

liberday

21-04-2015



LHA – 2015

LL.B. (Hons.) (Semester – VI) Examination, April 2015

PROPERTY LAW

Duration : 3 Hours

Max. Marks : 75

Instruction : Section I and Section II are compulsory.

SECTION – I

Instructions : 1) Answer **any four** questions from Q. No. 1 to 6. (4×8=32)

2) Q. No. 7 is **compulsory**. (2×3=6)

1. Discuss the Doctrine of Election under the Transfer of Property Act.
2. Explain the provisions relating to condition precedent and condition subsequent.
3. Explain the Doctrine of Ostensible ownership. How far is a transfer by an ostensible owner binding on the persons interested in immovable property ?
4. Property of any kind may be transferable – explain it with exceptions.
5. Explain the concept of Part Performance.
6. Explain transfer for the benefit of unborn person.
7. Answer **any two** of the following :
 - a) Contingent Interest
 - b) Oral transfer
 - c) Immovable property.

SECTION – II

Instructions : 1) Answer **any four** questions from Q. No. 8 to 13. (4×8=32)

2) Q. No. 14 is **compulsory**. (2×2.5=5)

8. What is Mortgage ? Explain simple Mortgage and Usufructuary Mortgage.
9. What is Gift ? Explain essential ingredients for gift and onerous gift.
10. Once mortgage is always mortgage nothing but mortgage explain.

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11. Define Easement and explain acquisition of easement.
12. Explain sale and distinguish it with contract for sale.
13. Define lease and explain determination of lease.
14. Render legal advice on any two of the following by giving reasons and citing relevant provisions of law.
 - a) Husband was the owner of the land. He effected a mutation in the revenue records of the same in favour of his wife, and shortly thereafter went on a pilgrimage. Meanwhile, the wife sold that land to C. C made inquires and paid consideration with good faith. Explain the validity of the transfer.
 - b) X transferred his property to Y in 1960 with a direction for accumulation till 1985. A died in 1980. Explain how long Y has to follow the direction.
 - c) A sells a land to B with the condition that B cannot construct on it. Explain validity of the condition and transfer.

SECTION - II

(4x8=32)
(2x5=10)

Instructions : 1) Answer any four questions from Q. No. 8 to 13.
2) Q. No. 14 is compulsory.

8. What is Mortgage? Explain simple Mortgage and Usufructuary Mortgage.
9. What is Gift? Explain essential ingredients for gift and onerous gift.
10. Once mortgage is always mortgage nothing but mortgage explain.