

Total No. of Questions : 10]

SEAT No. :

APR 2023

P-1670

[Total No. of Pages : 4

[6011]-98

B.A. LL.B. - V (Semester - IX)
(Fifth Year of Five Years Law Course)
LO-0908 : LAND LAWS - I
(2017 Pattern)

Time : 3 Hours]

[Max. Marks : 80

Instructions to the candidates:

- 1) *Answer any three questions from Part A. Each question in Part A is for 15 marks.*
- 2) *Answer any two questions from Part B. Each question in Part B is for 10 marks.*
- 3) *Answer question No.10 from Part C as directed. The question No.10 is for 15 marks.*

PART - A

[3 × 15 = 45]

- Q1)** Explain the Procedure relating to Registration of Agreement. What is the Effect of Non- Registration of Agreement under The Maharashtra Ownership Flats Act, 1963?
- Q2)** What are the different premises which are exempt from the application of the Maharashtra Rent Control Act, 1999? How exemption is classified?
- Q3)** Discuss in detail the Establishment, Incorporation, Composition of Real Estate Regulatory Authority under The Real Estate (Regulation and Development) Act, 2016.
- Q4)** Explain Control of Development and use of Land included in Development Plans with legal provisions incorporated in The Maharashtra Regional and Town Planning Act, 1966.
- Q5)** Explain Rights, Duties, Liabilities and Disabilities of an Apartment owner, Tenants and Users under the Maharashtra Apartment Ownership Act, 1970.

P.T.O.

PART - B

[2 × 10 = 20]

- Q6) Define Flat. Explain Rights, liabilities of a flat-taker under the Maharashtra Ownership Flats Act, 1963.
- Q7) What is Relief against Forfeiture available under section 15 of Maharashtra Rent Control Act?
- Q8) Which Projects are exempt from the ambit of the Real Estate (Regulation & Development) Act, 2016?
- Q9) Explain Content of Development Plan under the Maharashtra Regional and Town Planning Act, 1966.

PART - C

Q10) Write short note on any three :

[3 × 5 = 15]

- Meaning of Promoter.
- Permitted Increase.
- Define Apartment & Apartment owner.
- Rights and Duties of allottees the Real Estate (Regulation and Development) Act, 2016.
- Define Standard Rent under Maharashtra Rent Control Act, 1999.

Total No. of Questions : 10]

SEAT No. :

PA-842

[Total No. of Pages : 4

[5932]-98

B.A. LL.B.

(Fifth Year of Five Year Law Course)

LO 0908 : LAND LAWS - I

(2017 Pattern) (Semester - IX)

Time : 3 Hours]

[Max. Marks : 80

Instructions to the candidates:

- 1) Answer any three questions from part 'A'. Each question in part 'A' is for 15marks.
- 2) Answer any two questions from part 'B'. Each question in part 'B' is for 10marks.
- 3) Answer any three question No.10. from part 'C' as directed. The question No.10 is for 15 marks.

PART - A

[3×15=45]

- Q1) Who is Promoter? Discuss in detail the General Liabilities of Promoter under the Maharashtra Ownership Flats Act, 1963.
- Q2) Explain the procedure for Registration of Real Estate Agents and Consequences of non- Registration under the Real Estate (Regulation and Development) Act, 2016.
- Q3) Define Standard Rent & Permitted Increase. When Court can fix the Standard Rent & Permitted Increase?
- Q4) What is Development Plan? Discuss its contents and implementation of Development Plan under The Maharashtra Regional and Town Planning Act, 1966.
- Q5) Discuss in detail Rights, Duties, Liabilities and Disabilities of an Apartment owner, Tenants and Users under the Maharashtra Apartment Ownership Act, 1970.

P.T.O.

PART - B

[2×10=20]

- Q6) Discuss the Duties and Responsibilities of a Promoter under The Maharashtra Ownership Flats Act, 1963.
- Q7) What are the obligations of the promoter in respect of information contained in advertisement or prospectus issued by him for any real estate project under the Real Estate (Regulation & Development) Act, 2016?
- Q8) What is Relief against Forfeiture available under section 15 of the Maharashtra Rent Control Act?
- Q9) What are the contents of deed of apartment under Maharashtra apartment ownership Act 1970?

PART - C

[3×5=15]

Q10) Write short notes on any Three.

- Historical background of the Maharashtra Rent Control Act, 1999.
- Publication on web-site under RERA.2016 Act.
- Offences and Penalties by promoter and real estate agents under RERA, 2016 Act.
- Essential supplies and services under The Maharashtra Ownership Flats Act, 1963.
- Repair & Re-entry under the Maharashtra Rent Control Act, 1999.



Apr.-2022

Total No. of Questions : 10]

SEAT No. :

P4501

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**Fifth Year B.A. LL.B
LO 0908 : LAND LAWS - I
(2017 Pattern) (Semester -IX)**

Time : 3 Hours]

[Max. Marks : 80

Instructions to the candidates:

- 1) Answer any three questions from Part A. Each question in Part A is for 15 marks.
- 2) Answer any two questions from Part B. Each question in Part B is for 10 marks.
- 3) Answer question No. 10 from Part C as directed. The question No. 10 is for 15 marks.

PART-A

[3×15=45]

- Q1)** Define “Apartment” and “Apartment Owner”. Explain in detail the contents of declaration and contents of deed of Apartment under the Maharashtra Apartment Ownership Act, 1970.
- Q2)** Discuss the general liabilities of promoter and explain the procedure for registration of agreement before accepting the advance payment or deposit by the promoter under the Maharashtra Ownership Flats Act, 1963.
- Q3)** Elaborate the establishment, incorporation and composition of the Real Estate Regulatory Authority under the Real Estate (Regulation & Development) Act, 2016.
- Q4)** Explain the Competent Authority under the Maharashtra Rent Control Act, 1999 and its power of summary disposal.
- Q5)** Discuss in detail development Plan, its content and its implementation under the Maharashtra Regional and Town Planning Act, 1966.

PART-B

[2×10=20]

- Q6)** Explain in detail the factors to be considered by the Adjudicating Officer while adjudging the quantum of compensation under the Real Estate (Regulation & Development) Act, 2016.

P.T.O.

- Q7)** Explain the grounds for Recovery of Possession under section 16 of the Maharashtra Rent Control Act, 1999.
- Q8)** Explain special provision for recovery of possession by Members of Armed Forces under the Maharashtra Rent Control Act, 1999.
- Q9)** Discuss offences by promoters and by companies under the Maharashtra Ownership Flats Act, 1963.

PART-C

[3×5=15]

Q10) Write short notes on any three

- a) Rights and Duties of allottees under the Real Estate (Regulation & Development) Act, 2016.
- b) Landlord's Duty to repair under the Maharashtra Rent Control Act, 1999.
- c) Publication on website under the Real Estate (Regulation & Development) Act, 2016.
- d) Define Common Areas and facilities under the Maharashtra Apartment Ownership Act, 1970.
- e) Registration of Flat Purchase Agreement under the Maharashtra ownership Flats Act, 1963.

