



LHO – 714

LL.B. (Hons.) (Semester – VI) Examination, October 2014
PROPERTY LAW

Duration : 3 Hours

Max. Marks : 75

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. "Transferability of Property is the general rule and non-transferability is an exception." Explain what are the exceptions to the rule "Property of any kind may be transferred".
2. Discuss the law relating to "Restriction repugnant to interest created".
3. Define and distinguish between condition precedent and condition subsequent.
4. Explain the doctrine of feeding the grant by estoppel.
5. Explain the doctrine of part performance.
6. How can an unborn person be benefitted under the Transfer of Property Act ?
When is the benefit conferred upon an unborn person legally effective ?
7. Answer **any two** of the following :
 - a) Notice
 - b) Actionable claim
 - c) Onerous gift.

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. Explain rights and liabilities of seller before and after completion of sale.
9. Define mortgage and explain simple mortgage and mortgage by conditional sale.

P.T.O.



10. Discuss the doctrine of Marshalling and contribution under Transfer of Property Act, 1882.
 11. Define lease and explain determination of lease.
 12. Answer the following :
 - a) Define the term exchange in detail.
 - b) Tenancy by holding over.
 13. What is an easement and explain classification of easement.
 14. Render legal advice on **any two** of the following by giving reasons and citing relevant provisions of law :
 - a) A transfers a field to B, and incorporates a condition in the transfer deed, that B can sell it to anyone, but will have to pay 90% of consideration to A's son. Explain the validity of condition and transfer.
 - 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.
-