BACHELOR OF LAWS - LL.B. (THREE YEAR DEGREE COURSE) (CBCS-2021 COURSE)
LL.B. Sem - V : SUMMER : 2025
SUBJECT: PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT & EASEMENT ACT

Day : Thursday

Date : 17/04/2025

S-25020-2025

Time : 10:00 AM-12:30 PM

Max. Marks : 60

N.B.

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

Q.1 A) 'The interpretation and impact of the right to property has evolved significantly over the years.' Analyze the evolution of the Right to Property under the Constitution with the help of relevant cases. **(12)**

OR

B) 'Sale is a form of Transfer of Property.' Discuss the concept of Sale as enumerated under the Transfer of Property Act, 1882 and further state the rights and liabilities of the Seller and the Buyer. **(12)**

Q.2 A) Define Mortgage. What is the difference between Mortgage and Charge? **(12)**

OR

B) What is Lease? Further, enlist the Rights and Liabilities of the Lessor and the Lessee. **(12)**

Q.3 A) Explain the provisions relating to Transfer for the Benefit of an Unborn Child under the Transfer of Property Act, 1882. **(12)**

OR

B) Evaluate the provisions related to Suspension, Revival and Extinction of Easements. **(12)**

Q.4 A) 'Mr. A' transfers to 'Mr. B' an estate to which 'Mr. C' is entitled, and as a part of the same transaction gives 'Mr. C' a Coal Mine. 'Mr. C' takes possession of the mine and exhausts it. Explain the transaction with the help of relevant provision under the Transfer of Property Act, 1882. Further, explain the effect on the rights of 'Mr. A', 'Mr. B' and 'Mr. C'. **(12)**

OR

B) 'Mr. A' sells 'Mr. B' a field used for Agriculture purpose only. It is inaccessible except by passing through 'Mr. A's' adjoining land or by trespassing on the land of a stranger. Discuss the provisions under the Easements Act, 1882 relating to Acquisition of Easements and further explain whether 'Mr. B' is entitled to easement rights. **(12)**

Q.5 A) Write short notes on: **(12)**
i) Transferable and Non-transferable Interests.
ii) Difference between Vested and Contingent Interest

OR

B) Write short notes on: **(12)**
i) Lis-Pendens
ii) Apportionment

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