

B.A LL.B (Sem.IV) Examination, October 2016**Property Law****Duration : 3 hours****Max.Marks: 75****Instructions: i) Answer any Eight from Question No.1 to 12.****(8 x 8 = 64)****ii) Question 13 & 14 are compulsory.**

1. Explain the exceptions to the rule "Property of any kind may be transferred" enumerated in Sec.6 of T.P.Act.
2. "A right of alienation is incidental to and inseparable from the beneficial ownership of property"--- Discuss validity of condition restraining alienation under T.P.Act.
3. Explain transfer for the benefit of unborn person
4. Explain the provisions relating to condition precedent and condition subsequent.
5. Explain the principle with regard to improvements made by bonafide holder under defective title.
6. Elaborate the Concept of Part Performance under Sec.53 A of the Transfer of Property Act.
7. Discuss the essentials of a valid Sale. How is a sale affected? Distinguish with Sale with contract for sale.
8. What do you understand by term mortgage? Discuss in detail essential elements of Mortgage by Conditional Sale and Simple Mortgage.
9. "Once mortgage is always a Mortgage and nothing but a Mortgage" –explain this principle with respect to redemption of mortgage.
10. Define Lease and explain the essentials for a valid lease.
11. Define a Gift. Can a gift can be revoked after acceptance?
12. What is an Easement? Explain mode of Acquisition of easement.

13. Answer any two of the following –**(2x3=6)**

- a) Notice
- b) Oral Transfer
- c) Onerous gift

14. Render legal advice on any two of the following by giving reasons and citing relevant provisions of law:**(2x2.5=5)**

- a) Husband was the owner of the land. He effected a mutation in the revenue records of the land in favour of his wife, and shortly thereafter went on a pilgrimage. Meanwhile, the wife sold the land to C. C made inquiries about her right and paid the consideration with good faith. Explain the validity of the transfer.
- b) A sells his house to B with the condition that B would not demolish it. But B demolishes the house and starts constructing the new house. A sues B for violation of the condition. Advice B.
- c) A transfers the property absolutely to B with a condition that if B becomes insolvent or attempts to transfer it, his interest in the property will come to an end. Explain the validity of condition as well as the transfer.