

B.B.A. LL.B. (FIVE YEAR DEGREE COURSE) (CBCS-2021 COURSE)
B.B.A. LL.B. (5 Year) Sem - VII : WINTER : 2024
SUBJECT: PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT &
EASEMENT ACT

Day : Thursday
Date : 21/11/2024

W-24968-2024

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) 'Property is defined as a bundle of rights'. Discuss the meaning of property and further state the different modes of acquisition of property.

OR

Q.1 B) What kind of properties can be transferred as per the provisions of the Transfer of Property Act, 1882?

Q.2 A) 'The doctrine of Part-Performance is said to be a shield and not a sword'. Explain the concept of Part-Performance.

OR

Q.2 B) State the rights and liabilities of a Mortgagee.

Q.3 A) 'A conveyance to be a Sale involves the intention of the parties to transfer the property for a consideration'. Define Sale. Further, discuss the rights and liabilities of a buyer under the provisions of the Transfer of Property Act, 1882.

OR

Q.3 B) 'Gift is a kind of voluntary transfer of property'. Elucidate the essentials of a valid gift, under the provisions of the Transfer of Property Act, 1882. How is a gift effected?

Q.4 A) 'Easement is legal right over someone else's property'. What is easement? Further, state the incidents of easement.

OR

Q.4 B) Write a detailed note on extinction of easement.

Q.5 A)

- i) Write short note on Ostensible Owner.
- ii) *Mr. A* transfers a property for life to *Mr. B* and then to *Mr. B's* first child when he attains the age of 25 years. State and explain if the transfer is valid with the help of relevant provisions of the Transfer of Property Act, 1882 and cases.

OR

Q.5 B)

- i) Write short note on Notice.
- ii) *Mr. A* is the owner of a land. He borrows Rs. 20,000/- from *Mr. B*. The money was to be paid by *Mr. A* to *Mr. B* in two years. *Mr. A* fails to repay the money within the stipulated time. *Mr. B* proceeds against *Mr. A* in a court of law. Apprehending that the money decree obtained by *Mr. B* will be enforced against the land, *Mr. A* transfers the land to *Mr. X*, so that *Mr. B* will not be able to enforce the decree against his land. Explain the illustration with the help of relevant provisions of the Transfer of Property Act, 1882.
