



RK JUDICIAL ACADEMY

Institute for Judicial Services Exam

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GRAND TEST-02

MAINS EXAMINATION

TIME: 10:00AM-1:00PM

MARKS:100

Instructions:

- 1) Attempt all the questions compulsorily
- 2) All questions carry Equal Marks
- 3) Write the answers as orders of the questions
- 4) Strict your answer to the Question only
- 5) Write your Answers in 300 words only

QUESTION PAPER

- 1 A. Discuss the provisions of the Telangana Buildings (Lease, Rent & Eviction) Control Act regarding the fixation of fair rent.
B. What factors are considered by the Rent Controller while determining fair rent
C. what remedies are available to tenants and landlords if they are aggrieved by such a determination?
- 2 A. Enumerate the grounds on which a landlord can seek the eviction of a tenant under the Act. How does the law balance the rights of landlords and tenants in eviction proceedings?
B. Elaborate on the powers of the government under the Telangana Land Encroachment Act to evict encroachers from government land. What are the procedural safeguards for evictees?
- 3 A. What penalties can be imposed on individuals who unlawfully occupy government lands under the Telangana Land Encroachment Act? Can these penalties be challenged?

- B. Is pre-institution mediation mandatory in all commercial disputes? Discuss with reference to relevant provisions and case law.
- 4 A. Who is a de facto guardian of a Hindu minor? Can he dispose of the minor's property for the latter's education and moral welfare?
- B. When can a court refuse to pass a decree of divorce despite the proof of the ground?
- 5 A. Discuss the changing concept of 'Cruelty' as a ground of matrimonial relief under the Hindu Law & Refer the recent case law on the subject.
- B. "Pleading to state material facts and not evidence". Explain.
- 6 A. Write short note on return of plaint and rejection of plaint.
- B. What should a court do when plaintiff is present and the defendant is absent? What remedies are available to defendant in such case? When can an ex-parte decree be passed and when it be set-aside?
- 7 A. What are the features of an "interpleader suit"? Write a plaint for interpleader suit on imaginary facts.
- B. Discuss the circumstances and grounds on which a temporary injunction can be granted? What are the consequences if such injunction is not complied with?
- 8 A. Explain the principles and guidelines that Lok Adalats follow during conciliation proceedings.
- B. Explain the concept of "dependents" under the Act. How are dependent relatives entitled to maintenance determined?
- 9 A. State briefly the principles on which damages are awarded for breach of contract.
- B. Discuss the rights and liabilities of a mortgagee under the Transfer of Property Act. Under what circumstances can a lease be determined by a lessor or a lessee?
- 10 A. Under what circumstances can the Limitation Act be suspended?
- B. Ways to cancel the Stamps