

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

Date : 15/12/2023

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) Explain the provision regarding the appointment of competent authority under the Maharashtra Rent Control Act and its power of summary disposal.

OR

B) Define the standard rent. When the Court can fix the standard rent and permitted increases under the Maharashtra Rent Control Act, 1999.

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

A) Discuss the provisions under the Maharashtra Land Revenue Code regarding boundaries and boundary marks.

OR

B) State and explain the provisions relating to the landlord's rights to terminate tenancy for personal cultivation and non-agricultural purposes under the Bombay Tenancy and Agricultural Lands Act, 1948.

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

- a) Powers and duties of the revenue officer
- b) Tillers Day
- c) Nistar Patrak
- d) Distribution of surplus land
- e) Land held by a family unit
- f) Appeal before the Maharashtra Revenue Tribunal

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

A) The landlord disconnected the tenanted property's electricity and water supply without providing a valid reason. Is the conduct of a landlord lawful? Provide suggestions for the tenant's legal options under the Maharashtra Rent Control Act of 1999.

OR

B) "The collector shall have the authority to summarily abate or remove any encroachment being made on any land or foreshore vested in the State Government as well as to regularize encroachment " Explain.