



LAND LAWS INCLUDING CEILING AND OTHER LOCAL LAWS

AtArani Law Academy

SYLLABUS

1. The West Bengal Land Reforms Act, 1955.
2. The West Bengal Premises Tenancy Act, 1997.
3. The West Bengal Apartment Act, 1972.

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2025 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1. (a) Define the term 'Land'. Discuss the rights of a raiyat in respect of his plot of land.
(b) State the 'Ceiling area', ie, the extent of land which a raiyat is entitled to hold under the West Bengal Land Reforms Act, 1955. [8]
2. (a) Who is a 'Bargadar'? Discuss the safeguards provided to bargadars for plots of land cultivated by them. [8]
(b) What are the grounds for termination of cultivation by Bargadar? [8]
3. Discuss the provisions relating to maintenance, preparation and revision of Record-of-Rights under the WBLR Act, 1955. [16]
4. (a) Define "Consolidation". When State govt. may acquire land for consolidation? [8]
(b) Briefly explain the right of pre-emption by a co-sharer or contiguous tenant under the West Bengal Land Reforms Act, 1955. [8]

Group - B: Answer any two Questions

5. (a) Discuss the obligations of landlord and tenant under the WBPT Act, 1997. [8]
(b) Describe the law relating to protection of tenant against eviction. [8]
6. (a) Mention the law relating to Fixation of Fair Rent under WBPT Act, 1997. [8]
(b) Can a Landlord claim rent in excess of fair rent? How can a landlord increase rent? [8]

7. (a) Briefly discuss the objects and reasons of the West Bengal Premises Tenancy Act, 1997.
(b) Discuss the provisions relating to recovery of immediate possession of a tenanted premises by the landlord. [8+8]

8. Write short notes on any two: [8×2]
(a) Provisions for creation and termination of Sub-Tenancy
(b) Importance of 'Notice to quit for the Purpose of Eviction
(c) Restoration of Possession by Tenant and Compensation
(d) Essential Repairs.

Group - C: Answer any one Question

9. (a) Define the term 'Declaration'. What are the contents of a declaration? [8]
(b) Is declaration compulsorily registrable? Can a declaration be amended? How many declarations are to be submitted? [8]

10. Write short notes on any four: [4×4]
(a) Apartment
(b) Common Areas and Facilities
(c) Bye-Laws
(d) Association of Apartment Owners
(e) Separate Assessment Owner.

2024 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1. (a) Who is a "Raiyat"? Can a Raiyat change the area, character or in the mode of use of his land? [8]
(b) What is Right of "Pre-emption"? Mention the type of transfers where the Right of Pre-emption cannot be enjoined. [8]
2. (a) Who is a Bargadar? How should the shares of product be divided between a Raiyat and his Bargadar? [12]
(b) Whether the rights of cultivation of land by a Bargadar is heritable and transferable? [4]
3. (a) What is the record of Rights? How is it maintained? [10]
(b) Write a short note on "Preparation or revision of record of Rights" [6]
4. (a) Who is a Revenue Officer? State the grounds on which an Revenue Officer can make alteration of Revenue. [10]
(b) What is the power and jurisdiction of Civil Court in this regard? [2]
(c) State the procedure for recovery of arrears of revenue by the Government. [4]

Group - B: Answer any two Questions

5. (a) Point out the object of the West Bengal Premises Tenancy Act, 1997. Mention the exceptions under the West Bengal Premises Tenancy Act, 1997. [8]
(b) What are the obligations imposed upon the landlord under the West Bengal Premises Tenancy Act, 1997? [8]



6. (a) Discuss the law when and how a landlord can evict his tenant from the tenanted premises (Eight Grounds only). [10]
(b) State the rule of law relating to notice to be given by the landlord to his tenant before evicting him. Is there any exception? [6]
7. (a) If a landlord refuses to accept rent from his tenant, what remedy is available to the tenant? [6]
(b) Can a landlord refuse to grant receipt for rent paid by the tenant? [4]
(c) What are the consequences of incorrect particulars in application for deposit of rent by the tenant in Rent Controller's Office? [6]
8. Write notes on any two of the following: [8×2]
(a) Tenant's protection against eviction.
(b) Right to recover immediate possession.
(c) Essential Repairs.
(d) Fixation of fair rent.

Group - C: Answer any one Question

9. (a) An apartment to be transferable and heritable property - Discuss. [10]
(b) What are the contents of a declaration under the West Bengal Apartment Ownership Act, 1972? [6]
10. Write short notes on any four: [4×4]
(a) Ownership.
(b) Declaration.
(c) Flat.
(d) Limited areas and facilities.
(e) Bye-laws.
(f) Federation.



2023 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1.(a) Define the term 'Land'. Discuss the right of a Raiyat in respect of his plot of Land. [8]

(b) State the Ceiling area, i.e., the extent of land which a Raiyat is entitled to hold under West Bengal Land Reforms Act, 1955. [8]

2.(a) Explain the concept of 'Right of Pre-emption'. [4]

(b) Discuss briefly the right of pre-emption by a Co-sharer or Contiguous-tenant as provided under the West Bengal Land Reforms Act, 1955. [12]

3.(a) Define the term 'Bargadar'. Can a Bargadar transfer his right to cultivate the land of Raiyat to any person? [6]

(b) Discuss the rules of law relating to continuation of right to cultivate on the event of death of the Bargadar. [10]

4.(a) Define 'Consolidation'. When State Government may acquire land for Consolidation? [8]

(b) What is the effect of Consolidation on an encumbrance upon the original holding? [8]

Group - B: Answer any two Questions

5.(a) Who is a 'Tenant'? Who are the persons who can continue to be a tenant after the death of original tenant in the tenanted premises? Discuss both the laws regarding residential and non-residential premises. [2+8]

(b) Discuss the Obligation of Tenant as imposed upon him by the West Bengal Premises Tenancy Act, 1997. [6]



6.(a) State the provisions of West Bengal Premises Tenancy Act relating to recovery of possession of a Tenanted Premises by the landlord who is released or retired person from the Army, Navy or Air Force. [10]

(b) Mention four grounds on which a Tenant can be evicted by the Landlord. [6]

7. Write notes on any two from the following: [8x2]

(a) Restoration of possession by tenant and Compensation

(b) Importance of 'Notice to quit' for the purpose of Eviction

(c) Objects and Reasons of the West Bengal Premises Tenancy Act, 1997

(d) Provisions for Creation and Termination of Sub-Tenancy.

8.(a) Mention the law relating to the fixation of rent as provided under the West Bengal Premises Tenancy Act, 1997. [12]

(b) Can a Landlord claim rent in excess of fair rent? [4]

Group - C: Answer any one Question

9.(a) Define 'Apartment'. What are the differences between 'Apartment' and a 'Flat'?

(b) What are the common areas and facilities as stated under West Bengal Apartment Ownership Act, 1972?

10. Write short notes on any four from the following:

(a) Declaration.

(b) Separate Assessment.

(c) Common profit and Expenses.

(d) Benamidar of an Apartment.

(e) Association of Apartment owners

(f) Promoter.

2022 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1.(a) Who is a Raiyat? Discuss the rights of Raiyat of his plot of land. [8]

(b) Can a Raiyat change the area, character or in the mode of use of his land? [8]

2.(a) Who is a Promoter? Can a Promoter transfer his rights to cultivate the land of a Raiyat to any person? [8]

(b) How the share of produce should be divided between the Raiyat and Bargadar? [8]

3.(a) What is rights of pre-emption? [6]

(b) Write a note on the right of pre-emption by a co-sharer or contiguous tenant as provided under the West Bengal Land reforms Act, 1955. [12]

4. Discuss the provisions relating to Maintenance, Preparation and Revision of record-of-Registrar under the WBLR act, 1955. [16]

Group - B: Answer any two Questions

5.(a) Discuss the obligation of Landlord and Tenant under WBPT Act, 1997. [8]

(b) Describe the law relating to protection of tenant against eviction. [8]

6.(a) Mention the law relating to the foundation of Fair rent under WBPT Act, 1997. [8]

(b) Can a landlord claim rent to excess of fair rent? How a landlord increase rent? [8]

7.(a) State the provision relating to recovery of immediate possession of tenanted premises by the landlord. [8]
(b) When a tenant is entitled to restoration and compensation? [8]

8.(a) If a landlord refuse to accept rent from his tenant, what remedy is available to tenant? [4]
(b) Can a landlord refuse to grant receipt for rent paid by the tenant? [4]
(c) What is the consequence of incorrect particulars in application for deposit of rent by tenant in rent Controller's Office? [4]
(d) What are the provisions regarding notice of giving up possession by tenant? [4]

Group - C: Answer any one Question

9.(a) Define the term 'Declaration'. What are the contents of a declaration under W.B. Apartment Ownership Act, 1992? [8]
(b) Is a declaration compulsory registrable? Can a declaration be amended? how many declaration are to be submitted? [8]

10. Write short note on any four: [4×4]
(a) Apartment.
(b) Owner.
(c) Common areas and Facilities.
(d) Promoter.
(e) Bye-Laws.
(f) Encumbrances against Apartments.

2021 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1.(a) What is a Raiyat? Discuss the rights of Raiyat in respect of his plot of land.

(b) State the ceiling area, i.e. the extent of land which a Raiyat is entitled to hold under the West Bengal Land Reforms Act, 1955. [8+8]

2.What is right of Pre-emption? Write a note on the right of Pre-emption by a Co-sharer or Contiguous tenant as provided under the West Bengal Land Reforms Act, 1955. [16]

3.Write short notes on any four: [4×4]

- (a) Consolidation.**
- (b) Standard Hectare.**
- (c) Revenue Officer.**
- (d) Land.**
- (e) Family.**
- (f) Personal Cultivation.**
- (g) Record of Right.**

4.(a) Who is a Bargadar? How should the shares of product be divided between a Raiyat and his Bargadar? [4+8]

(b) Whether the right of cultivation of land by a Bargadar is heritable and transferable? [4]

Group - B: Answer any two Questions

5.(a) Who is Tenant? Who are the persons who can continue to be a tenant after the death of original tenant in the tenanted premises? Discuss both the laws regarding residential and non-residential premises.

(b) Discuss the obligation of landlord as imposed upon him by the West Bengal Premises Tenancy Act, 1997. [12+4]

6.(a) Mention the law relating to fixation of fair rent as provided under the West Bengal Premises Tenancy Act, 1997.

(b) What is the usual time to pay fair rent by the Tenant?

(c) Is there any remedy to the Tenant if rent has already been paid by him to the landlord in excess of fair rent? [8+4+4]

7. Write notes on any two of the following: [8+8]

(a) Restoration of Possession by Tenant and Compensation.

(b) Objects and reasons of the West Bengal Premises Tenancy Act, 1997.

(c) Tenant's protection against eviction.

(d) Deposit of rent by Tenant on refusal by the Landlord.

8.(a) How can a landlord increase the rent of his tenanted premises?

(b) Is short payment of rent by a tenant valid?

(c) What are the provisions regarding notice of giving up possession by Tenant?

(d) Discuss the importance of 'Notice to quit' for the purpose of eviction. [4+2+4+6]

Group - C: Answer any one Question

9.(a) Define Apartment and distinguish it from a Flat. [4+4]

(b) What do you mean by Common Areas and facilities? [8]

10. Write short notes on any four from the following: [4×4]

(a) Apartment.

(b) Owner.

(c) Promoter.

(d) Declaration.

- (e) Bye Laws.
- (f) Separate Assessment.

2019 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1. (a) Who is a Bargadar? Can a Bargadar transfer his right to cultivate the land of a Raiyat to any person? [8]
(b) How the share of product should be divided between the Raiyat and Bargadar? [8]
- 2.(a) What do you understand by the term 'Raiyat'? Discuss the Right of Raiyat in respect of his plot of land. [2+4]
(b) Discuss the rights of purchase by co-sharer or contiguous tenant in respect of a portion or share of a land of a Raiyat. Is there any exemption? If so, discuss. [10]
- 3.(a) Who is a Revenue Officer? State the grounds on which he can make Alteration of Revenue. [10]
(b) What is the power and jurisdiction of Civil Court in this regard? [2]
(c) State the procedure for recovery of arrears of revenue by the Government. [4]
- 4.(a) Define Consolidation. When State Government may acquire land for Consolidation? [8]
(b) What is the effect of Consolidation on an encumbrance upon the holdings

Group - B: Answer any two Questions

5. (a) Who is a Tenant? Who are the persons who can continue to be a tenant after the death of original tenant in the tenanted premises? Discuss both the laws regarding residential and non-residential premises. [10]
(b) Discuss the obligations of landlord as imposed upon him by the West Bengal Premises Tenancy Act, 1997. [6]
6. (a) State the provisions of West Bengal premises Tenancy Act, 1997 relating to recovery of possession of a tenanted premises by landlord who is a released or retired person from the Army, Navy or Air Force. [10]
(b) Mention four grounds on which a tenant can be evicted by a landlord. [6]
7. (a) How can a landlord increase the rent of his tenanted premises? [4]
(b) Discuss the provisions relating to the fixation of the fair rent. [8]
(c) Can a landlord claim rent in excess of fair rent? [4]
8. (a) If a landlord refuse to accept rent from his tenant, what remedy is available to the tenant?
(b) Can a landlord refuse to grant receipt for rent by his tenant?
(c) What is the consequences of incorrect particulars in application for deposit of rent by the tenant in Rent Controller's Office?
(d) What are the provision regarding notice of giving up possession by tenant? [4+4+4+4]

Group - C: Answer any one Question

9. (a) Define 'Apartment'. [6]
 (b) What the common area and facilities are as stated under the West Bengal Apartment Ownership Act, 1972? [8]
 (c) What is meant by limited common areas and facilities? [3]
10. (a) Define the term 'Declaration' under the West Bengal Apartment Ownership Act, 1972? [4]
 (b) What are the contents of 'Declaration'? [6]
 (c) Can a Declaration be amended? [3]
 (d) Is a declaration compulsorily registrable? [3]

2018 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1. (a) Who is a Bargadar? How should the shares of product be divided between a Raiyat and his Bargadar? [4+6]
 (b) Whether the right of cultivation of land by a Bargadar is heritable and transferable? [4]
2. (a) Who is a Raiyat? Discuss the rights in respect of his plot of land. [8]
 (b) Can a Raiyat change the area, character or in the mode of his land? [8]
3. (a) What is Record of Rights? How is it maintained? [4+8]
 (b) Can a Raiyat plant and grow trees on any land held by him within the ceiling area if such land is cultivated by Bargadar? [4]
4. (a) 'X' is a Bargadar of 'Y' the Raiyat. 'X' dies while cultivation of 'Y's land was going on. How 'Y' will continue the cultivation of his land? [6]

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(b) What are the grounds on which cultivation by Bargadar can be terminated? [10]

Group - B: Answer any two Questions

5. (a) Point out the object of the West Bengal Premises Tenancy Act, 1997. [4]
 (b) Mention the exemption under the West Bengal Premises Tenancy Act. [4]
 (c) What are the obligations imposed upon the landlord under the West Bengal Premises Tenancy Act, 1997? [8]
6. (a) Discuss when and how can a landlord evict his tenant from the tenanted premises. [10]
 (b) Is notice necessary before evicting tenant? [6]
7. (a) Discuss the obligations of Tenant. [6]
 (b) Mention the premises which are exempted from the purview of the West Bengal Premises Tenancy Act, 1997. [10]
8. (a) Can a landlord refuse to great receipt for rent paid by his tenant? [4]
 (b) If a landlord refuses to accept rent from his tenant, what remedy is available to the tenant?
 (c) What is the consequence of incorrect particulars in application for deposit of rent by the tenant in Rent Controller's Office? [4]

Group - C: Answer any one Question

- 9.(a) Define Apartment and distinguish it from a Flat. [4+4]
 (b) What do you mean by common areas and facilities? [8]



10. Write short notes on any four of the following; [4×4]

- (a) Benamidar of an Apartment.
- (b) Declaration.
- (c) Separate Assessment.
- (d) Bye Laws.
- (e) Association of Apartment Owners.
- (f) Limited areas and facilities.

2017 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1. (a) Who is Bargadar? Can a Bargadar transfer his right to cultivate the land of Raiyat to any person? [6]
(b) Discuss the rules of law relating to contribution of right to cultivate on the event of death of the Bargadar. [10]
2. (a) Who is Raiyat? Discuss the Rights of Raiyat in respect of his plot of land. [2+4]
(b) Discuss the rights of purchase by a co-sharer or contiguous tenant in respect of a portion or share of a plot of land of a Raiyat. Is there any exemption? If so, discuss. [10]
3. (a) Who is a Revenue Officer? State the grounds on which he can make alteration of revenue.
(b) What is the power and jurisdiction of Civil Court in this regard?
(c) State the procedure for recovery of arrears of revenue by the Government. [10+2+4]



4. Write short notes on any four: [4×4]

- (i) Ceiling Area.
- (ii) Encumbrance.
- (iii) Collector.
- (iv) Operation Barga.
- (v) Consolidation.
- (vi) Record of Rights and Maintenance of Record of Rights.

Group - B: Answer any two Questions

- 5. (a) Who is a Tenant? Who are the persons who can continue to be a tenant after the death of original tenant in the tenanted premises. Discuss both the laws regarding residential and non-residential premises. [10]**
(b) Discuss the obligations of landlord as imposed upon him by the West Bengal Premises Tenancy Act, 1997. [6]
- 6. (a) State the provisions of West Bengal premises Tenancy Act relating to recovery of possession of a tenanted premises by landlord who is released or retired person from the Army, Navy or Air Force. [10]**
(b) Explain four grounds on which an eviction suit may be instituted by landlord against the tenant. [6]
- 7. (a) Mention the law relating to the fixation of fair rent as provided under the West Bengal Premises Tenancy Act, 1997. [12]**
(b) Can a landlord claim rent in excess of fair rent? [4]
- 8. (a) How can a landlord increase the rent of his tenanted premises?**
(b) Is short payment of rent a tenant valid?
(c) What are the provisions regarding notice of giving up possession by tenant?
(d) Discuss the importance of 'Notice to Quit' for the purpose of eviction. [4+2+4+6]



Group - C: Answer any one Questions

9. Define any four of the following: [4×4]

- (a) Apartment**
- (b) Declaration.**
- (c) Promoter.**
- (d) Bye Laws.**
- (e) Common Areas and Facilities.**
- (f) Common Profit and Expenses.**

10.(a) Apartment to be transferable and heritable property - Discuss. [10]

(b) A Benamder of an apartment to be deemed to be the real owner thereof - Discuss. [6]

2016 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

- 1. Who is a Raiyat? Can a Raiyat change the area, character or in the mode of use of his land?**
- 2. (a) Who is Bargadar? how should the shares of product be divided between a Raiyat and Bargadar? [4+8]**
(b) Whether the right of cultivation of land by Bargadar is heritable and transferable? [4]
- 3. (a) What is Record of Rights? How it is maintained? [4+8]**
(b) Can a Raiyat plant and grow trees on any land held by him within the ceiling area if such land is cultivated by Bargadars? [4]



4. (a) 'X' is a Bargadar of 'Y' the Raiyat. 'X' dies while cultivation of 'Y's land was going on. How 'Y' will continue the cultivation of his land? [6]
(b) What are the grounds on which cultivation by Bargadar can be terminated? [10]

Group - B: Answer any two Questions

5. (a) Mention the premises which are exempted from the purview of the West Bengal Premises Tenancy Act, 1997. [8]
(b) Discuss the obligation of a Tenant under the W.B.P.T. Act, 1997. [8]
6. (a) Who can fix the fair rent and when? [2]
(b) Discuss the provisions relating to the fixation of the fair rent. [8]
(c) Can a fair rent be increased? [2]
(d) Can a landlord claim rent in excess of fair rent? [4]
7. (a) When can the Civil Judge Order the defence against the delivery of possession to be struck out? [8]
(b) After completion of building and rebuilding if the landlord refuse to give delivery of possession of the premises to the tenant, what protection is available to the tenant? [8]
8. (a) State where 'Notice to Quite' is not essential for filling a suit for eviction. [6]
(b) What are the provisions regarding notice of giving up possession by tenant? [6]
(c) Mention four grounds on which a tenant can be evicted by the landlord. [4]

Group - C: Answer any one Questions

9. (a) Define 'Apartment'? [6]
(b) What are the common areas and facilities as stated under West Bengal Apartment and Ownership Act, 1972? [8]
(c) What is meant by limited common areas and facilities? [2]
10. Write short notes on any four: [4×4]
(a) Owner.
(b) Promoter.
(c) Separate Assessment.
(d) By-laws.
(e) Benamder of an Apartment.
(f) The Association of Apartment Owners.
(g) Declaration.

2015 | Land Laws including Ceiling and other Local Laws

Group - A: Answer any two Questions

1. (a) Who can be termed as "Bargadar" under the West Bengal Land Reforms Act, 1995? Can a Bargadar transfer his right to cultivate the land of Raiyat to any person? [6]
(b) Discuss the rules of law relating to continuation of right to cultivate on the event of death of the Bargadar. [10]
2. (a) Who is a Raiyat? Discuss the rights of Raiyat in respect of his plot of land. [8]
(b) State the ceiling area, i.e. the extent of land which a Raiyat is entitled to hold under the West Bengal Land Reforms Act, 1995. [8]



3. (a) What is right of pre-emption? Write a note on the right of pre-emption by a co-share or contiguous-tenant as provided under the West Bengal Land Reforms Act, 1955. [12]
(b) Mention the types of transfers where the right of pre-emption cannot be enjoyed. [4]
4. Write short notes on any four from the following: [4×4]
(a) Consolidation.
(b) Record of Rights and maintenance of Record of Rights.
(c) Grounds for alteration of revenue.
(d) Land.
(e) Family.
(f) Standard Hectare.

Group - B: Answer any two Questions

5. (a) Who is a tenant? Who are the persons who can continue to be a tenant after the death of the original tenant in the tenanted premises. Discuss both the laws regarding residential and non-residential premises. [8]
(b) Discuss the obligation of landlord as imposed upon him by the West Bengal Land Reforms Act, 1997. [8]
6. (a) Discuss the law when and how a landlord can evict his tenant from the tenanted premises. (Eight grounds only). [10]
(b) State the rule of law relating to notice to be given by the landlord to his tenant before evicting him. Is there any exception? [6]
7. Mention the law relating to fixation of fair rent as provided under the West Bengal Premises Tenancy Act, 1997. [10]
What is the usual time to pay the fair rent by the tenant? [3]
Is there any remedy to the tenant if rent has already been paid by him to the landlord in excess of fair rent? [3]





8. Write notes on any two from the following: [8×2]

- (a) Tenant's protection against eviction.
- (b) Deposit of rent by tenant on refusal by the landlord.
- (c) Consequence of incorrect particulars in application for deposit of rent before controller.
- (d) Restoration of possession by tenant and compensation.

Group - C: Answer any one Question

9. Write short notes on any four from the following: [4×4]

- (a) Apartment.
- (b) Owner.
- (c) Promoter.
- (d) Common Areas & Facilities.
- (e) Flat.

10. (a) An apartment to be transferable and heritable property. - Discuss.
- (b) A Benamdar of an apartment to be deemed to be the real owner thereof Discuss.



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