

TILAK MAHARASHTRA VIDYAPEETH, PUNE
BACHELOR OF LAWS (LL.B.) (Three Years Semester Pattern)/
B.A. LL.B. (FIVE YEARS INTEGRATED LAW COURSE)
(SEMESTER PATTERN) CREDIT SYSTEM
EXAMINATION : DECEMBER - 2025
SIXTH/TENTH SEMESTER
Sub.: Land Laws (LW-604/10004)

Date : 13/12/2025	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) Explain the provisions of Sections 33 and 34 of the Maharashtra Rent Control Act, 1999, relating to the jurisdiction of courts and the right of appeal.

OR

B) Explain the concepts of Boundary and Boundary Marks and discuss the provisions for fixation, demarcation, and determination of boundaries under the Maharashtra Land Revenue Code, 1966.

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

A) What is Tiller's Day? Explain the circumstances under which a tenant is deemed to have purchased land and the situations in which Tiller's Day may be postponed under the Bombay Tenancy and Agricultural Lands Act, 1948.

OR

B) Explain the different classes of persons holding land under Section 29 of the Maharashtra Land Revenue Code, 1966, and discuss the provisions for conversion of occupancy of certain Government lands under Section 29A.

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

- a) Fixation of Standard Rent the Maharashtra Rent Control Act, 1999
- b) Wajib-ul-arz
- c) Removal of encroachment on land vesting in Government
- d) Termination of tenancy for default of tenant the Bombay Tenancy and Agricultural Lands Act, 1948
- e) Quantum of compensation- under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961
- f) Exempted land- under Maharashtra Agricultural Lands (Celing on Holdings) Act, 1961

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

A) Ram is a farmer whose agricultural land has been improved with new irrigation facilities, and the State Government wants to revise the land revenue of his land. Explain how the Settlement Officer would assess the land, prepare the settlement report, consider objections, and finalize the settlement under the Maharashtra Land Revenue Code, 1966.

OR

B) Ramesh, a tenant, has defaulted on rent payments for three months due to financial difficulties. The landlord has served him a notice of ejectment. Ramesh approaches the court, stating that he is now willing to pay the standard rent along with all permitted increases.

Question: Can Ramesh avoid eviction? Discuss the grounds and conditions under which relief against forfeiture may be granted to him under the Maharashtra Rent Control Act, 1999.