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

Day : Friday

Time : 10:00 AM-12:30 PM

Date : 18-11-2022

**W-12496-2022**

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) "Transferability is the most inherent quality of property". State exceptions to this rule as per Section 6 of Transfer of Property Act.

**OR**

b) Who is an Ostensible owner? When can a transferee from him will get a good title against the real owner?

**Q. 2** a) Discuss the Doctrine of Part-performance. State the differences between Indian law and English law of part-performance.

**OR**

b) "Once a mortgage is always a mortgage". Discuss the meaning and types of mortgages.

**Q. 3** a) Define Sale. Discuss Seller's rights and liabilities.

**OR**

b) Explain the meaning and essentials of a gift as given in section 122 of transfer of property act. Can be a gift suspended or revoked.

**Q. 4** a) "Nothing new should be introduced into a pending litigation". Explain the Doctrine of Lis pendens and essential conditions for its applicability.

**OR**

b) Explain the provisions relating to transfer for the benefit of unborn person.

**Q. 5** a) How do you define "easement"? What is the nature and extent of easement under the Indian Easement Act, 1982?

**OR**

b) Discuss as to what constitute and what does not constitute a disturbance of an easement of light under Indian Easement Act.

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