

JUNE / JULY 2015

Time: 3 Hours

Max.Marks: 100

1. Define the term 'immovable property'. State the properties which are judicially recognized as immovable properties. **(Refer Page No. 28)**
 2. Explain the 'Rule against perpetuity' and state whether the rule against perpetuity is applicable to contracts for pre-emption?**(Refer Page No. 67)**
 3. Discuss the doctrine of fraudulent transfer under Transfer of Property Act and state the exception to this doctrine.**(Refer Page No. 155)**
 4. "Once a mortgage is always a mortgage" – Discuss.**(Refer Page No. 224)**
 5. Define sale. Distinguish between 'sale' and 'contract of sale' of immovable property.**(Refer Page No. 171 & 175)**
 6. Define Gift. What are the essential features of Gift? How gift can be effected?**(Refer Page No. 303)**
 7. Define 'Trust' and discuss the rights of beneficiary of trust.**(Refer Page No. 89)**
- 8. Write short notes on any two of the following:**
- a) Apportionment**(Refer Page No. 107)**
 - b) Notice**(Refer Page No. 18)**
 - c) Public Trust**(Refer Page No. 382)**
- 9. Solve any two of the following problems:**
- a. 'A' a Hindu male owning self-acquired property dies leaving his widow 'B' and his brother 'C'. 'C' transfers his right to succeed to estate of 'A' in favour of 'D' is the transfer is valid?**(Refer Transfer of property Act - Volume - II, Separate book)**

- b. Anil mortgages his property to Harish by a registered instrument but retains the property in his own possession. Anil then sells the property to kavitha who is not aware of the mortgage. Do kavitha has constructive notice of mortgage. Decide.**(Refer Transfer of property Act - Volume - II, Separate book)**
- c. Somanna purchases a land from Radhika at Hubli. Somanna believes that he had acquired absolute title and construct a house on that land. Subsequently Shashi Kumar who holds a better title on the land proceeds for eviction of Somanna from the property. Discuss the relief available in Somanna.**(Refer Transfer of property Act - Volume - II, Separate book)**



DECEMBER - 2015

Time: 3 Hours

Max.Marks: 100

1. Define Transfer of Property. Discuss the legal requirements of a valid transfer.**(Refer Page No. 28)**
2. Elucidate the rule against perpetuity and explain the exceptions to this rule.**(Refer Page No. 67)**
3. Explain the doctrine of 'Part Performance'.**(Refer Page No. 164)**
4. Define mortgage. Discuss different kinds of mortgages in brief.**(Refer Page No. 194 & 200)**
5. Define Lease. Explain the rights and liabilities of lessee.**(Refer Page No. 279 & 288)**
6. Define Trust. Explain various kinds of Trusts.**(Refer Page No. 375)**

7. State the distinction between the following:

- (a) Sale and Agreement to Sell.**(Refer Page No. 171 & 176)**
- (b) Redemption and Foreclosure.**(Refer Page No. 244 & 239)**

8. Write short notes on any two:

- (a) Direction for accumulation. **(Refer Page No. 56)**
- (b) Improvements made by bonafide holder. **(Refer Page No. 144)**
- (c) Extinction of Trust. **(Refer Page No. 437)**

9. Solve any two of the following problems:

- (a) 'A' owes money to 'B', who transfers the debt to 'C'. 'B' then demands the debt from 'A'. Who not having received notice of the transfer pays B. Decide the validity of payment. **(Refer Transfer of property Act - Volume - II, Separate book)**
- (b) A mortgages properties X, Y and Z to 'B' for securing a loan of Rs. 1 lakh. 'A' then mortgages property 'Z' to 'C' for securing another loan of Rs. 25000/- taken from 'C'. Decide the validity of subsequent transfer (mortgage). **(Refer Transfer of property Act - Volume - II, Separate book)**
- (c) 'A' lets a field to 'B' at a rent of Rs. 500/- and then transfers the field to 'C'. 'B' having no notice of transfer in goodfaith pays the rent to 'A'. Decide the protection available to 'B'. **(Refer UJLS TP Act Volume - II book)**

