

3 Year Law. Sem V (2009 COURSE): Winter-2021
SUBJECT : PROPERTY LAW INCLUDING TRANSFER OF
PROPERTY ACT AND EASEMENT ACT

Day : Friday

Time : 2:00 P.M. TO 5:00 P.M.

Date : 14-01-2022 WL-2021-4966

Max. Marks : 80

N. B. :

- 1) Attempt ANY SIX questions in all including Q. No. 1 and Q. No. 10 are **COMPULSORY**.
- 2) Q. No. 1 carries 20 marks and all other questions carry 12 marks each.

Q. 1 Write short notes on ANY FOUR of the following:

- a) Contingent Interest
- b) Doctrine of part performance
- c) Conditional Transfer
- d) Tenancy at sufferance
- e) Foreclosure
- f) Charge

Q. 2 A property shall be deemed to have been transferred when it is conveyed or handed over by one person to another. Define transfer of property. State the requisites of a valid transfer.

Q. 3 "He who accepts a benefit under a deed or will, must adopt the whole contents of the instrument, conforming to all its provisions and renouncing every right inconsistent with it". Explain the doctrine of election with relevant case laws.

Q. 4 Sale is a transfer of ownership in exchange for a price or promised or part paid and part promised. Explain the term sale and distinguish it with exchange.

Q. 5 A mortgage is created by transforming an interest in specific immovable property. Evaluate the types of mortgage.

Q. 6 A lease arises in an agreement between the owner of a property and the person who proposes to take that property for consideration. Evaluate the provisions relating to determination of lease.

Q. 7 Write a detailed note on Exchange.

Q. 8 A gift is a transfer of ownership in an existing movable or immovable property made voluntarily and without consideration. Discuss.

Q. 9 State and explain the concept of actionable claim with examples and exceptions.

Q. 10 Define Easement. Discuss the essential features of license.

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