

JUNE/JULY 2016

Time: 3 Hours

Max.Marks: 100

1. "All kinds of properties are transferable". Comment. **(Refer Page No. 28)**
 2. What do you mean by "vested interest" and "contingent interest"? Explain with illustration and distinguish the two.**(Refer Page No. 78)**
 3. Explain the effects of condition restraining alienation of property.**(Refer Page No. 46)**
 4. Discuss the provision relating to the "doctrine of election".**(Refer Page No. 97)**
 5. Define mortgage. Explain the various kinds of mortgages.**(Refer Page No. 194 & 200)**
 6. What are the essentials of a valid lease?**(Refer Page No. 279)**
 7. Define "gift". Explain the principles relating to revocation of the gift.**(Refer Page No. 303)**
- 8. Write short notes on any two of the following:**
- a. Sale.**(Refer Page No. 171)**
 - b. Exchange.**(Refer Page No. 301)**
 - c. Extinction of Trust.**(Refer Page No. 437)**
- 9. Solve any two of the following problems.**
- a. A purchased an open plot of land from B. A, believing that he had acquired absolute title, constructed a house on that plot. Later on, C who has a better title than A, evicts A from the property. What are the reliefs available to A?**(Refer Transfer of property Act - Volume - II, Separate book)**

- b. A property is transferred to 'A' for life, then to his first son (unborn) for life and then to A's second son X absolutely. Is the transfer valid?**(Refer Transfer of property Act - Volume - II, Separate book)**
- c. A sues B in respect of a house in B's possession. During the pendency of the suit, B sells the house to C. A wins the case. Is C bound by the decree of the Court?**(Refer Transfer of property Act - Volume - II, Separate book)**



DECEMBER - 2016

Duration : 3 Hours

Max. Marks: 100

Instructions:

- 1. Answer Q. No. 9 and any five of the remaining questions.**
 - 2. Q. No. 9 carries 20 marks and the remaining questions carry 16 marks each.**
 - 3. Answers should be written either in English or Kannada completely.**
1. State the rule against perpetuity as provided in the Transfer of property Act. **(Refer Page No. 67)**
 2. Who is an ostensible owner? When can a transferee from an ostensible owner get a good title against the real owner?**(Refer Page No. 122)**
 3. "Once a mortgage is always a mortgage." Explain. **(Refer Page No. 224)**
 4. What is lease? How lease may be determined?**(Refer Page No. 288 & 293)**
 5. Define sale. Distinguish it with contract for sale.**(Refer Page No. 171)**
 6. Explain doctrine of lis pendens. Discuss whether the doctrine applies to court sales. **(Refer Page No. 148)**

7. What are the duties and liabilities of a trustee?(**Refer Page No. 395 & 403**)

8. Write short note on any two of the following:

a) Doctrine of Apportionment.(**Refer Page No. 107**)

b) Charge. (**Refer Page No. 274**)

c) Disabilities of Trustee.(**Refer Page No. 418**)

9. Solve any two of the following problems:

a) Ashok makes an absolute gift of house to Basavaraj with a direction that Basavaraj shall reside in it. Is the transfer valid? Give reason. (**Refer Transfer of property Act - Volume - II, separate book**)

b) Raju makes an agreement to sell his land to Yallappa for Rs. 5,000 and delivers the possession of the land to Yallappa. Afterwards Raju sells the same land to Manjunath for Rs. 8,000 Manjunath without making any enquiry relating to Yallappa's interest in the land takes it. What are the remedies available to Yallappa? (**Refer Transfer of property Act - Volume - II, separate book**)

c) A transfers to B an estate to which C is entitled and as a part of the same transaction gives C a coal mine C takes the coal mine and exhausts it. Has C confirmed the transfer of his estate to B? (**Refer Transfer of property Act - Volume - II, separate book**)