land Revenue Code? What is the effect of settlement of boundary?

OR

B) What is Tiller's day? Explain the circumstances when it can be postponed, provided under Bombay Tenancy & Agricultural Lands Act, 1948?

**Q. 3. Write Short Notes. (any four) (20)**

a) Distribution of surplus land

b) Land held by family unit

c) Exempted land under Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961

d) Agricultural Lands Tribunal under BTAL Act.

e) Nistar Patrak

f) Power and duties of Survey Officer

**Q. 4. Answer the following questions. (10)**

A) Mr. 'A', has encroached on government-vested agricultural land that is part of an assessed survey number and uses it for agriculture. The government decided to remove the encroacher, but Mr. 'A' desires to regularize encroachment. In this situation, how should the government remove encroachment on land? Suggest Mr. 'A' steps for regularization of encroachment with relevant statutory provisions.

OR

B) 'X' a landlord, rented his Mumbai Flat to 'Y' a tenant. 'Y' built a permanent structure on tenanted premises without 'X' permission. 'X' wanted to file suit for the recovery of possession of the premises. Which court has jurisdiction to deal with this matter? Discuss with relevant provisions of jurisdiction of courts and appeals.