

**SUBJECT : PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT &
EASEMENT ACT**

Day : Saturday

Time : 10:00 AM-12:30 PM

Date : 12/11/2022

W-12609-2022

Max. Marks : 60

N.B.:

- 1) All questions are **COMPULSORY**.
 - 2) All questions carry **EQUAL** marks.
-

Q.1 a) Define the term Transfer of Property. Discuss the properties which cannot be transferred.

OR

b) 'Any condition which impose absolute restraint on alienation are void'. Discuss with exceptions.

Q.2 a) Explain the doctrine of election as embodied in the Transfer of Property Act, 1882.

OR

b) Discuss the doctrine of Lis Pendens.

Q.3 a) Write notes on the following:

- i) Essentials of a valid sale
- ii) Fraudulent Transfer

OR

b) Explain the following:

- i) Lease
- ii) Gift

Q.4 a) i) A expecting that 'C' his aunt, who had no issues, would bequeath her house worth 10 lakhs, transfer it to 'B'. Is it a valid transfer?

ii) A grants a lease of plot of land to 'B' with a condition that if 'B' shall build upon it, he would re-enter. 'A' transfers to 'C' his right of re-entering in case of breach of the Covenant not to build. Discuss the validity of such transfer.

OR

b) i) 'A' sells his property to 'B' with a condition that if 'B' sells the said property in future, he must sell to 'A' or to any member of his family on the rate at which he purchased. Is this a valid transaction?

ii) 'A', the owner of a house 'X' has a right of way over an adjoining plot of land belonging to 'B'. 'A' transfers this right of way to 'C'. Discuss validity of this transaction.

Q.5 a) Write a detailed note on revocation and suspension of easement.

OR

b) Write notes on the following:

- i) Licence
- ii) Revocation of Licence