

**B.A. LL.B. (FIVE YEAR DEGREE COURSE) (CBCS - 2015 COURSE)**  
**B.A. LL. B. Sem - VII : WINTER : 2021**  
**SUBJECT: PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT & EASEMENT ACT**

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**Day :** Tuesday  
**Date :** 18-01-2022

**W-12496-2021**

**Time :** 02:00 PM-04:30 PM  
**Max. Marks:** 60

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**N. B. :**

- 1) All questions are **COMPULSORY**.
  - 2) All questions carry **EQUAL** marks.
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**Q. 1 a)** "The right of transfer is incidental to, and inseparable from, the ownership of the property". Explain the statement and exceptions of this rule.

**OR**

**b)** "Election is choosing between two alternate rights or inconsistent rights". Explain the statement and write down the essentials of Doctrine of Election.

**Q. 2 a)** "Nothing new should be introduced into a pending litigation". Explain the Doctrine of Lis pendens and essential conditions for its applicability.

**OR**

**b)** Discuss different kinds of mortgages. State the differences between 'mortgage by conditional sale' and 'English mortgage'.

**Q. 3 a)** Give the meaning and essentials of lease. Who can grant lease? Also distinguish between lease and license.

**OR**

**b)** What are the characteristics of a valid gift? What are different types of gifts? When can they be revoked?

**Q. 4 a)** Write note on:

- i) Fraudulent transfers
- ii) Doctrine of part performance

**OR**

**b)** Write note on:

- i) Equity of redemption
- ii) Actionable claim

**Q. 5 a)** What are the modes of acquisition of easement? Can easementary rights be imposed? If not why and how? Elaborate.

**OR**

**b)** When is a right of easement extinguished? Enumerate the circumstances which results in extinction of easement?

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