

NOV 2023

Total No. of Questions : 10]

SEAT No. :

P9703

[Total No. of Pages : 4

[6102]-248

Third Year LL.B. (Three Year Course)

LO 0908 : LAND LAWS - I

(2017 Pattern) (Semester -V)

Time : 3 Hours]

[Max. Marks : 80

Instructions to the candidates:

- 1) Answer any three questions from Part A. Each for 15 Marks.
- 2) Answer any two questions from Part B. Each for 10 Marks.
- 3) Write three short notes from Part C. Each for 05 Marks.

PART-A

Answer the following questions in detail (Any Three).

[3×15=45]

- Q1) What are the special provisions under the Maharashtra Rent Control Act, 1999 for recovery of possession in certain cases under section 23 and 24 of the Act?
- Q2) Explain the objectives and the application of the RERA. Elaborate the salient features of The Real Estate (Regulation and Development) Act, 2016.
- Q3) Define Apartment. What are the contents of declaration and procedure of registration given under The Maharashtra Apartment Ownership Act, 1970?
- Q4) Define Development plan. Write a detailed note on Content of Development Plan & its implementation given under The Maharashtra Regional and Town Planning Act, 1966.
- Q5) Explain in detail the Composition, Power and Functions of the Real Estate Regulatory Authority under The Real Estate (Regulation and Development) Act, 2016.

R.T.O.

PART - B

Answer the following questions in detail (Any Two).

[2×10=20]

- Q6)** Explain the objects and application of The Maharashtra Ownership Flats Act, 1963. What is the procedure of registration of flat purchase agreement and what is the effect of non-registration of Agreement?
- Q7)** What is Relief against Forfeiture available under section 15 of the Maharashtra Rent Control Act?
- Q8)** What are the obligations of the promoter in respect of information contained in the advertisement of prospectus issued by him for any real estate project under the Real Estate (Regulation & Development) Act, 2016?
- Q9)** Define Tenant. Write a detailed note on prohibition on subletting, assignment or transfer.

PART - C

Q10) Write Short Notes (Any three):

[3×5=15]

- Real Estate Agent
- Competent authority under the Maharashtra Rent Control Act, 1999
- Standard Rent
- Rights and duties of allottees under the Immovable Property (Regulation and Development) Act, 2016.
- Essential supplies and services under The Maharashtra Ownership Flats Act, 1963.

Total No. of Questions : 10]

P1687

[6012]-58

LL.B. - III

(Third Year of Three Year Law Course)

LO 0908 : LAND LAW - I

(2017 Pattern) (Semester - V)

SEAT No. :

[Total No. of Pages : 4

APR 2023

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)** What are the various grounds available to the landlord to evict his tenant under section 16 of the Act, 1999?
- Q2)** Discuss the Establishment, composition, powers & application for settlement of disputes to Real estate appellate tribunal under the real estate (Regulation and Development) Act. 2016
- Q3)** Explain the procedure relating to registration of Agreement. What is the effect of non registration of agreement under the Maharashtra ownership flats Act.1963?
- 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)** Define apartment, What are the contents of declaration under the Maharashtra Apartment ownership Act, 1970?

P.T.O.

PART-B

[2×10=20]

- Q6)** Who is Real Estate Agent? Discuss the registration of real estate agents, procedure and consequences of non-registration.
- Q7)** What is development plan? Discuss the Contents of development plan under the Maharashtra Regional and Town Planning Act, 1966
- Q8)** What are the special provisions in the rent control act for recovery of possession in certain cases u/sec. 23 & 24 of the Act.
- Q9)** Explain the rights & liabilities of a flat-taker under the Maharashtra Ownership Flats Act, 1963.

PART - C

[3×5=15]

- Q10)** Write short notes on any three.
- Rights, duties and liabilities of allottees under RERA Act, 2016.
 - Standard Rent under the Maharashtra Rent Control Act, 1999.
 - Publication on web-site, effect under RERA Act, 2016.
 - Classification of Exemption under Maharashtra Rent Control Act, 1999.
 - Common areas and facilities under the Maharashtra Apartment Ownership Act, 1970.

NOV 2022

Total No. of Questions : 10]

SEAT No. :

PA-853

[Total No. of Pages : 4

[5933]-908

Third Year LL.B. (Three Year Course)

LO 0908 : LAND LAWS - I

(2017 Pattern) (Semester - V)

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 Premises. What are the different premises which are exempted from the application of the act? How exemptions are classified?
- Q2) State the provisions relating to Registration of Real Estate Projects under the Real Estate (Regulation & Development) Act, 2016. What is the penalty for Non-Registration?
- Q3) Discuss in detail Rights, Duties, Liabilities and Disabilities of an Apartment owner, Tenants and Users under the Maharashtra Apartment Ownership Act, 1970.
- 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) Discuss Duties, Liabilities and Responsibilities of a Promoter under The Maharashtra Ownership Flats Act, 1963.

P.T.O.

PART - B

[2×10=20]

- Q6)** Discuss Functions, Duties, Obligations and liabilities of a promoter from advertisement to completion of project under The Real Estate (Regulation and Development) Act, 2016.
- Q7)** Discuss landlord's duty to keep the premises in good repair & not to cut off or withhold essential supply or service.
- Q8)** Who is Promoter? Explain the General Liabilities of Promoter under The Maharashtra Ownership Flats Act, 1963.
- Q9)** Write a detailed note on Content of Development Plan under The Maharashtra Regional and Town Planning Act, 1966.

PART - C

[3×5=15]

Q10) Write short notes on any three :

- Define the term "Landlord" under Maharashtra Rent Control Act, 1999.
- Rights, duties and liabilities of allottees under RERA Act, 2016.
- Essential supplies and services under The Maharashtra Ownership Flats Act, 1963.
- Contribution to common expenses, charge under The Maharashtra Apartment Ownership Act, 1970.
- Power to adjudicate compensation under RERA Act, 2016.



Apr.-2022

Total No. of Questions : 10]

SEAT No. :

[Total No. of Pages : 2

P4552

[5846]-508

Third Year LL.B.

LO 0908 : (D) LAND LAWS - I

(2017 Pattern) (Semester - V)

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)** Discuss in detail the grounds for recovery of possession under section 16 of the Maharashtra Rent Control Act, 1999.
- Q2)** Who is a promotor? What are the Duties & Liabilities of promoters under the Maharashtra Ownership Flats Act, 1963?
- Q3)** The Real Estate (Regulation and Development) Act, 2016 was created to improve accountability and transparency in real estate and housing transactions. Explain.
- Q4)** Define Standard Rent. When the court can fix the Standard rent & permitted increase under the Maharashtra Rent Control Act, 1999.
- Q5)** Discuss in detail the distinction between ownership of apartment, ownership of share in joint property, and holding of flat in a cooperative housing society under the Maharashtra Apartment Ownership Act, 1970.

PART - B

[2×10=20]

- Q6)** Explain under the Maharashtra Apartment Ownership Act, 1970-
- a) Apartment
 - b) Common areas
- Q7)** A landlord shall not be entitled to recover possession of the premises if the tenant is ready to pay the standard rent & permitted increase, explain under the Maharashtra Rent Control Act, 1999.

P.T.O.

- Q8)** What are the various grounds for revocation of registration of registration under the Real Estate (Regulation and Development) Act, 2016?
- Q9)** What is meant by Essential supply or service? When the landlord cannot cutoff or withholds such supply or service & what is the remedy available to the tenant if such Essential supply or service cut off under the Maharashtra Rent Control Act, 1999.

PART - C

[3×5=15]

Q10) Write Short Notes on (any three)

- a) Definition of Tenant under the Maharashtra Rent Control Act, 1999.
- b) Real Estate Regulatory Fund under the Real Estate (Regulation and Development) Act, 2016
- c) Rights and Liabilities of Flat taker under the Maharashtra Ownership Flats Act, 1963
- d) Rights and Duties of Apartment Owner under The Maharashtra Apartment Ownership Act, 1970
- e) Recovery of possession for Repair & Re-entry under Maharashtra Rent Control Act, 1999.



E - NOV 2019

Total No. of Questions : 10]

SEAT No. :

P4898

[Total No. of Pages : 2

[5644]-508

LL.B. (Semester - V)

Third Year of Three Year Law Course

LAND LAWS - I

(2017 Pattern)

Time : 3 Hours]

[Max. Marks : 80

Instructions to the candidates:

- 1) *Part A: Students has to attempt any three questions. Each question carry 15 marks.*
- 2) *Part B: Students has to attempt any two questions. Each question carry 10 marks.*
- 3) *Part C: Students has to attempt any three questions. Each question carry 5 marks.*

PART - A

- Q1)** Discuss the various grounds on which Land Lord can recover possession under Section 16 of the Maharashtra Rent Control Act 1999.
- Q2)** Enumerate in detail the Rights, Liabilities and Duties of the apartment holders under the Maharashtra Apartment ownership Act 1970.
- Q3)** Discuss the Development plan under Maharashtra Regional and Town Planning Act 1966.
- Q4)** Discuss the composition, Powers and function of Real Estate Appellate Tribunal under Real Estate Act 2016.
- Q5)** Explain the procedure for registration of Real Estate Project.

PART - B

- Q6)** Explain the Duties and Liabilities of Promoter under Maharashtra ownership Flat Act 1963.

P.T.O.

Q7) Discuss the special provisions for recovery of possession by member of armed forces under Maharashtra Rent Control Act 1999.

Q8) Write a note on Relief available to tenant forces under Maharashtra Rent Control Act 1999, against forfeiture of Land by Land Lord.

Q9) Enumerate the Powers and functions of Real Estate Regulatory Authority under Real Estate (Regulation and Development) Act, 2016.

PART - C

Q10) Write Notes on:

- a) Definition of Apartment
- b) Rights and Duties of allottees under Real Estate (Regulation and Development) Act 2016.
- c) Landlord not to cut off / withhold essential supply / services,
- d) Competent Authority under Maharashtra Rent control Act 1999.
- e) Development undertaken by Government.