

**B.A. LL.B. (5 Year Degree Course) Sem-VII (CBCS - 2015 COURSE)  
: SUMMER - 2019**

**SUBJECT : PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT &  
EASEMENT ACT**

Day : Wednesday  
Date : 10/04/2019  
Time : 10.00 AM TO 01.00 PM  
Max. Marks : 60

**S-2019-1657**

**N.B.:**

- 1) All questions are **COMPULSORY**.
- 2) Figures to the right indicate **FULL** marks.

**Q.1** Define Mortgage. Enumerate different kinds of Mortgage. **[12]**

**OR**

Write notes on the following:

- a) Types of Notice b) Doctrine of Lis Pendens

**Q.2** Define Transfer of Property. Evaluate the essentials of valid transfer. **[12]**

**OR**

Write notes on the following:

- a) Doctrine of election b) Scope and limitations of Article 300A

**Q.3** Define lease. Discuss the rights and liabilities of lesser and lessee. **[12]**

**OR**

Write notes on the following:

- a) Distinguish between a Contract of Sale and Contract for Sale  
b) Actionable Claims

**Q.4** a) A gives a lakh of rupees to B, reserving to himself, with B's assent, the right to take back at pleasure ₹ 10,000 out of the lakh. Discuss the illustrations. **[06]**

- b) Two co-widows divided their husband's properties into two shares and entered into separate possession. Under the partition deed each widow gave up her life interest. When one of the widows died, her daughter (respondent) took possession of her mother's share. The surviving widow filed a suit for possession against the respondent for recovery of possession alleging that the arrangement by which her right of survivorship was relinquished was repugnant. Analyse the illustration. **[06]**

**OR**

- c) The karta of a joint Hindu family transferred coparcenary property to a lady who was his concubine. The transfers were made in view of past illicit cohabitation and though ostensibly sale deeds, were in reality gift deeds. Evaluate the Illustration with appropriate provisions of property law. **[06]**

- d) A transfers property of which he is the owner to B in trust for A and his intended wife successively for their lives, and after the death of the survivor for the eldest son of the intended marriage for life, and after his death for A's second son. Discuss the effect of such transfer. **[06]**

**Q.5** Define Easement. Evaluate the essentials and kinds of easement. **[12]**

**OR**

Write notes on the following:

- a) Acquisition of easement b) Extinction of easement

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