

B.A. LL.B. (FIVE YEAR DEGREE COURSE) (CBCS - 2015 COURSE)
B.A. LL. B. Sem - VII : SUMMER : 2025
SUBJECT: PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT & EASEMENT ACT

Day : Thursday
Date : 24/04/2025

S-12496-2025

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) State the position of Property under the Indian Constitution with the help of relevant cases.

OR

b) 'The Doctrine of Election pertains to a situation where a person is given a choice to either accept or reject a transfer or property'. Explain the Doctrine of Election under the provisions of the Transfer of Property Act, 1882.

Q.2 a) 'Notice means information or knowledge of fact'. Discuss in detail the concept of Notice under the Transfer of Property Act, 1882. Further, enlist and discuss the kinds of Notice.

OR

b) What is a Mortgage and the different kinds of Mortgage? Differentiate between Mortgage and Charge.

Q.3 a) 'Sale is a transfer of Immovable property in exchange for a price'. Enumerate the rights and liabilities of a seller under the Transfer of Property Act, 1882.

OR

b) What are Actionable Claims? Analyze the provisions regarding assignment of Actionable Claims.

Q.4 a) Define Easement. Also, explain Dominant and Servient Heritages and Owners. Enlist the different kinds of Easements.

OR

Q.4 b) Write a detailed note on Extinction of Easements.

Q.5 a) i) Write a short note on Contingent Interest.

ii) Mr. A is the owner of a property. He has only one son, Mr. S, who would succeed to his property in case he dies intestate. Mr. S by virtue of an instrument transfers the property of Mr. A to Mr. C, during the lifetime of Mr. A. Discuss if the transfer by Mr. S of Mr. A's property to Mr. C is valid.

OR

Q.5 b) i) Write a short note on Exchange.

ii) Mr. A sells his property to Mr. B and delivers possession to him for a consideration of Ten Lakh Rupees. Mr. B pays a sum of Five Lakh Rupees and promises to pay the balance of Five Lakh Rupees after 6 months. The fact that a balance of Five Lakh Rupees has to be paid by Mr. B to Mr. A, is written on the title deeds. Mr. B fails to pay the balance amount to Mr. A and further, mortgages the property by deposit of title deeds in favour C. C, the Mortgagee fails to read the noting about the payment of balance payment by Mr. B to Mr. A and pays the loan amount of Five Lakh Rupees to Mr. B. Mr. B fails to repay the loan amount and therefore, the property is brought up for sale. The property fetches Five Lakh Rupees after the sale. Mr. A also raises his claim for the balance payment. Discuss who will be paid first and why?
