

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 - 2025
SIXTH/TENTH SEMESTER
Sub.: Land Laws (LW-604/10004)

Date : 10/05/2025	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) What are the different premises that are exempted from the application of the Maharashtra Rent Control Act, 1999? How exemption are classified?.

OR

B) Under what circumstances can a landlord legally recover possession of rented premises? Discuss the legal grounds provided under The Maharashtra Rent Control Act, 1999.

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

A) Explain the procedure and legal provisions under the Maharashtra Land Revenue Code, 1966, for granting permission to construct a water supply system through another person's land.

OR

B) Explain the role and jurisdiction of the Tribunal under the Maharashtra Tenancy and Agricultural Lands Act, 1948. How does the Tribunal function in resolving tenancy disputes?

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

- a) Nistar Patrak and its Importance
- b) Regularization of encroachment
- c) Tillers Day
- d) Fixation of Standard Rent
- e) Land held by family unit under Maharashtra Agricultural Lands (Ceiling on Holding) Act 1961
- f) Distribution of Surplus Land under Maharashtra Agricultural Lands (Ceiling on Holding) Act 1961

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

A) A and B are neighboring farmers, and the boundary between their lands is irregular/crooked, which makes agricultural operations difficult. A request the revenue officer to straighten the boundary, but B refuses, fearing a loss of land. Under the Maharashtra Land Revenue Code, 1966, can the revenue authorities intervene? What is the legal procedure for rectifying a crooked boundary?

OR

B) Mr. X, a landlord in Mumbai, granted premises on a leave and license agreement to Mr. Y for 11 months, commencing on January 1, 2024, and expiring on November 30, 2024. The agreement explicitly stated that Mr. Y would vacate the premises upon expiry. However, after the agreement lapsed, Mr. Y refused to vacate the premises. Suggest a legal remedy to Mr. X under the Maharashtra Rent Control Act, 1999.