

B.A. LL.B. (5 Year Degree Course) Sem-VII (CBCS - 2015 COURSE)
: WINTER - 2018
SUBJECT : PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT &
EASEMENT ACT

Day : Monday
Date : 26/11/2018

W-2018-1441

Time : 10.00 AM TO 01.00 PM
Max. Marks : 60

N.B.:

- 1) All questions are **COMPULSORY**.
 - 2) Figures to the right indicate **FULL** marks.
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Q.1 Write a detail essay on Doctrine of Election. **[12]**

OR

Write notes on the following:

- a) Vested and Contingent Interest b) Modes of Acquisition of Property

Q.2 'The object of the rule of Lis Pendens is to secure the property till litigation is over, so that if one of the parties deals with it, the decision of the court will be binding on such transfers deriving title from a party to the proceeding by an alienation made pendente lite'. Comment. **[12]**

OR

Write notes on the following:

- a) Right to Redeem b) Right of Foreclosure

Q.3 Examine **ANY TWO** of the following: **[12]**

- a) Essentials of lease b) Rights of lessor c) Exchange

OR

What is a Gift? Discuss the essentials of a valid Gift enumerating provisions of section 123 of Transfer of Property Act.

Q.4 a) A bequeaths his property to his child *en ventre de sa mere* for life and 21 years thereafter to the child of B. Discuss the effect of such transfer. **[06]**

b) Two brothers partitioned their properties reserving a right of pre-emption enforceable against even assignees. Evaluate whether the Covenant for pre-emption offends the rule against perpetuities. **[06]**

OR

c) There was a bequest in a will to the wife and mother of the testator for their lives, remainder on their death, to his sister's sons, those then in existence and those that may be born thereafter. The testator died on the very day on which he executed the will. Evaluate the validity of such a bequest. **[06]**

d) The donor made a gift of his property to a person and his wife, on condition that the donor should physically enjoy the wife. Discuss whether such transfer is valid in law with appropriate reasoning. **[06]**

Q.5 What are the modes of acquisition of easement? Discuss how easementary rights can be imposed. **[12]**

OR

Write notes on the following:

- a) Suspension of Easement b) Essentials of Easement

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