

(Please write your Exam Roll No.)

Exam Roll No.

END TERM EXAMINATION

NINTH SEMESTER [LLB] DECEMBER-2023-JANUARY 2024

Paper Code: LLB-505

Subject: Land and Real Estate Laws

Time: 3 Hours

Maximum Marks: 75

Note: Attempt five questions in all including Q.No.1 of Part A which is compulsory. Select one question from each unit of Part B.

PART A

Q1. Write short notes on the following:

- (a) Effect of Kameshwar Singh case on Agrarian Reform policy.
- (b) Ceilings on Land holdings
- (c) Distinguish between basic rent, fair rent and standard rent.
- (d) Eminent domain
- (e) Solatium

(5×5=25)

PART B

UNIT-I

- Q2. "Property right as the fundamental right was the weakest right enjoyed by the concession of the State". Critically analyze the above statement of Article 31 of Indian Constitution. (12.5)
- Q3. For the implementation of Social justice, Indian Constitution as well as several enactments prohibit the alienation of land by tribals to non-tribals. Discuss in brief those enactments and also constitutional provisions. (12.5)

UNIT-II

- Q4. "Land acquisition Act seeks to acquire and not confiscate". Explain the Constitutional Provisions with the help of relevant case law. (12.5)
- Q5. Urbanization is not merely a modern phenomenon but a rapid transformation of human social roots. Compare the process of "Urbanisation" and "Acquisition" critically. (12.5)

UNIT-III

- Q6. Write a detailed note on the Real Estate Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016. (12.5)
- Q7. Write short note on: (2×6.25=12.5)
- a. Ownership, Heritability, and Transferability of Apartments under Delhi Apartment Ownership Act, 1986?
 - b. *O.S. Bajpai vs The Administrator (Lt. Governor of Delhi) and Ors.* decision of the Delhi High Court.

UNIT-IV

- Q8. X lets out his house to Y. X thereafter files an eviction petition against Y on the ground of bonafide requirement. Y takes the plea that the purpose of letting was residential cum commercial in as much as a portion of the tenanted house could be used as a personal office. Discuss whether X will succeed his petition considering the relevant case laws. (12.5)
- Q9. "With the passage of time, the provisions regarding standard rent have fallen foul of Articles 14, 19(1)(g), and 21 of the Constitution." Discuss the above issue. (12.5)

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NINTH SEMESTER [LLB] JANUARY-FEBRUARY 2023

Paper Code: LLB505

Subject: Land and Real Estate Laws

Time: 3 Hours

Maximum Marks: 75

Note: Attempt five questions in all including Q.No.1 of Part A which is compulsory. Select one question from each unit of Part B.

PART-A

Q1 Short notes on:

(5x5=25)

- i) Inequalities in the land holdings
- ii) Difference between Section 14A-D and 14 (1) (e)
- iii) Abolition of the Zamindari system in Bihar
- iv) Urban development institutions in NCR
- v) Functions of the real estate agents

PART-B

UNIT-I

Q2 State the Important Constitution Amendments related to Land reforms. Highlight the Important case Laws related to the Amendments. (12.5)

Q3 What is the meaning of Land Reform? Why Land Reforms Have Failed to Yield The desired result in India. (12.5)

UNIT-II

Q4 Discuss in detail the provision related to the determination of the social impact and public purpose under the Land Acquisition Act, 2013 (The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013). (12.5)

Q5 Discuss in detail the Issues and Perspectives related to urbanization. (12.5)

UNIT-III

Q6. Give the overview of the Real Estate (Regulation & Development) Act, 2016. How the RERA will benefit the buyer? (12.5)

Q7 Discuss the salient features of the Delhi Apartment Ownership Act, 1986. What are the shortcomings in the implementation of the Act? (12.5)

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UNIT-IV

- Q8 Write a short note on (12.5)
- a) Definition of Tenant under Delhi Rent Control Act, 1958.
 - b) Non Payment of rent as a ground for eviction.
- Q9 Discuss in detail the Bonafide requirement as a ground of eviction given under DRCA and with the help of relevant case laws. (12.5)

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END TERM EXAMINATION

NINTH SEMESTER [LLB] NOVEMBER-DECEMBER 2019

Paper Code: LLB-505

Subject: Land and Real Estate Laws

(Batch 2014 onwards)

Time: 3 Hours

Maximum Marks: 75

Note: Attempt all questions from Part-A. Select one question from each unit of Part-B.

PART-A

- Q1 Write short notes on the following: (5x5=25)
- (a) Land Reforms in Indian states post independence
 - (b) The requirement of consent for private companies in Land Acquisition
 - (c) HUDA-Urban development institutions in NCR
 - (d) Functions and duties of promoters under Real Estates Regulatory Authority Act
 - (e) Lease and License

PART-B

UNIT-I

- Q2 Critically examine the Constitutionality of Agricultural Reforms with Judicial Pronouncements. (12.5)
- Q3 Discuss land ceiling and land consolidation as reforms introduced in post independence era in India. Define family holding. (12.5)

UNIT-II

- Q4 What are the benefits of urbanization? Write a note on Delhi Development Authority. (12.5)
- Q5 Discuss the Salient features of New Land Acquisition Act, 2013. How are interests and concerns of farmers protected? (12.5)

UNIT-III

- Q6 Discuss about the powers and functions of Regulatory Authority and Appellate Authority under Real Estates Regulation and Development Act, 2013. (12.5)
- Q7 Discuss about the applicability of Delhi Apartment Ownership Act, 1986. "The Act clarifies the rights and obligations of apartment owners, such as in relation to inheritance, restrictions on transfers and the right to common areas and facilities". Comment on this statement. (12.5)

UNIT-IV

- Q8 Tenant is protected against eviction under the Delhi Rent Control Act, 1958. However, the Rent Controller may pass an order for recovery of possession in favour of Landlord on certain grounds. Discuss and elaborate the circumstances and mandatory requirements for eviction of tenant on the ground of arrears or non-payment of rent by the tenants with decided case laws. (12.5)
- Q9(a) Discuss the eviction of tenant under the Delhi Rent Control Act, 1958 from the tenanted premises if the same is required by the landlord or his family members. Discuss the availability of this ground to the tenanted premises let out for commercial purposes. (6.5)
- (b) The procedure to be followed in the eviction petition on the ground of bonafide requirement of tenanted premises by the landlord under the Delhi Rent Control Act, 1958 as amended up to date. (6)

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END TERM EXAMINATION

NINTH SEMESTER [LLB] NOVEMBER-DECEMBER 2018

Paper Code: LLB 505

Subject: Land and Real Estate Laws

Time : 3 Hours

Maximum Marks : 75

Note: Attempt five questions in all including Q. No. 1 which is compulsory. Select one question from each unit.

Part-A

Q1. Write short notes on:

(5x5=25)

- a) Consolidation of land holdings.
- b) Non payment as the ground of eviction.
- c) Public Purpose under Land Acquisition, 2013.
- d) Abolition of Zamindari system in Bihar.
- e) Discuss the problems of urbanization in India.

Part-B

Unit-I

Q2. State the background of Constitution (First Amendment) Act, 1951 inserting Articles 31A, 31B and Ninth Schedule to the Constitution and also the subsequent amendments in this regard. (12.5)

Q3. Critically analyse the tenancy Reforms in India with important case laws. (12.5)

Unit-II

Q4. "Compensation for the land Acquisition has to be fixed the market value". Explain with the help of case laws. (12.5)

Q5. Discuss in detail the initiatives taken by Delhi Development Authority for the structured development of Delhi. (12.5)

Unit-III

Q6. Write short note on:

- a) Functions and duties of promoters Under Real Estates Regulatory Authority Act. (6)
- b) Powers and functions of Regulatory authority and Appellate Authority under RERA. (6.5)

Q7. Discuss the salient features of Delhi Apartment Ownership Act, 1986. What are the shortcomings in the implementation of the Act? (12.5)

Unit-IV

Q8. Write short note on:

(12.5)

- a) Procedure for settlement of rent disputes
- b) Subletting as a ground of eviction

Q9. Who are statutory tenants? Whether the statutory tenancy is heritable or not? Explain the provision under DRCA and with the help of relevant case laws. (12.5)

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END TERM EXAMINATION

SEVENTH SEMESTER [LLB(H)] DECEMBER-2015

Paper Code: LLB 401

Subject: Land Laws

Time : 3 Hours

Maximum Marks : 75

Note: Attempt any five questions including Q no.1 of Part A which is compulsory. Select one question from each unit of Part B.

Part-A

- Q1. Write short notes on the following: (5x5=25)
- Premises exempted from the applicability of the DRCA, 1958.
 - Summary trial in eviction petition.
 - Effect of Colonial revenue administration.
 - Inequalities in landholdings
 - Inquiry and award by the Collector.

Part-B

Unit-I

- Q2. Discuss the effect of Colonial land revenue system intermediaries, tenancies and land going to the market? (12.5)
- Q3. Several provisions are given under the Indian Constitution for the prevention of the alienation of the land from the tribal people to the non-tribal. Do you think these provisions to be proved to be successful in achieving its objective in the tribal area? Discuss with reference to the latest relevant cases. (12.5)

Unit-II

- Q4. "Compensation for land Acquisition has to be fixed as per market value". Explain the above statement with the help of recent Supreme Court Judgment. (12.5)
- Q5. Discuss briefly:
- Public Purpose (6)
 - Acquisition and requisition (6.5)

Unit-III

- Q6. Discuss the term Standard Rent. What is the procedure to determine the Standard Rent given under Delhi Rent Control Act, 1958. Can a landlord claim the rent higher than the standard Rent from the tenant? (12.5)
- Q7. Discuss the rights of the Statutory tenant and his heirs on the residential and commercial premises, with reference to the relevant case laws and relevant amendments. (12.5)

Unit-IV

- Q8. a) What are the conditions to be satisfied by the landlords for obtaining an order of eviction under Section 14(e) of the DRCA, 1958? (6)
- b) X lets out his house to Y, X thereafter files an eviction petition against Y on the ground of bonafide requirement Y takes the plea that the purpose of letting was residential cum commercial in as much as the portion of tenanted house was allowed to be used as a personal office. Discuss whether X will succeed in a petition in the light of the relevant case law. (6.5)
- Q9. Write short note with relevant case laws on:
- Non payment of rent as grounds of eviction (6)
 - Procedures for settlement of rent disputes (6.5)

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END TERM EXAMINATION

THIRD SEMESTER [LLB] DECEMBER 2013-JANUARY 2014

Paper Code: LLB-401

Subject: Land Laws
(2005-2010)

Time: 3 Hours

Maximum Marks: 75

Note: Part A is compulsory. Attempt any one questions from Part B, Selecting one from each unit.

PART-A

Write short note on:
Premises exempted from the applicability of the DRCA, 1958
Summary trial in eviction petition.
Effect of Colonial revenue administration.
Inequalities in landholdings
Inquiry and award by the Collector

PART-B UNIT-I

Discuss the effect of colonial land revenue system intermediaries, tenancies and land going to the market.

Or

Several provisions are given under the Indian Constitution for the prevention of the alienation of the land from the tribal people to the non-tribal. Do you think these provisions to be proved to be successful in achieving its objective in the tribal area? Discuss with reference to the latest relevant cases.

UNIT-II

"Compensation for Land Acquisition has to be fixed as per market value." Explain the above statement with the help of recent Supreme Court Judgment.

Or

Discuss briefly:
Public Purpose
Acquisition and requisition

UNIT-III

Discuss the term Standard Rent. What is the procedure to determine the Standard Rent given under Delhi Rent Control Act, 1958. Can a landlord claim the rent higher than the Standard Rent from the tenant.

Or

Discuss the rights of the Statutory tenant and his heirs on the residential and commercial premises, with reference to the relevant case laws and relevant amendments.

UNIT-IV

What are the conditions to be satisfied by the landlords for obtaining an order of eviction under Section 14(e) of the DRCA, 1958?

X lets out his house to Y, X thereafter files an eviction petition against Y on the ground of bonafide requirement. Y takes the plea that the purpose of letting was residential cum commercial in as much as the portion of tenanted house was allowed to be used as a personal office. Discuss whether X will succeed in a petition in the light of the relevant case law.

Or

Write short note with relevant case laws on:
Non payment of rent
Sub-tenancy

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END TERM EXAMINATION

SEVENTH SEMESTER [LLB] DECEMBER 2014

Paper Code: LLB-401

Time: 3 Hours

Subject: Land Laws

Maximum Marks: 75

Note: Attempt any five questions including Q no. 1 of Part A which is compulsory. Select one questions from each unit of Part B.

PART-A

- Q1 Write Short notes on the following:- (5x5=25)
- (a) Publication of Preliminary Notification
 - (b) Consolidation of Holdings
 - (c) Payment of damages under SECTION 5 of Land Acquisition Act.
 - (d) Nuisance as ground for eviction of Tenant
 - (e) Alienation of tribals land to non-tribals.

PART-B UNIT-I

- Q2 Critically examine 'the Constitutionality of Agricultural Reform legislation in post-independence era in the light of judicial pronouncements. (12.5)
- Q3 Discuss the basic features of legislation imposing ceiling on Agricultural land holding. What are the procedures to be followed for distribution of surplus ceiling land. Examine also family holding. (12.5)

UNIT-II

- Q4 Explain Power of Land Acquisition collector (LAC) in the time of urgency for acquisition of land for public purpose under the Land Acquisition Act, 1894 with the help of case law. (12.5)
- Q5 Examine the matters to be considered and not to be considered in determining compensation. In this connection and explain the concepts of Market value and Potential value. (12.5)

UNIT-III

- Q6 Discuss the concept of 'Standard Rent' and the principles for the fixation of Standard Rent in case of self occupied premises with reference to Balbir Singh v. MCD (AIR 1985 SC 339). (12.5)
- Q7 Define the expression 'Land Lord' as embodied in SECTION 2(C) of Delhi Rent Control Act. What are the different categories of persons included in the scope of the term 'Land Lord'. (12.5)

UNIT-IV

- Q8 Discuss the conditions which must be satisfied for evicting a tenant. If Land Lord requires the premises for his own occupation as residence u/s 14(1)(e) of Delhi Rent Control Act, 1958. (12.5)
- Q9 Explain the procedure and powers of the Rent Controller in the settlement of rent dispute between tenant and land lord under DRC Act, 1958. (12.5)

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END TERM EXAMINATION

SEVENTH SEMESTER [LLB] DECEMBER - 2012

Paper Code: LLB 401

Subject: Land Laws

Time : 3 Hours

Maximum Marks : 75

Note: Part A is compulsory. Attempt one question from each unit in Part B.

PART A

Q1. Write Short Note on any five -

(5X5)

- a. Abolition of landlordism in Bihar with case laws 3
- b. Constitutionality of consolidation of Holdings with case law. 4
- c. Public purpose 3 1/2
- d. Withdrawal from Acquisition
- e. Lawful Increase in Rent 3
- f. Limited Tenancy 4

PART B

(12.5 x 4 = 50)

UNIT-I

Q. Discuss briefly the relevancy of ceiling legislation in pursuance of social and economic justice in India as guaranteed by the preamble of the Constitution of India. (9)

Q3. Discuss the law of prevention of alienation of land from tribal people to non-tribal with case law and importance of six scheduled for the administration of tribal area.

UNIT-II

Q. What difference lies between 'taking possession of land' in General Cases and in Case of urgency under various provisions of the Land Acquisition Act, 1894? Support your answer with decided cases.

Q5. Can the acquisition of land be made for company (public/private/government/foreign) under the provisions of Land Acquisition Act, 1894? if yes what are grounds on which land can be acquired? Discuss in brief the procedure for the same also. (9)

UNIT-III

Q6. Briefly discuss the relation of landlord and Tenant as per provisions of Delhi Rent Control Act, 1958 Do you think Delhi Rent Control Act, 1958 does not apply on certain premises. (8)

Q7. What are the provisions to determine standard rent under DRCA 1958?

UNIT-IV

Q8. Write note on the followings-

1. Non Payment of Rent (2)
2. Change of User

Q. How the rent dispute be settled under the Delhi Rent Control Act, 1958? Describe the procedure in brief.

(4)