

B.A. LL.B. (FIVE YEAR DEGREE COURSE) (CBCS - 2015 COURSE)

B.A. LL. B. Sem - IX : SUMMER : 2024

SUBJECT: LAW ON INFRASTRUCTURE DEVELOPMENT

Day : Wednesday

Date : 08/05/2024

S-12508-2024

Time : 10:00 AM-12:30 PM

Max. Marks : 60

N.B.

- 1) All questions are **COMPULSORY**.
- 2) Each questions carries **EQUAL** marks.

Q.1 a) Discuss how housing is one of the basic needs and how it has evolved to be an opportunity for investment. (12)

OR

b) Explain the concepts of 'Ownership' and 'Possession'.

Q.2 a) Explain Valuation of property and describe the factors affecting the valuation of property. (12)

OR

b) Discuss the devolution of Immovable Property of a person after his death as per the relevant personal laws in respect of a Hindu male who dies intestate.

Q.3 a) Describe the provisions and procedure in respect of Deemed Conveyance with respect to Co-operative Housing Society. (12)

OR

b) Discuss the important provisions of the Maharashtra Ownership of Flats Act, 1963.

Q.4 a) Write Short Notes on: (12)
(iii) Power of Attorney and its types
(iv) Housing Finance

OR

b) Write Short Notes on:
(i) Tenants and Licensees
(ii) Public Notice

Q.5 a) To protect the interest of the consumers in the real estate sector, the Real Estate (Regulation and Development) Act was enacted in the year, 2016. Discuss the salient features of the Act and how it ensures a speedy dispute redressal mechanism. (12)

OR

b) Your cousin has approached you seeking legal advice for the purchase of a flat. Explain to her the procedure relating to purchase of Flats from booking of Flat to formation of Society.

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