



PROPERTY LAW

Duration: 3 Hours

Max. Marks: 75

Instructions: 1) Answer any eight questions from Q. No. 1 to 12
2) Q. No. 13 and 14 is compulsory

(8 x 8 = 64)

1. State and explain vested and contingent interest and state differences if any.
2. State and explain the Doctrine of Part Performance.
3. 'A right of alienation is incidental to and inseparable from the beneficial ownership of property'. Discuss in detail the conditions restraining alienation.
4. 'For a valid transfer of property, the property must be transferrable property'. State the exceptions to this.
5. Explain the Doctrine of Election.
6. 'There cannot be a direct transfer to an unborn'. Explain the concept of transfer for the benefit of unborn person.
7. What is an easement? Explain the modes of acquisition of easement.
8. Define sale. Explain the seller's rights and liabilities.
9. Explain the rights and liabilities of Lessor and Lessee.
10. Briefly explain the concept of Marshalling, Contribution and Subrogation.
11. Define Gift. Explain how a gift can be revoked.
12. Discuss various types of mortgages.
13. Write short notes on any 2 of the following:- (3 x 2 = 6)
 - a) Exchange
 - b) Charge.
 - c) Onerous gift
14. Render legal advice on any 2 of the following by giving reasons and citing relevant provisions of law:- (2 x 2.5 = 5)
 - a) A leased a house and garden to B who takes possession of the properties. A then sells the said properties to C. C is now pleading that he had no knowledge (notice) of Bs right as a lessee. Advise B.
 - b) There is a contract of sale of a piece of land between A and B in 1999. The contract is in writing, stamped, attested and duly executed but not registered by A who is the seller. B, has performed his part of the contract i.e. has paid the price. On the basis of such contract B takes the possession of land. Now, A refuses to sell the property to B. Advise B.
 - c) A, B and C are co-owners of a piece of land having equal shares. The land is subject to mortgage. C sells his $\frac{1}{3}$ rd share to D without effecting partition. Can D be substituted in place of C.?
