

(Please write your Exam Roll No.)

Exam Roll No.

END TERM EXAMINATION

SIXTH SEMESTER [LLB] JUNE 2024

Paper Code: LLB-306

Time: 3 Hours

Subject: Property Law

Maximum Marks: 75

Note: Attempt all questions as directed. Internal Choice is indicated.



- Q1 Attempt any five Write short notes on: (5x5=25)
- Spes successionis*
 - Rule of Election
 - Actionable claim
 - Lis pendens*
 - Difference between "Transfer" and "Delivery" of property
 - Discuss the Vested and contingent interest
 - Discuss "Gift". Is registration necessary for a "gift" under the Transfer of Property Act? If yes, they give an exception to this rule.
 - Distinguish between "lease" and "license"
- Q2 Discuss the transfer of property with the essentials of valid transfer. Which properties cannot be transferred as per the Transfer of Property Act? Explain. (12.5)
- OR
- Q3 Amit, a property owner, executes a deed transferring a piece of land to his unborn great-grandchild, with the condition that the property will belong to the child and their descendants forever. However, the child is still unborn, and Amit's descendants are concerned about the validity of this transfer under the Rule against perpetuity. Analyse the situation under the Transfer of Property Act (TPA). (12.5)
- Q4 Define fraudulent transfer. What are its essential elements? Discuss. (12.5)
- OR
- Q5 Who is an ostensible owner? What are its essential elements? When is a transfer from an ostensible owner protected against the real owner? (12.5)
- Q6 a) X' executes a simple mortgage in favour of 'Y' and a usufructuary mortgage of the same property in favour of 'Z'. 'Z' takes possession of the property 'Y' brings the property for sale. Inexecution purchaser evicts 'Z' what is the remedy of 'Z'. solve the problem. (6)
- b) Discuss in detail the types of Mortgage as given in the Transfer of Property Act, 1882. (6.5)
- OR
- Q7 Write short notes on
- Charge
 - The doctrine of Marshalling
- Q8 Discuss Sale as per Transfer of Property Act, 1882. What are the rights and liabilities of the buyer and seller? (12.5)
- OR
- Q9 Write short notes on:
- Lease
 - Gift



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END TERM EXAMINATION

SIXTH SEMESTER [LLB] JULY 2023

Paper Code: LLB-306

Subject: Property Law

(BATCH 2014 ONWARDS)

Time: 3 Hours

Maximum Marks: 75

Note: Attempt five questions in all including Q no. 1 of Part A which is compulsory. Select one question from each unit of Part B.

PART-A

- Q1 Write short notes on the following: (5x5=25)
- Essentials of valid gift
 - Movable and immovable property
 - Transfer for the benefit of an unborn person
 - Condition restraining transfer
 - Transfer of Actionable claim

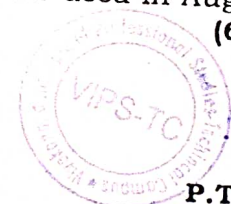
PART-B

UNIT-I

- Q2 What is spes successionis? Is it transferable and how is it different from feeding the grant by estoppel? (12.5)
- Q3 "No one can approbate and reprobate at the same time." Discuss with the help of relevant provisions. Is there any exception to this rule? (12.5)

UNIT-II

- Q4 A's suit is dismissed for default on 15th April 2014. On 24th April 2014, A transfers the suit property to B. On 26th May 2014, the suit is restored to file. Discuss the validity of the transfer in favour of B with the help of relevant provisions and case laws. (12.5)
- Q5 a) Explain Fraudulent Transfers. (6)
b) A registered an agreement to sale of his house in favour of B for Rs. 80,000 in May 2018. B paid Rs. 60,000 to A and took possession of land and promised to pay the balance at the time of registration of sale deed. Afterwards A sold the same house to C for Rs. 1,00,000 by mean of registered sale deed in August 2019. Discuss the rights of B and C. (6.5)



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END TERM EXAMINATION

SIXTH SEMESTER [LLB] NOVEMBER 2020

Paper Code: LLB-310

Subject: Property Law

(Upto 2013 Batch)

Time: 2 Hours

Maximum Marks: 75

Note: Attempt any three questions. All questions carry equal marks.

- Q1 What do you understand by the term 'property'? In what way you can conceptualise the classification of various types of property? Elaborate.
- Q2 "Perpetuity in the primary sense of the term is a disposition which make property inalienable for an indefinite period". Discuss the rule Against perpetuity in the light of the above statement, and the decided case law on the point.
- Q3 Explain the rule of "Feeding the empty grant by estoppel" in the light of relevant provisions and decided case law on the point.
- Q4 "Doctrine of part performance is a shield and not a sword". How far do you agree with the statement? Comment with special reference to statutory provisions and decided cases in India.
- Q5 How do you define sale. Elaborate the essential elements of sale, with reference to statutory provisions under T.P.Act.
- Q6 What is the doctrine of clog? How the equity courts in England, have struggled hard to keep the equity of redemption intact by developing the doctrine of clog and fetter? Elaborate with reference to statutory provisions and case law on the point.
- Q7 Define lease and distinguish between the concept of lease and license with the help of decided case law on the point.
- Q8 Define Easement and elucidate the types of easementary rights available under Indian Law.

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END TERM EXAMINATION

Paper Code: LLB-306

SIXTH SEMESTER [LLB] NOVEMBER 2020

(Batch-2014 Onwards)

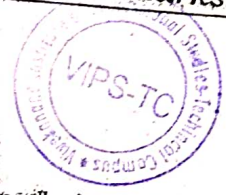
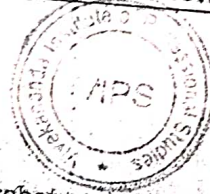
Subject: Property Law

Time: 2 Hours

Maximum Marks: 75

Note: Attempt any three questions. All questions carry equal marks.

- Q1 Write short notes on:
- Rule against perpetuity.
 - Actionable claim.



- Q2 "One cannot appropriate and reprobate at the same time". Explain with reference to statutory provisions and judicial pronouncements

- Q3
- "During litigation, nothing new should be introduced." Examine critically the basis of this doctrine.
 - There was a property dispute between 'A' and 'B'. 'A' filed a suit against 'B' in court. The court had pecuniary jurisdiction for suits upto Rs. 1,000 in value. The court after valuation returned the plaint as the suit was found to be beyond its pecuniary jurisdiction. Before 'A' could file the suit in the competent court, 'B' sold the property to 'P'. Will the sale of property to 'P' be hit by the doctrine of *lis pendens*?

- Q4 What is the doctrine of Part-Performance? What are the pre-requisites for the application of the doctrine under Section 53A of Transfer of Property Act, 1882.

- Q5
- "Once a mortgagee always a mortgagee". Explain this statement with the reference to statutory provisions and decided cases.
 - Explain Marshalling.

- Q6 Explain the following concept in brief:-
- No merger in the case of subsequent encumbrances.
 - Foreclosure.
 - Subrogation.



- Q7 Define Lease as given under the Transfer of Property Act, and discuss the essentials of the notice to be given under Section 106 of the Act. What is the difference between lease and licence? Discuss with the help of case laws.

- Q8
- With the help of the statutory provisions and judicial pronouncements explain the right and liabilities of seller and buyer before the sale and after the sale.
 - What are the essentials of Gift under Transfer of Property Act?



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END TERM EXAMINATION

SIXTH SEMESTER [LLB(H)] APRIL - MAY 2019

Paper Code: LLB-306

Subject: Property Law
(Batch 2014 onwards)

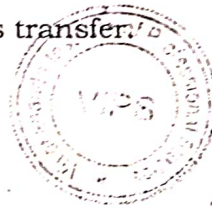
Time: 3 Hours

Maximum Marks: 75

Note: Attempt five questions in all including Q no. 1 of Part A which is compulsory. Select one question from each unit of Part B.

PART-A

- Q1 Write short notes on the following: (5x5=25)
- (a) Rule of Election.
 - (b) Actionable Claim and procedure for its transfer.
 - (c) Define Immovable Property.
 - (d) Rule of 'Lis pendens'.
 - (e) Gift and its essentials.



PART-B UNIT-I

- Q2 Define the term "Transfer of Property" with its essentials. Can a future property be transferred, explain with its exceptions if any. (12.5)
- Q3 Property of "any kind" can be transferred but some property are non-transferable property. Explain with the help of relevant legal provisions. (12.5)

UNIT-II

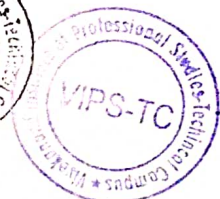
- Q4 Explain and mention the legal validity of "Fraudulent Transfer." How the interest of person affected by these kinds of transfers are protected. (12.5)
- Q5 Can a transfer be made by "Ostensible owner." How the interest of bonafide purchaser is protected in this transfer. (12.5)

UNIT-III

- Q6 Define and explain "Mortgage" with reference to statutory provisions as given in the Act along with its various kinds. (12.5)
- Q7 What is charge and how it is created on a property. (12.5)

UNIT-IV

- Q8 Define lease and its essentials along with the distinction between Lease and Licence. (12.5)
- Q9 Define "Sale" distinguish it with "agreement to sale". Mention the rights and liabilities of buyer and seller. (12.5)



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Exam Roll No. 224170385



END TERM EXAMINATION

SIXTH SEMESTER [LLB] MAY-JUNE 2018

Paper Code: LLB-306

Subject: Property Law

Time: 3 Hours

Maximum Marks: 75

Note: Attempt five questions in all including Q no.1 of Part A which is compulsory. Select one question from each unit of Part B.

PART-A

- Q1 Write short notes on the following:-
- Transfer to an unborn person
 - Transfer by Ostensible Owner
 - Once a mortgage always a mortgage.
 - Sale and Agreement to Sell
 - Vested and Contingent Interest

(5x5=25)



PART-B UNIT-I

- Q2 "Property of any kind may be transferred, except as otherwise provided by this Act, or by any other law". Elucidate with relevant provisions. (12.5)
- Q3 No one can approbate and reprobate at the same time. Explain with case laws. (12.5)

UNIT-II

- Q4. Elucidate the Rule of *Lis Pendens* in detail. (12.5)
- Q5 "In India the equity of part-performance is a passive equity; it can be used only as shield not as a sword." Explain. (12.5)

UNIT-III

- Q6 What is Mortgage? Explain the relation between mortgagor and mortgagee. (12.5)
- Q7 Define 'Charge' with its kinds. How Charge is extinct. (12.5)

UNIT-IV

- Q8 What are the constituents of Lease? Discuss with case laws. (12.5)
- Q9 What is Gift? Discuss essential ingredients of a valid Gift? When the gift is complete? Explain. (12.5)



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END TERM EXAMINATION

SIXTH SEMESTER [LLB] MAY 2017

Paper Code: LLB-310

Subject: Property Law

Time: 3 Hours

Maximum Marks: 75

Note: Attempt any six questions including Q.no.1 of Part A which is compulsory.

Part-A

- Q1 Answer all questions: (5x5=25)
- (a) Discuss the meaning and characteristics of Usufructuary mortgage.
 - (b) What is the duration of certain leases in the absence of written contracts or local usage?
 - (c) Define an onerous gift?
 - (d) Discuss the concept of subrogation.
 - (e) Discuss Easement as per section 4 of the Indian Easement Act, 1882.

Part-B

- Q2 Discuss the concept of sale with the help of case laws. Differentiate between sale and contract of sale. (10)
- Q3 Discuss the right and liabilities of a buyer before the sale being completed. (10)
- Q4 Discuss the concept of mortgage? Differentiate between a mortgage by conditional sale and sale with condition of repurchase. (10)
- Q5 Discuss the rights and liabilities of mortgagor. (10)
- Q6 Define the concept of Lease and differentiate this concept with agreement to lease. (10)
- Q7 (a) Define the concept of Gift. Discuss the mode of transfer of gifts. (5)
(b) Discuss when gift may be suspended or revoked. (5)
- Q8 Differentiate between:
(a) Easement and license (5)
(b) Easement or profit a pendre (5)

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END TERM EXAMINATION

SIXTH SEMESTER [LLB] MAY-JUNE 2017

Paper Code: LLB-306

Subject: Property Law

Time: 3 Hours

Maximum Marks: 75

Note: Attempt any five questions including Q.no.1 which is compulsory.
Select one question from each Unit.

Q1 Write short notes on the following:

(5x5=25)

- (a) Doctrine of Notice
- (b) Immovable property
- (c) Right of redemption
- (d) Sale and agreement to sell
- (e) Easementary Right

Unit-I

Q2 What do you understand by the term 'property'? In what way can you conceptualize the classification of various types of property? Elaborate. (12.5)

Q3 "Perpetuity in the primary sense of the term is a disposition which make property inalienable for an indefinite period." Discuss the rule against perpetuity in the light of the above statement, and the decided case law on the point. (12.5)

Unit-II

Q4 What are the rules relating to the transfer by an ostensible owner? Explain with the help of decided cases on the subject. (12.5)

Q5 "Doctrine of part performance is a shield and not a sword". How far do you agree with the above statement? Comment with special reference to statutory provisions and decided cases in India. (12.5)

Unit-III

Q6 How do you define sale. Elaborate the essential element of sale, with reference to statutory provisions under T.P. Act. (12.5)

Q7 What are the main types of mortgages accepted under Transfer of property Act 1882. Distinguish the concept of charge and mortgage. (12.5)

Unit-IV

Q8 What are the essential of lease? Explain with the help of decided cases on the subject. (12.5)

Q9 Gift is essentially a transaction involving no consideration on the part of the donee. Explain the concept of gift citing relevant case law. (12.5)



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SIXTH SEMESTER [LLB] MAY 2017

Paper Code: LLB-310

Subject: Property Law

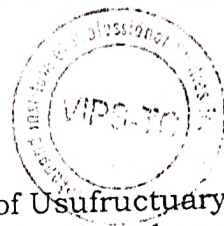
Time: 3 Hours

Maximum Marks: 75

Note: Attempt any six questions including Q.no.1 of Part A which is compulsory.



Part-A

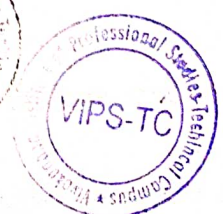


(5x5=25)

- Q1 Answer all questions:
- (a) Discuss the meaning and characteristics of Usufructuary mortgage.
 - (b) What is the duration of certain leases in the absence of written contracts or local usage?
 - (c) Define an onerous gift?
 - (d) Discuss the concept of subrogation.
 - (e) Discuss Easement as per section 4 of the Indian Easement Act, 1882.

Part-B

- Q2 Discuss the concept of sale with the help of case laws. Differentiate between sale and contract of sale. (10)
- Q3 Discuss the right and liabilities of a buyer before the sale being completed. (10)
- Q4 Discuss the concept of mortgage? Differentiate between a mortgage by conditional sale and sale with condition of repurchase. (10)
- Q5 Discuss the rights and liabilities of mortgagor. (10)
- Q6 Define the concept of Lease and differentiate this concept with agreement to lease. (10)
- Q7 (a) Define the concept of Gift. Discuss the mode of transfer of gifts. (5)
(b) Discuss when gift may be suspended or revoked. (5)
- Q8 Differentiate between: (5)
(a) Easement and license (5)
(b) Easement or profit a pendre



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END TERM EXAMINATION

SIXTH SEMESTER [LLB] MAY-JUNE 2017

Paper Code: LLB-306

Subject: Property Law

Time: 3 Hours

Maximum Marks: 75

Note: Attempt any five questions including Q.no.1 which is compulsory.
Select one question from each Unit.

Q1 Write short notes on the following:

(5x5=25)

- (a) Doctrine of Notice
- (b) Immovable property
- (c) Right of redemption
- (d) Sale and agreement to sell
- (e) Easementary Right

Unit-I

Q2 What do you understand by the term 'property'? In what way can you conceptualize the classification of various types of property? Elaborate. (12.5)

Q3 "Perpetuity in the primary sense of the term is a disposition which make property inalienable for an indefinite period." Discuss the rule against perpetuity in the light of the above statement, and the decided case law on the point. (12.5)

Unit-II

Q4 What are the rules relating to the transfer by an ostensible owner? Explain with the help of decided cases on the subject. (12.5)

Q5 "Doctrine of part performance is a shield and not a sword". How far do you agree with the above statement? Comment with special reference to statutory provisions and decided cases in India. (12.5)

Unit-III

Q6 How do you define sale. Elaborate the essential element of sale, with reference to statutory provisions under T.P. Act. (12.5)

Q7 What are the main types of mortgages accepted under Transfer of property Act 1832. Distinguish the concept of charge and mortgage. (12.5)

Unit-IV

Q8 What are the essential of lease? Explain with the help of decided cases on the subject. (12.5)

Q9 Gift is essentially a transaction involving no consideration on the part of the donee. Explain the concept of gift citing relevant case law. (12.5)

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MERCY CHANCE EXAMINATION

SIXTH SEMESTER [LLB] AUGUST 2016

Paper Code: LLB-310

Subject: Property Law.
(Batch, 2005-2013)

Time: 3 Hours

Maximum Marks: 75

Note: Attempt any five questions including Q.no.1 which is compulsory.
Select one question from each Unit.

Q1. Write short notes on all of the following:

(5x5=25)

- (a) Immovable Property
- (b) Standing Timber
- (c) Lis pendense
- (d) Agreement to sell and sale
- (e) Determination of lease

Unit-I

Q2. Transferability of property is the general rule and all properties are transferable except otherwise provide by law. Explain the rule and relate the exceptions to this rule. (12.5)

Q3. Distinguish between vested and contingent interest with the help of decide case law on the point. (12.5)

Unit-II

Q4. Explain the rule of "Feeding the grant by estoppel" in the light of relevant provisions and decided case law on the point. (12.5)

Q5. State the fundamental requirement of the application of the doctrine of part performance in India and distinguish it from English equity of part performance, in the light of statutory provisions and decided case law on the point. (12.5)

Unit-III

Q6. Elaborate the Rights & Liabilities of buyer & seller given under transfer of Property Act. (12.5)

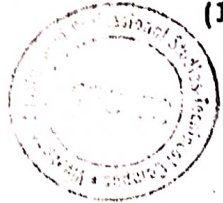
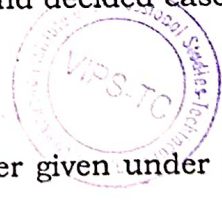
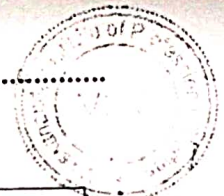
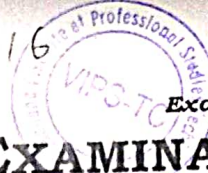
Q7. What is Marshalling by a subsequent purchaser? Discuss. (12.5)

Unit-IV

Q8. Explain the concept of lease and distinguish the same from the concept of license with the help of decided cases on the point. (12.5)

Q9. Define Easement and explain the types of easement admissible under Indian legal system. (12.5)

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END TERM EXAMINATION

SIXTH SEMESTER [LLB] MAY-JUNE-2016

Paper Code: LLB-310

Subject: Property Law

Time: 3 Hours

Maximum Marks: 75

Note: Attempt any five questions including Q.No 1 of Part A which is compulsory. Select one question from each unit of Part B.

PART-A

(5x5=25)

Q1 Write short notes on the following:

- (a) Actionable claim.
- (b) Onerous gift
- (c) Spes Succession
- (d) Fraudulent transfer
- (e) Differentiate between Vested and Contingent Interest.

PART-B

UNIT-I

Q2 Define "Immovable Property" as per the provisions in various relevant enactments. Also, highlight the important ingredients of the definition with examples. (12.5)

Q3 Analyse the Rule against perpetuity. What are the exceptions to this rule? What is the difference between section 13 and section 14. (12.5)

UNIT-II

Q4 "During the litigation nothing new should be introduced". Discuss the doctrine of *lis Pendens* with the help of relevant Case Laws. (12.5)

Q5 "An act of part performance must be done in performance of the contract". Discuss with the help of Case Laws. (12.5)

UNIT-III

Q6 "The court jurisdiction to relieve a mortgagor from his bargain depends on unfair nature of the bargain whether it has been obtained by taking advantage of any difficulty". Explain with the help of the relevant cases. (12.5)

Q7 (a) Explain the rights and liabilities of the Seller of immovable property under Transfer of Property Act. (6.5)

- (b) Distinguish between:-
 - (i) Sale and Gift
 - (ii) Mortgage and Charge

UNIT-IV

Q8 (a) Elaborate the provisions for Revocation of License. (6.5)
(b) Discuss Tenant at Sufferance and Tenant at Will. (6)

Q9 (a) Differentiate between Profit a prendre and Easement (6.5)
(b) discuss the various modes of determination of lease. (6)

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END TERM EXAMINATION

SIXTH SEMESTER [LLB] MAY-JUNE-2015

Exam Roll No.

Paper Code: LLB310

Subject: Property Law

Time: 3 Hours

Maximum Marks: 75

Note: Attempt any five questions including Q no.1 of part A which is compulsory. Select one question from each unit of part B.

PART-A

- Q1 (a) Discuss briefly the "Doctrine of election". (5)
(b) Write a short note on *Spes Successionis*. (5)
(c) Distinguish between Movable and Immovable property (5)
(d) Explain the term "Universal Donee." (5)
(e) Explain "Equity of Redemption" (5)

PART-B

UNIT-I

- Q2 "A person cannot approbate and reprobate at the same time". Elaborate it and also give exception to this rule. (12.5)
- Q3 "Transferability is the most inherent quality of Property". Explain as to what are the exceptions to this rule? (12.5)

UNIT-II

- Q4 Discuss the transfer by unauthorized person who subsequently acquires interests in the property transferred as given under sec. 43 of Transfer of Property Act 1882. Also differentiate between sec. 6(a), 41 and 43 of the T.P. Act. (12.5)
- Q5 Explain the principle of Doctrine of Ostensible Ownership. How far is a transfer by an ostensible owner affect the persons interested in immovable property? (12.5)

UNIT-III

- Q6 (a) Define the term 'Sale'. Explain the components of transfer by Sale. (7)
(b) Distinguish between Sale and Gift. (5.5)
- Q7 Explain the meaning and essential elements of a "Mortgage". Also examine the effect of failure of mortgage to advance the amount undertaken. Discuss the different kinds of mortgages. (12.5)

UNIT-IV

- Q8 (a) What do you understand by the term "forfeiture of a lease". Discuss. (8.5)
(b) X lets a field to Y at a rent of Rs. 20,000 and then transfers the field to Z. Y pays rent to X in good faith after the transfer as he had notice of the transfer. Z files a suit against Y for the recovery of the arrears of the rent due after the transfer. Explain the legal position of Y. (4)
- Q9 (a) Define lease by giving its essential ingredients. (6.5)
(b) Distinguish between:- (6)
(i) Lease and License
(ii) Lease and Easement

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MERCY CHANGE EXAMINATION

SIXTH SEMESTER [LLB] AUGUST-SEPTEMBER-2015

Paper Code: LLB 310

Subject: Property Law

Time : 3 Hours

Maximum Marks : 75

Note: Attempt five questions including Q.no.1 of Part-A which is compulsory. Select at least one question from each unit of Part-B.

Part-A

Q1. Write short notes on the following:

(5x5=25)

- Doctrine of Holding Out
- Marshalling Securities
- Spes Successionis
- Onerous Gift
- Mortgage by conditional sale

Part-B

Unit-I

Q2. Property 'X' is bequeathed to Prem for his life and after his death to Sameer for his life and after Sameer's death to such of Sameer's sons as shall first attain the age of 25 years. Sameer dies in the lifetime of the testator leaving one or more sons. Discuss the validity of the said bequest giving the reasons for your answer. (12.5)

Q3. Explain the 'vested interest' and 'contingent interest'. Distinguish between them citing illustrations. Is a vested interest defeated by the death of the transferee before he obtains possession? (12.5)

Unit-II

Q4. 'The lis pendens rule does not annul the transfer but only renders it subservient to the rights of the parties to the litigations'. Comment upon the statement with the help of case law. (12.5)

Q5. Discuss the following:

- Transfer by ostensible owner
- Rule of part performance.

(6.5)
(6)

Unit-III

Q6. Discuss the doctrine of 'clog on redemption' citing illustrations and the case laws as the basis of the doctrine. (12.5)

Q7. Enumerate the Rights & liabilities of the buyer & the seller of immovable property. (12.5)

Unit-IV

Q8. a) 'A' let his land to 'B'. The lease expires but 'B' continues in possession. 'A' brings a suit to eject 'B'. 'B' resists 'A' claim on the strength of an unregistered lease for a further period of 5 years at an increased rent. Discuss the principle of law involved in the decision of the case & state whether 'A' will succeed. (6.5)

b) Bring out the distinction between 'tenancy at will and a tenancy on sufferance'. (6)

Q9. a) Differentiate between 'Easement and profit a prendre'. (6)

b) Elaborate the provisions for revocation of License. (6.5)

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SUPPLEMENTARY EXAMINATION

SIXTH SEMESTER [LLB] SEPTEMBER 2014

Paper Code: LLB310

Time : 3 Hours

Subject: Property Law

Maximum Marks :75

Note: Attempt any five questions including Q.no.1 of Part-A which is compulsory. Select one question from each unit of Part-B.

PART-A

(5x5=25)

Q1 Write short notes on the following :-

- Spes Successionis.
- Immovable property as defined in Section 3.
- Difference between vested and contingent interest.
- Difference between lease and licence.
- Condition making interest determinable on insolvency or attempted alienation.

PART-B

UNIT-I

Q2 What are the essentials of a valid transfer of immovable property? (12.5)

Q3 Anthony transfers his property for life to Benjamin, then for life to Charles and then for life to David, an unborn child and after his death to Elton. Decide the validity of interest created for the benefit of David.(12.5)

UNIT-II

Q4 Explain the concept of part performance. What are the remedies available to the transferee, if the transferor refuses to perform his part of the obligation? (12.5)

- Explain the concept of clog on redemption. (6)
- "A man cannot reprobate and approbate" Comment. (6.5)

UNIT-III

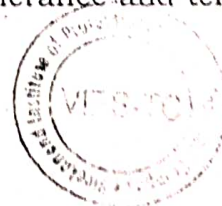
Q6 What are the essentials of a valid gift? Can a Completed gift be altered or revoked? (12.5)

Q7 "Mortgage implies transfer of limited interest in an immovable property. Explain how limited interest is transferred under different kinds of mortgages. (12.5)

UNIT-IV

Q8 What are the grounds for forfeiture of a lease? Also discuss other methods of determination of lease. (12.5)

- Explain easement by prescription. (6)
- Explain the difference between tenancy by sufferance and tenancy by holding over. (6.5)



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SUPPLEMENTARY EXAMINATION

SIXTH SEMESTER [LLB] SEPTEMBER-OCTOBER 2013

Paper Code: LLB-310
Time: 3 Hours 306

Subject: Property Law
Maximum Marks :75

Note: Part-A is compulsory. Attempt one question from every unit in Part-B.

PART - A

(5X5=25)

- Q.1 Write short notes:
- (a) Definition of Immovable property
 - (b) Actionable claim
 - (c) Rule of election
 - (d) 'Lis Pendens'
 - (e) Simple Mortgage
 - (f) Essentials of a 'Gift'



UNIT - I

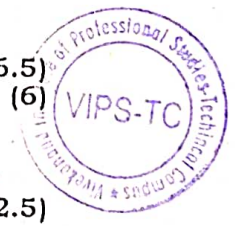
- Q.2 (a) How is 'Spes Successionis' different from 'Contingent Interest'? (6)
(b) What are the essentials of a valid transfer. (6.5)

OR

- Q.3 (a) What are the rules that deal with transfers for the benefit of unborn person. Explain with help of case law. (6.5)
(b) Analyse the 'Rule against Perpetuity' with its scope and object under the Transfer of property Act. (6)

UNIT - II

- Q.4 Write notes:
(a) Feeding grant by Estoppel
(b) Rule of part-performance



OR

- Q.5 Explain the rule relating to transfer by ostensible owner. What are the conditions for the applicability of this section under the TPA, 1882?(12.5)

UNIT - III

- Q.6 (a) Define 'Sale'. What are the essential elements of sale. How does it differ from 'Gift'. (4.5)
(b) Explain the rights and liabilities of the seller and the buyer. (8)

OR

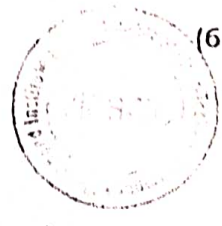
- Q.7 (a) Distinguish between 'Mortgage' and 'Charge'. (5)
(b) What is Mortgage by conditional sale? Discuss the essentials of this type of mortgage. (7.5)

UNIT - IV

- Q.8 Define 'Lease'. How does it differ from Licence. What is the mode of creation in both? (12.5)

OR

- Q.9 Differentiate between:
(a) Easement and Licence (6)
(b) Dominant and Servient tenement. (6.5)



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Please write your Exam Roll No.)

Exam Roll No.

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