

B.A. LL.B. (FIVE YEAR DEGREE COURSE) (CBCS - 2015 COURSE)
B.A. LL. B. Sem - VII : WINTER : 2024
SUBJECT: PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT & EASEMENT ACT

Day : Thursday
Date : 21/11/2024

W-12496-2024

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 term property means anything to which an individual or organization holds title'. Explain the meaning and nature of Property. Further, enlist the different kinds of Property.

OR

b) 'Transfer of property is generally made to a living person but under certain circumstances property can be transferred to an unborn child'. Discuss the provisions under the Transfer of Property Act, 1882, relating to the transfer for the benefit of unborn child.

Q.2 a) 'The doctrine of Part-Performance, preserves the rights of a transferee'. Evaluate the concept of Part-Performance and further, state the conditions to be fulfilled by the transferee in order to protect his possession.

OR

b) Define Mortgage. State the different kinds of mortgages.

Q.3 a) 'A conveyance to be a Sale involves the intention of the parties to transfer the property for a consideration'. Elucidate the concept of Sale under the provisions of the Transfer of Property Act, 1882. What constitutes a valid Sale? Further, differentiate between Sale and Contract for Sale.

OR

b) 'Gift is a kind of voluntary transfer of property'. State the essentials of a valid Gift. How a Gift is effected, according to the provisions of the Transfer of Property Act, 1882?

Q.4 a) 'Easement is a legal right over someone else's property'. Discuss the concept of Easement. Also, state the Incidents of Easement.

OR

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

Q.5 a) i) Write a short note on Vested Interest.
ii) Mr. A by virtue of his will bequeaths his house to Mr. N, his nephew. Mr. N subsequently sells the house of Mr. A, which is bequeathed to him, during the lifetime of Mr. A. State, whether the transfer of the house by Mr. N during the lifetime of Mr. A is valid.

OR

Q.5 b) i) Write a short note on Charge.
ii) Mr. C is the owner of a farm, which is worth 10 Lakh Rupees. Mr. A by virtue of an instrument of gift professes to transfer Mr. C's farm to Mr. B, giving by the same instrument Twelve Lakh Rupees to Mr. C. Explain the doctrine to which this illustration pertains.
