



B.A. L.L.B. (Semester – IV) October 2015

PROPERTY LAW

Duration: 3 Hours

Max. Marks: 75

Instructions: 1) Answer any Eight questions from Q. No. 1 to 12

(8 x 8 = 64)

2) Q. No. 13 and 14 is compulsory

(6 + 5 = 11)

1. Explain the concept of transfer for the benefit of unborn person.
2. 'Parties have no right to transfer property which is in dispute'. Examine in detail.
3. Explain the Doctrine of Part Performance.
4. Discuss the 'Doctrine of Feeding the grant by estoppels'.
5. State and explain vested and contingent interest and state differences if any.
6. State and explain when easementary rights are going to be extinguished.
7. Discuss the essentials of valid Sale. How is sale effected. Distinguish sale from contract of sale.
8. Discuss the rights and liabilities of Lessor and Lessee.
9. 'Once a mortgage always a mortgage'. - Elucidate
10. What is a gift? Explain the essential elements of gift.
11. Define Mortgage. Explain the mortgage by deposit of title deeds and mortgage by conditional sale.
12. What are the essential elements of Lease? Differentiate Lease from License.
13. Write short notes on any two: (2 x 3 = 6)
 - a) Marshalling under mortgage
 - b) Exchange
 - c) Actionable claim
14. Render legal advice on any two of the following by giving reasons and citing relevant provisions of law:- (2 x 2.5 = 5)
 - a) A has a wife and a daughter D. During the life of A, D released her share in A's property in consideration of Rs.1000/- which was paid to her by her father A. A dies and D claims her 1/3 rd share under Muslim law of inheritance. Her mother resisted her claim on the ground that since D had already transferred her share by a release - deed on consideration of Rs.1000/- . Is D entitled to get 1/3rd share.
 - b) A sells his house to B with a condition that B cannot transfer this house to anyone except C. Explain the validity of the condition.
 - c) A is owner of a house. He takes a loan of Rs. 10,000/- from B. thus, A is debtor and B is creditor. House is the only property through which B can recover his loan. B intends to do so but A becomes aware of B's intention and before B could take any action A sells the house to C who knows that A is selling the house so that B could not get back his money. Explain the validity of transfer.
