

**B.B.A. LL.B. (FIVE YEAR DEGREE COURSE) (CBCS - 2015 COURSE)**  
**B.B.A. LL. B. Sem - VII :SUMMER- 2022**  
**SUBJECT : PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT**  
**& EASEMENT ACT**

Day : Friday

Date : 10/6/2022

**S-12557-2022**

Time : 10:00 AM-12:30 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) "Property is essentially a bundle of rights". Explain the statement and write down various modes of transfer of property.

**OR**

b) What is rule against perpetuity? What are the provisions regarding transfer to an Unborn child under Transfer of Property Act?

**Q. 2** a) Explain the circumstances under which creditors can set aside a transfer as fraudulent.

**OR**

b) Explain Mortgagor's Right of Redemption and Mortgagee's Right of Foreclosure.

**Q. 3** a) Distinguish between lease and licence. When can licence be revoked? When does the lease of immovable property terminated?

**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) English Mortgage
- ii) Doctrine of notice

**OR**

b) Write note on:

- i) Doctrine of Election
- ii) Vested interest

**Q. 5** a) What is an easement? What are the different types of easement and what is easement by prescription?

**OR**

b) Is servient owner entitled to require continuance of easement? Illustrate your answer.

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