



LHO – 0415

LL.B. (Hons.) (Semester – VI) Examination, October 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. What is Notice ? Discuss in detail the provisions relating to notice under the Transfer of Property Act 1882.
2. Elaborate the concept of fraudulent transfer under Sec. 53 of Transfer of Property Act.
3. What do you understand by the term Immovable Property ? Describe those properties which cannot be transferred.
4. "During litigation nothing new should be introduced". Discuss the doctrine of Lis pendens.
5. What are the legal incidents of transfer with regard to "Operation of Transfer" under Transfer of Property Act ?
6. "A direction for accumulation of income is a method of restraining enjoyment of property". Explain provisions relating to rule against accumulation with exceptions if any.
7. Answer **any two** of the following :
 - a) Oral Transfer
 - b) Actionable Claim
 - c) Attestation.

P.T.O.



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. Discuss in detail the concept of Redemption of Mortgage.
9. What is an Easement ? Explain mode of Acquisition of Easement.
10. Discuss the essentials of a valid Sale. Explain what Marshalling is by subsequent purchaser.
11. Discuss the rights and Liabilities of both Lessor and Lessee.
12. Explain Rights and Liabilities of seller before and after completion of sale.
13. Define Gift. How can a gift be revoked ?
14. Render legal advice on any two of the following by giving reasons and citing relevant provisions of law :
 - a) 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.
 - 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 half of his land to B. The sale deed contains a covenant that B shall not raise any building on the said land. Discuss the validity of the covenant. Later B gifts this land to C and C is aware of the above covenant. C wants to construct a building on the said land. Discuss the rights of C and A.