

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 : MAY - 2026
SIXTH/TENTH SEMESTER
Sub.: Land Laws (LW-604/10004)

Date : 09/05/2026	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) Discuss the protection against eviction available to tenants under Section 15 and examine the circumstances under which a landlord may recover possession under Section 16 of Maharashtra Rent Control Act, 1999.

OR

B) Explain the concept of 'Tillers' Day' under the Maharashtra Tenancy and Agricultural Lands Act, 1948, and describe the procedure for determination and payment of purchase price, including the role of the Tribunal.

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

A) Examine the provisions relating to appeals and appellate authorities under the Maharashtra Land Revenue Code, 1966, and analyse the powers of revision and review in ensuring legality and correctness of revenue decisions..

OR

B) Explain the framework for assessment and settlement of land revenue on agricultural lands under the Maharashtra Land Revenue Code, 1966, and analyse the procedure for determining and finalizing such assessment.

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

a) Effect of declaration of Management under The Maharashtra Tenancy and Agricultural Lands Act, 1948

b) Power and duties of Agricultural Lands Tribunal under The Maharashtra Tenancy and Agricultural Lands Act, 1948

c) Fixation of Standard Rent The Maharashtra Rent Control Act, 1999

d) Exempted land under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961

e) Wajib- ul-arz

f) Submission of returns and failure to submit return under The Maharashtra Agricultural Lands (Ceiling on Holding) Act 1961

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

A) Akash has constructed a shop on government land near a busy market without permission. The authorities issue a notice to vacate. Akash claims he has been occupying the land for 8 years and requests regularization due to long-term use and public convenience.

Question: In this situation, explain the powers of the government to remove encroachments and discuss the procedure and conditions for regularization.

OR

B) A scientist who has recently retired wishes to occupy his own residential premises in Pune, which is currently rented to a tenant. His family intends to live in the premises, but the tenant refuses to vacate.

Question: In the light of the above situation, explain whether the landlord is entitled to recover possession under the Maharashtra Rent Control Act, 1999. Analyze the conditions under which the competent authority may grant eviction and the legal safeguards available to the tenant.