

**B.A. LL.B. (FIVE YEAR DEGREE COURSE) (CBCS - 2015 COURSE)**  
**B.A. LL. B. Sem - IX : WINTER : 2024**  
**SUBJECT: LAW ON INFRASTRUCTURE DEVELOPMENT**

Day : Monday  
Date : 18/11/2024

**W-12508-2024**

Time : 10:00 AM-12:30 PM  
Max. Marks : 60

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**N.B.**

- 1) All questions are **COMPULSORY**.
  - 2) Each questions carries **EQUAL** marks.
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**Q.1 a)** Explain the mode of transfer or devolution of Immovable Property during the lifetime of a person (*inter vivos* transfer) **(12)**

**OR**

**b)** 'All contracts are Agreements but not all Agreements are Contracts', Explain.

**Q.2 a)** What is a 'Power of Attorney'? Explain its types and relevant provisions. **(12)**

**OR**

**b)** Explain the procedure relating to purchase of Flats from booking of Flat to formation of Society.

**Q.3 a)** Explain the documents whose registration is compulsory under the Registration Act, 1908. **(12)**

**OR**

**b)** Explain in brief, the provisions of the Maharashtra Apartment Ownership Act, 1970.

**Q.4 a)** Write Short Notes on: **(12)**

- (iii) Housing Finance
- (iv) Agricultural Land and Non-Agricultural Land.

**OR**

**b)** Write Short Notes on:  
(i) Tenants and Licensees  
(ii) Valuation of Property

**Q.5 a)** One of your clients is of the opinion that most of the real estate projects get delayed only due to the defaults of the developer/builder and there are no other factors involved. Discuss and Explain to him the various challenges before the Construction Industry. **(12)**

**OR**

**b)** A Developer/Builder who is undertaking a Real Estate Project has approached you to guide him for employment of labour for his project. Discuss with him the applicability of Labour Laws with regards to construction Industry.

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