

Total No. of printed pages = 5

63/9 (SEM-2) LLB 201

2023

LAW

(Theory Paper)

Paper Code : LLB 201

(Constitutional Law – II)

Full Marks – 80

Pass Marks – 36

Time – Three hours

**The figures in the margin indicate full marks
for the questions.**

1. Choose the correct answers : 1×10=10

(a) Article _____ of the Constitution of India states that the President shall be elected by the members of an Electoral College. (54 / 156)

(b) Article _____ of the Constitution of India states about the appointment of an Attorney General for India. (76 / 78)

[Turn over

Or

7

- (b) Clearly discuss the composition, appointment and removal of Judges of the Supreme Court of India with the help of case laws. 12
5. (a) Discuss the power of Parliament to amend the Constitution and its procedures with the help of case laws. 12

Or

- (b) Explain the legislative relations between Union and the States with reference to the 9th Schedule of the Constitution of India. 12
6. (a) What is meant by the Doctrine of Pleasure ? Who holds office during the pleasure of the President of India ? Discuss the restrictions on the Doctrine of Pleasure. 3+3+6=12

Or

- (b) Critically discuss the provisions relating to the freedom of trade, commerce and intercourse with restrictions as mentioned. 12

7. (a) Evaluate the relevance of Natural Justice for the protection of Constitutional Rights under Art. 310 and 311 of the Constitution of India with reference to the relevant case laws.

12

Or

- (b) Write notes on the following : 6+6=12

(i) Doctrine of Territorial Nexus.

(ii) Doctrine of Pith and Substance.

Total number of printed pages-7

63/9 (SEM-2) LLB/LLB201

2025

LAW

Paper : LLB201

(Constitutional Law-II)

Full Marks : 80

Pass Marks : 36

Time : Three hours

**The figures in the margin indicate
full marks for the questions.**

1. Fill in the blanks with appropriate answers :
1×10=10

(a) The Attorney General of India has the right to audience in _____.

(i) any High Court

(ii) Supreme Court

(iii) any Sessions Court

(iv) any Court of law within the territory of India

- (b) Rajya Sabha has equal powers with Lok Sabha in ____.
- (i) the matter of creating new All India Services
 - (ii) amending the Constitution
 - (iii) the removal of the Government
 - (iv) making cut motions
- (c) The Centre-State relations have been dealt by ____.
- (i) Sarkaria Commission
 - (ii) Ashok Mehta Commission
 - (iii) Balwant Rai Mehta Commission
 - (iv) Saprui Commission
- (d) Members of Rajya Sabha are elected for a period of ____.
- (i) 4 years
 - (ii) 5 years
 - (iii) 6 years
 - (iv) 7 years

(e) The session starts immediately after the Question hour and lasts until the agenda for the day is called _____.

(i) Zero hour

(ii) Adjournment hour

(iii) Vote on Account

(iv) Short break hour during session

(f) Who/Which of the following is the custodian of the Constitution of India ?

(i) The President of India

(ii) The Prime minister of India

(iii) The Supreme Court of India

(iv) The Parliament

(g) The largest Committee of the Parliament is _____.

(i) the Committee on Public accounts

(ii) the Committee on Estimates

(iii) the Committee on Public Undertakings

(iv) the Committee on Petitions

(h) The resolution for removing the Vice-President of India can be moved in _____.

- (i) Lok Sabha alone
- (ii) Either House of Parliament
- (iii) Joint sitting of the Parliament
- (iv) Rajya Sabha alone

(i) An executive action taken during national emergency in violation of Article 19 of the Constitution of India _____.

- (i) can only be challenged during emergency
- (ii) can be challenged after emergency is over
- (iii) cannot be challenged at all
- (iv) can be challenged during or after the emergency

(j) For negating the mandate of which Constitutional Provisions, the Supreme Court of India has held that Illegal Migrants Act, 1983 as un-constitutional?

- (i) Article 249
- (ii) Article 355
- (iii) Article 11
- (iv) Article 359

2. Write short notes on the following : $2 \times 5 = 10$

(a) What is meant by 'Collective Responsibility' of the Ministers ?

(b) Difference between Article 32 and 226.

(c) Special leave to appeal.

(d) Failure of constitutional machinery in a State.

(e) Functions of Election Commission of India.

3. How is the President of India elected ? Explain the powers and functions of the President of India. What is Pocket veto ? $4 + 6 + 2 = 12$

Or

What is Parliamentary privilege ? Write the different privileges enjoyed by the members of the Parliament and State legislature. Discuss the differences between Parliamentary privileges and Fundamental rights. $2 + 8 + 2 = 12$

4. Briefly explain the jurisdiction of Supreme Court of India. Is the President of India bound to follow the advice of the Apex Court ? $8 + 4 = 12$

2024

LAW

Paper : LLB 201

(Constitutional Law –II)

Full Marks: 80

Pass Marks: 36

Time: 3 Hours

The figures in the margin indicate full marks for the questions

1. Choose the correct answer: 1x10=10

(a) The first national emergency was declared in the year _____.

- (i) 1975
- (ii) 1962
- (iii) 1960
- (iv) 1961

(b) The executive head of the union of India is the _____.

- (i) President
- (ii) Prime Minister.
- (iii) Governor
- (iv) None of the above

(c) The judge of a High Court is appointed by the _____.

- (i) CJI
- (ii) President of India
- (iii) Chief Minister
- (iv) Governor

- (d) The first amendment of the Indian Constitution was passed in ____.
- (i) 1976
 - (ii) 1951
 - (iii) 1961
 - (iv) 1971
- (e) The Chairman of the state Public Service Commission is appointed by the ____.
- (i) President
 - (ii) Governor
 - (iii) CJI
 - (iv) None
- (f) Delimitation of Constituencies is declared by the ____.
- (i) President
 - (ii) Election commission of India
 - (iii) CJI
 - (iv) None
- (g) The administrative relation between the centre and the states is provided in the Constitution under ____.
- (i) Articles 256-263
 - (ii) Articles 245-255
 - (iii) Articles 240-243
 - (iv) Articles 230-235
- (h) Every High Court is a Court of Record under ____.
- (i) Article 215
 - (ii) Article 218
 - (iii) Article 220
 - (iv) Article 221

2024

LAW

Paper : LLB 201

(Constitutional Law –II)

Full Marks: 80

Pass Marks: 36

Time: 3 Hours

The figures in the margin indicate full marks for the questions

1. Choose the correct answer:

1x10=10

(a) The first national emergency was declared in the year ____.

- (i) 1975
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(b) The executive head of the union of India is the ____.

- (i) President
- (ii) Prime Minister.
- (iii) Governor
- (iv) None of the above

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 - (iv) 1971
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 - (iv) None
- (g) The administrative relation between the centre and the states is provided in the Constitution under ____.
- (i) Articles 256-263
 - (ii) Articles 245-255
 - (iii) Articles 240-243
 - (iv) Articles 230-235
- (h) Every High Court is a Court of Record under ____.
- (i) Article 215
 - (ii) Article 218
 - (iii) Article 220
 - (iv) Article 221

- (i) The power of judicial review was restored to the Supreme Court of India by _____ amendment.
- (i) 42nd
 - (ii) 43rd
 - (iii) 2nd
 - (iv) 3rd
- (j) A money-bill can be introduced in either house of the Parliament.
- (i) Upper House
 - (ii) Lower House.
 - (iii) Both (i) & (ii)
 - (iv) None

2. Write short notes on:

2x5=10

- (a) Financial emergency
- (b) Election Commission of India
- (c) Money Bill
- (d) Judicial Activism
- (e) Special Leave Petition to the Supreme Court

3. Explain the parliamentary privilege of the Members of the Parliament in relation to fundamental rights citing case laws.

12

Or

Explain the principle of 'collective responsibility' in the parliamentary type of government in India.

12

4. What do you mean by 'writs'? What are the various types of 'writs'? Compare Article 32 and Article 226 of the Constitution of India.

2+4+6=12

Or

Who can be appointed as the Chief Justice of India? State the various jurisdictions of the Supreme Court of India.

5+7=12

5. How the Constitution of India be amended? Explain its limitations. 7+5=12

Or

What are the qualifications of the member of State Legislative Assembly? Discuss the relationship between the Governor and the Council of Ministers in a State. 5+7=12

6. What do you mean by the 'doctrine of pleasure'? Explain protection against arbitrary dismissal, removal or reduction in rank of a civil servant. 6+6=12

Or

Underline the principles of law decided in: 6x2=12

(i) Keshavanand Bharati v. State of Kerala, AIR 1973 SC 1461.

(ii) S.R. Bommai v. Union of India, AIR 1994 SC 1918.

7. Explain the 'doctrine of basic structure' with reference to leading case laws. 12

Or

Write a brief account of:

(i) Attorney General of India. 6

(ii) Financial relation between the union and the states. 6

★★★★

• Total number of printed pages-5

63/9 (SEM-2) LLB/LLBCC2045

2025

LAW

Paper : LLBCC2045

(The Bharatiya Nyaya Sanhita)

Full Marks : 70

Pass Marks : 32

Time : Three hours

The figures in the margin indicate full marks for the questions.

1. Choose the correct answer : $1 \times 6 = 6$

(a) The Bhartiya Nyaya Sanhita (BNS), 2023 replaces the Indian Penal Code which was enacted in the year _____.

(I) 1860

(II) 1872

(III) 1947

(IV) 2023

(b) The BNS, 2023 consists of _____ chapters and _____ sections.

(I) 23 and 511

(II) 22 and 480

(III) 21 and 400

(IV) 20 and 358

(c) The provision for community service as a punishment is introduced under BNS for offences related to _____.

(I) serious violent crimes

(II) minor offences and first time theft

(III) cybercrimes

(IV) drug trafficking

(d) The punishment for mob lynching under BNS, 2023 is _____.

(I) imprisonment upto 7 years and fine

(II) imprisonment upto 3 years and fine

(III) life imprisonment or death penalty and fine

(IV) community service and fine

(e) Section 101 of BNS deals with the offence of _____.

(I) culpable homicide not amounting to murder

(II) murder

(III) attempt to murder

(IV) causing death by negligence

(f) The new law has removed the term 'sedition' and replaced it with _____.

(I) treason

(II) unlawful Assembly

(III) disaffection against the Government

(IV) acts endangering to sovereignty, unity and integrity of India

2. Answer the following questions : **(any five)**
2×5=10

(I) What is the primary objective of the Bhartiya Nyaya Sanhita ?

(II) Define 'organized crime' under BNS.

(III) Concept of crime and punishment.

- (IV) What punishment is prescribed for gang rape under BNS ?
- (V) Explain the term 'community service' as introduced in BNS, 2023.
- (VI) What new provisions have been introduced for cybercrime under BNS ?
- (VII) Define kidnapping and abduction.

3. Answer the following questions : **(any six)**
5×6=30

- (a) Explain the provision of mob lynching under BNS, 2023.
- (b) Explain the scope of public nuisance, rash driving under the BNS, 2023.
- (c) How does BNS address corruption and economic offences ?
- (d) Explain the significance of the new sedition law in BNS, 2023.
- (e) Differences between wrongful confinement and wrongful restraint under BNS, 2023.
- (f) Explain the process of harbouring offence.

- (g) Explain culpable homicide not amounting to murder.
- (h) Define the punishment for theft, robbery and dacoity under BNS.
- (i) What is the difference between Criminal breach of trust and Criminal misappropriation of property ?

4. Answer the following questions : **(any two)**
12×2=24

- (I) Discuss the major changes introduced in the Bhartiya Nyaya Sanhita, 2023 compared to the Indian Penal Code.
- (II) Explain in detail the general exceptions provided under BNS.
- (III) Discuss the various forms of offences against women and children under BNS.
- (IV) Elaborate on the right of private defense of body and property.

2026

LAW

Paper : LLBCC1085

(The Bharatiya Nyaya Sanhita)

Full Marks: 70

Pass Marks: 32

Time: 3 Hours

The figures in the margin indicate full marks for the questions

1. Choose the correct answer: 1x6=6

(i) _____ means doing anything with the intention to defraud but not otherwise.

- | | |
|-----------------|------------------|
| (a) Dishonestly | (b) Fraudulently |
| (c) Illegally | (d) Unlawfully |

(ii) Communication made in good faith _____ by reason of any harm to the person to whom it is made.

- (a) is an offence
- (b) is not an offence
- (c) is an offence if it is made for benefit of that person
- (d) is an offence if it is made for loss of property of that person

- (iii) What acts of a man constitutes an offence of sexual harassment?
- (a) Physical contact and advances involving unwelcome and explicit sexual overtures
 - (b) A demand or request for sexual favors
 - (c) Showing pornography against the will of a woman
 - (d) All of the above
- (iv) Snatching, cheating, unauthorized selling of tickets, unauthorized betting or gambling, selling of public examination question papers are acts of ____.
- (a) Petty organized crime
 - (b) Terrorist act
 - (c) Organized crime
 - (d) Causing public nuisance
- (v) Wrongful restrain is provided under section ____.
- (a) 124
 - (b) 125
 - (c) 126
 - (d) 127
- (vi) To constitute an offence of riot there should be assembly of minimum _____ persons.
- (a) Two or more
 - (b) Five or more
 - (c) Seven or more
 - (d) Ten or more

2. Answer the following questions (Any Five):

2x5=10

- (a) Abettor
- (b) Criminal conspiracy
- (c) Abduction of child
- (d) Dowry death
- (e) Trafficking of woman
- (f) Terrorist act
- (g) Criminal trespass to property

3. Answer the following questions (Any Six):

5x6=30

- (a) Explain the meaning of territorial and extra - territorial jurisdiction under the Bharatiya Nyaya Sanhita, 2023.
- (b) Describe the offences of spreading infectious disease and negligence under BNS, 2023.
- (c) Describe the offences of Voyeurism and stalking under BNS, 2023.
- (d) 'Act done in good faith for benefit of a person without consent is not an offence'. Are there any exceptions to this rule - Elaborate.
- (e) Explain briefly about the offences related to elections.
- (f) Differentiate between robbery and dacoity.
- (g) Explain the ingredients of the offence of criminal misappropriation of property and distinguish it from criminal breach of trust.

- (h) What is hurt? Explain the circumstances under which hurt becomes grievous hurt.
- (i) What acts of a man constitutes as an offence of rape? Discuss in details about the punishments for committing an offence of rape.

4. Answer the following questions (Any Two): 12x2=24

- (a) Discuss right to private defence of body. Is right to private defence an absolute right of a defender? Examine to what extent this right to private defence continues.
- (b) Examine the distinction between murder and culpable homicide not amounting to murder in light of judicial pronouncements.
- (c) Classify the different stages of the crime. Examine the difference between preparation and attempt to commit crime with the help of suitable illustration or decided cases.
- (d) Define the term cheating and cheating by personation by supporting with illustrations. How is cheating different then dishonest disposition of a property?

Total number of printed pages-7

63/9 (SEM-2) LLB/LLB204

2025

LAW

Paper : LLB204

(Land Laws of Assam)

Full Marks : 80

Pass Marks : 36

Time : Three hours

The figures in the margin indicate full marks for the questions.

1. Choose the correct answer : $1 \times 10 = 10$

(i) All estates settled in Cachar for a term of years under certain Reclamation Rules is known as _____.

(a) Jangalbari Rules

(b) Settlement Rules

(c) Mangalbari Rules

(d) British Rules

(ii) Proprietor is defined under section _____ of the Assam Land and Revenue Regulation, 1886.

(a) 3(f)

(b) 2(f)

(c) 4(d)

(d) 5(d)

(iii) The Right to Property became a Constitutional Right after the Forty-Forth Constitution (Amendment) Act, 1978. This amendment removed _____.

(a) Article 30

(b) Article 31

(c) Article 40

(d) Article 41

(iv) A settlement operation generally covers a whole _____.

(a) State

(b) District

(c) Municipality

(d) Panchayat

(v) There shall be no new under-tenant holding land under an occupancy tenant or a non-occupancy tenant in _____.

(a) Section 19

(b) Section 20

(c) Section 29

(d) Section 30

(vi) If the landlord refuses to accept the rent, Section 38 of the Assam (Temporarily Settled Areas) Tenancy Act, 1971 permits for application to deposit the cash-rent along with the cost of transmission and fee for notice at _____.

(a) Deputy Commissioner

(b) Revenue Officer

(c) District Court

(d) CJM Court

(vii) 'Permanent Structure' is defined under Section _____ of the Assam Non-Agricultural Urban Areas Tenancy Act, 1995.

(a) 3(d)

(b) 3(e)

(c) 4(d)

(d) 4(e)

(viii) The Assam Non-Agricultural Urban Area Tenancy Act was passed in the year _____.

(a) 1972

(b) 1955

(c) 1960

(d) 1961

(ix) 'Standard Rent' is defined under section _____ of the Assam Urban Areas Rent Control Act, 1972.

(a) 3(ii)

(b) 3(iii)

(c) 4(ii)

(d) 4(iii)

(x) Section _____ defines 'Urban Area' under the Assam Urban Areas Rent Control Act, 1972.

(a) 2(g)

(b) 3(f)

(c) 5(g)

(d) 6(f)

2. Write short notes on : $2 \times 5 = 10$

(i) Property as legal right

(ii) Protection of Backward Classes

(iii) Occupancy and Non-Occupancy Tenant

(iv) Protection/ procedure for fair rent

(v) Protection of tenant from arbitrary eviction

3. Discuss in detail the origin of land rights in Assam. 12

Or

What is Registration ? Discuss the procedure for Registration. Is there any penalty for non-registration ? $3+6+3=12$

2024

LAW

Paper: LLB 204

(Land Laws of Assam)Full Marks: 80

Pass Marks: 36

Time: 3 hours

The figures in the margin indicate full marks
for the questions

1. Choose the correct answer : 1x10=10
- (a) The concept of absolute state ownership of Lands was prevalent during _____.
- (i) Ahom Rule
 - (ii) British Rule
 - (iii) Bengal Rule
 - (iv) Provincial Rule
- (b) The Right to Property became a Constitutional Right after the Forty-Fourth Constitution (Amendment) Act 1978. This amendment removed _____.
- (i) Article 30
 - (ii) Article 31
 - (iii) Article 14
 - (iv) Article 19
- (c) Proprietor is defined under Section _____ of the Assam Land and Revenue Regulation 1886.
- (i) Sec 3(f)
 - (ii) Sec 2(f)
 - (iii) Sec 4 (f)
 - (iv) Sec 2 (d)

- (d) A settlement operation generally covers a whole.
- (i) Mouza
 - (ii) State
 - (iii) District
 - (iv) Sub-Division
- (e) There shall be no new under tenant holding land under an occupancy tenant or a non-occupancy tenant _____.
- (i) Section 19
 - (ii) Section 20
 - (iii) Section 5
 - (iv) Section 18
- (f) If the landlord refuses to accept the rent, Section 38 of the Assam (Temporarily Settled Areas) Tenancy Act, 1971 permits for application to deposit the cash-rent along with the cost of transmission and fee for notice at _____.
- (i) Deputy Commissioner
 - (ii) Revenue Officer
 - (iii) Settlement Officer
 - (iv) Block Development Officer
- (g) The Assam Non-Agricultural Urban Areas Tenancy Act was passed in the year _____.
- (i) 1972
 - (ii) 1955
 - (iii) 1950
 - (iv) 1934

(h) 'Permanent Structure' is defined under Section 18(1)(v) of the Assam Non-Agricultural Urban Areas Tenancy Act 1955.

(i) Sec 3(d)

(ii) Sec 3(e)

(iii) Sec 3(a)

(iv) Sec 3(c)

(i) Section _____ defines "Urban Area" under the Assam Urban Areas Rent Control Act, 1972.

(i) 2(g)

(ii) 3(f)

(iii) 3(c)

(iv) 2(a)

(j) 'Standard Rent' is defined under section _____ of the Assam Urban Areas Rent Control Act, 1972.

(i) 3(ii)

(ii) 3(iii)

(iii) 3(i)

(iv) 3(iv)

2. Write short notes :

2x5=10

(a) Property as legal right.

(b) Protection of Backward Classes.

(c) Occupancy and Non-Occupancy Tenant.

(d) Protection / procedure for fair rent.

(e) Protection of tenant from arbitrary eviction.

3. Discuss the history of Land Revenue System during Ahom Rule and Paiks.

Or

Explain the Rights which may be acquired over lands under the Assam Land and Revenue Regulation, 1886. Is there any restriction on such Rights?

4+8=12

4. What are the various modes of recovering arrears of Land Revenue under the Assam Land and Revenue Regulation? 12

Or

What is Mutation? Who is entitled to Mutation? What are its effects? Is there any penalty for non-registration? $2+6+2+2=12$

5. What are the salient features of the Assam (Temporarily Settled Areas) Tenancy Act, 1971? State the important changes brought by the Act in the field of Agrarian Reforms in Assam.

12

Or

Discuss the procedure for acquisition of Intermediary and Ownership Rights by Tenants under the Assam (Temporarily Settled Areas) Tenancy Act, 1971.

12

6. What are the objectives of the Assam Non-Agricultural Urban Areas Tenancy Act, 1955? What lands have been exempted from the operation of this Act?

12

Or

Discuss the procedures for enhancement of rent under the Assam Non-Agricultural Urban Areas Tenancy Act, 1955.

12

7. Define landlord. Explain the objective of the Assam Urban Areas Rent Control Act, 1972. Under what circumstances, standard rent can be enhanced under this Act? $2+5+5=12$

Or

What is Fair Rent? How is a dispute as to amount of rent payable in respect of a house is to be resolved? $4+8=12$

★★★★

2026

LAW

Paper : LLB204

(Land Laws of Assam)

Full Marks: 80

Pass Marks: 36

Time: 3 Hours

The figures in the margin indicate full marks for the questions

1. Choose the correct answer: 1x10=10

(i) Right to property is a constitutional right as provided under _____.

(a) Article 19(1)(f)

(b) Article 31

(c) Article 300A

(d) Article 331

(ii) Which of the statement is untrue with regard to Landlord?

(a) Any person entitled to receive the rent

(b) Landlord can recover the possession from tenant for Bonafide reason

(c) Landlord also includes sub tenant

(d) All of the above

- (iii) The _____ Government welcomed the theory of absolute ownership of lands in Assam.
- (a) British (b) Ahom
(c) Central (d) Assam
- (iv) Khiraj patta is provided _____ for purpose of cultivation, transfer, or resell of land.
- (a) Periodically (b) Annual
(c) Permanently (d) Temporarily
- (v) Land mutation in Assamese is also called as ____.
- (a) Namjari (b) Khajna
(c) Pattadar (d) None of the above
- (vi) _____ means any person other than a proprietor and have entered into an engagement with government to pay land revenue.
- (a) Land holder (b) Settlement holder
(c) Land Owner (d) Landlord
- (vii) _____ means any estate exempt from assessment under any grant made by the previous rulers of the country.
- (a) Illam estate (b) Permanently settled estate
(c) Revenue free estate (d) Lakhiraj estate
- (viii) Illam estate belongs to _____.
- (a) Cachar (b) Goalpara
(c) Bongaigaon (d) Dhubri

(ix) _____ means a person who holds or cultivates land under the tenant on condition of payment of rent or of delivering share of crop to the tenant.

- | | |
|------------------|----------------|
| (a) Under-tenant | (b) Tenant |
| (c) Proprietor | (d) Land owner |

(x) Khas land is owned by state and it includes _____.

- | | |
|----------------------|-----------------------|
| (a) Vacant land | (b) Uncultivated land |
| (c) Both (a) and (b) | (d) Only (a) |

2. Write short notes on the following:

2x5=10

- (a) Rights of landholders
- (b) Rent
- (c) Salami
- (d) Eminent domain
- (e) Permanent structure

3. What is state ownership of land? Discuss the constitutional and property rights over land.

4+8=12

Or

What is the meaning of land? Explain in details about the historical evolution of land revenue system in Assam and how the land laws have been reformed in Assam? 4+8=12

4. Justify the legal validity of chapter X of Assam Land and Revenue Regulation, 1886 regarding transfer or alienation of land belonging to members of backward class. 12

Or

What is settlement operation? Examine the various powers of settlement officer provided under Assam Land and Revenue Regulation, 1886. $4+8=12$

5. What are the different types of tenants as provided under The Assam (Temporary Settled Areas) Tenancy Act, 1971? Explain in details about the rights of ejected tenants. $6+6=12$

Or

What are the salient features of The Assam (Temporary settled Areas) Tenancy Act, 1971? Explain in details about the restoration of possession of land to tenant or under tenant. $6+6=12$

6. Define land. What procedures should be followed for ejecting a tenant occupying non-agricultural lands in urban areas of Assam by his landlord? $4+8=12$

Or

In what manner a landlord can enhance the rent of a tenant for non- agricultural lands in urban areas of Assam? Under what grounds a tenant can be protected from eviction. $6+6=12$

7. What is standard rent? Whether the standard rent can be enhanced under Assam Urban Areas Rent Act, 1972? Mention two limitations to such enhancement. $4+4+4=12$

Or

Write a note on protection against arbitrary ejection under the Assam Urban Areas Rent Control Act, 1972. 12