

**B.B.A. LL.B. (5 Year Degree Course) SEM-VII (2015 Course) :**

**WINTER - 2018**

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

Day : Monday  
Date : 26/11/2018

**W-2018-1344**

Time : 02.30 PM TO 05.30 PM  
Max. Marks : 60

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**N.B.**

- 1) All questions are **COMPULSORY**.
  - 2) Figures to the right indicate **FULL** marks.
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**Q.1** What is Mortgage? Discuss Rights of Mortgagor. **(12)**

**OR**

Write notes on the following:

- a) Essential conditions of Lis Pendens
- b) Doctrine of Notice
- c) Doctrine of Part Performance

**Q.2** Define Sale. Examine the rights and liabilities of seller and buyer before completion of sale. **(12)**

**OR**

Write notes on the following:

- a) Essentials of a Lease
- b) Determination of Lease
- c) Essentials of Gift

**Q.3** What are Conditional Transfers? Discuss the provisions relating to transfer for the benefits of unborn person. **(12)**

**OR**

Write notes on the following

- a) Immovable Property
- b) Doctrine of Election

**Q.4** a) The testator directed his trustee to divide his property into shares equal to number of his children and grandchildren and to pay the income of those properties to his sons for life and then to his grandchildren who survive their respective fathers, till they attained the age of 18. Discuss the effect of such transfer. **(06)**

b) Two brothers partitioned their properties reserving a right of pre-emption enforceable against even assignees. Examine whether the covenant for pre-emption offends the rule against perpetuities. **(06)**

**OR**

c) There was an agreement to lease evidenced by the correspondence between the parties. The leasee (defendant) was put in possession and rent was accepted from him for several years. No formal lease deed was however executed. Discuss the statutory defence available to the defendant. **(06)**

d) 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. Examine whether such gift is valid or void with appropriate legal reasoning. **(06)**

**Q.5** What is Easement? Explain the different modes of acquiring easement. **(12)**

**OR**

Write notes on the following:

- a) Suspension of Easement
- b) Kinds of Easement