

B.A LL.B. (Semester-IV) Examination, April 2014
PROPERTY LAW

Duration: 3 Hours

Max. Marks: 75

Instructions: 1) Answer any eight questions from Q.No.1 to 12 (8x8=64)
2) Q. No. 13 and 14 is compulsory. (6+5=11)

1. What is Notice? Discuss in detail the provisions relating to notice under the Transfer of Property Act 1882.
2. "A right of alienation is incidental to and inseparable from the beneficial ownership of property". Discuss Conditions restraining alienation.
3. Define lease and explain determination of lease.
4. Answer the following –
 - a. Define the term Exchange in detail.
 - b. Tenancy by holding over
5. How can an unborn person be benefitted under the Transfer of Property Act ? When is the benefit conferred upon an unborn person legally effective?
6. "During litigation nothing new should be introduced". Discuss the doctrine of lis pendens.
7. Discuss the essentials of a valid Sale. How is a sale effected? Distinguish sale with contract for sale.
8. Define Mortgage and explain Simple Mortgage and Mortgage by Conditional Sale.
9. Discuss the doctrine of Marshalling and Contribution under Transfer of Property Act 1882.
10. What do you understand by Vested Interest? Distinguish it from Contingent Interest.
11. Explain the Principle of Doctrine of Ostensible ownership. How far is a transfer by an ostensible owner binding on the persons interested in immovable property?
12. What is an Easement and explain classification of easement.
13. Answer any two of the following: (2x3=6)
 - a. Immovable Property
 - b. Actionable Claim
 - 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) A orally grants to B for Rs. 1,000/- the right to catch and carry away fish from his lake for two years. Is the grant valid?
 - b) A, a Hindu, who has separated from his father B, sells to C, three fields, X,Y,Z representing that A is authorised to transfer the same. Of these fields Z doesn't belong to A, it having been retained by B on partition, but on B's death, as heir obtains field Z. Discuss the right of C.
 - c) A transfers to B an estate to which C is entitled, and as part of the same transaction gives C a coalmine. C takes possession of mine and exhausts it. Explain B's claim over C's property.
