

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 : MAY-JUNE - 2023
TENTH/SIXTH SEMESTER
Sub.: Land Laws (LW-10004-604)

Date : 26/05/2023

Total Marks : 60

Time: 10.00 am to 12.30 pm

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

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

A) Discuss the various grounds on which landlords can recover possession of the premises from tenant under Maharashtra Rent Control Act, 1999.

OR

B) Explain the Competent Authority under the Maharashtra Rent Control Act, 1999, and its power of summary disposal of matters.

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

A) Explain thre jurisdiction, power and procedure of Maharashtra Revenue Tribunal under Maharashtra Land Revenue Code, 1966

OR

B) Discuss the provisions regarding removal of encroachment on land vesting in Government under Maharashtra Land Revenue Code, 1966.

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

- a) Termination of tenancy for default of tenant under BTAL Act, 1948
- b) Deemed Tenant and Protected Tenants under BTAL Act, 1948
- c) Tillers Day under BTAL Act, 1948
- d) Ceiling limits on Agricultural land
- e) Class of Land
- f) Wajib- ul-arz

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

A) Without any sufficient cause, the landlord cut off the supply of water and electricity to the tenanted premises. Whether a landlord's action is legal? Suggest remedies available to the tenant under the Maharashtra Rent Control Act 1999.

OR

B) Mr. "A" a landlord who has a bona fide requirement for his tenanted premises for his personal cultivation purposes. Suggest Mr. "A" legal remedy for terminating tenancy, as outlined in the Maharashtra Tenancy and Agricultural Lands Act 1948.