

B.A LL.B. (Sem. IV) Examination, April 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) Answer to question **13 & 14** are **compulsory**.

1. "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.
2. Explain the concept of transfer for the benefit of unborn person under Transfer of Property Act.
3. What do understand by Vested Interest? Distinguish between Vested and Contingent Interest.
4. "During litigation nothing new should be introduced"-discuss the doctrine of Lis Pendens.
5. Elaborate the Concept of Part Performance under Sec.53 A of the Transfer of Property Act.
6. Explain the exceptions to the rule "Property of any kind may be transferred" enumerated in Sec.6 of T.P. Act.
7. Define Sale and explain the rights and liabilities of buyer under T.P. Act.
8. What do you understand by term mortgage? Discuss in detail essential elements of Mortgage by Conditional Sale and Anomalous Mortgage.
9. What is subrogation? Explain kinds of subrogation under Mortgage.
10. Explain the circumstances under which lease can be determined.
11. Define a Gift. Can a gift be revoked after acceptance?
12. What is license? Explain essentials for license.

13. **Answer any two of the following –** (2x3=6)
 - a) Immovable property
 - b) Actionable claim
 - c) Doctrine of Cypres

14. **Render legal advice on any two of the following by giving reasons and citing relevant provisions of law:** (2x2.5=5)
 - a) A transfer's immovable property to B that was in occupation of tenants with a condition that one fourth of the rent must be accumulated for a period of twenty five years, so that the property be maintained and kept in good condition to preserve its market value. Is such a direction valid?
 - b) A made a gift of her property to B for life, then to B's male descendents (Unborn) absolutely. In case she had no male descendents then to B's daughter (unborn) without power of alienation and if there were no descendents of B, male or female, then to X . B died without issue. Can X claim the property?
 - c) A transfers to B an estate to which C is entitled, and as a part of the same transaction gives to C a coal mine. C takes possession of mine and exhausts it. Can B claim C's property under doctrine of election?
