

PROPERTY LAW

(OLD BATCH)

JUNE 2017

1. Define immovable property. What property can be transferred?
2. Who is an ostensible owner? When a transfer from an ostensible owner is protected against the real owner?
3. What is lis pendens? Mention the conditions necessary before this plea can be raised.
4. What is mortgage? Describe in brief different kinds of mortgages.
5. Define sale. Explain the rights and liabilities of seller before and after completion of sale.
6. Explain the rights and duties of a Trustee.
7. State the distinction between the following:
 - a. Vested interest and contingent interest.
 - b. Appointment by time and apportionment by estate.
8. Write short notes on any two of the following:
 - a. Fraudulent transfer.
 - b. Transfer of property by exchange.
 - c. Public Trust.
9. Solve any two of the following problems:
 - a. 'A' has shares in 'B', a profitable company and also shares in 'C', a company in difficulties. A gifts all shares to Y. Y accepts shares in 'B' company but refuses to accept the shares in 'C' company. Decide.
 - b. 'A' transfers to B an estate to which 'C' is entitled and as part of the same transaction gives 'C' a coal mine. ;C; takes possession of mine. Decide the validity of transfer.
 - c. A sells his house to B with a condition that B cannot transfer his house to any one except 'C'. Is this condition valid? Give reasons.

PROPERTY LAW

(NEW BATCH)

JUNE 2017

1. Explain the meaning of the term 'Notice' and distinguish between actual notice and constructive notice.
2. Explain the conditions restraining alienation and enjoyment.
3. "Every transfer of immovable property made with an intent to delay or defraud the creditors shall be voidable" – Discuss.
4. State the circumstances under which the conditions imposed by the mortgagee amounts to clog on the right to redemption.
5. Explain the essentials of lease and what are the liabilities of lessee.
6. Define Gift. Describe how gifts of immovable properties are created.
7. Enumerate the rights to of a beneficiary under the Indian Trusts Act.
8. Write short notes on any two of the following:
 - a. Doctrine of Election.
 - b. Exchange.
 - c. Extinction of Trust.
9. Solve any two of the following Problems:
 - a. 'A' transfers his immovable property worth Rs. 10,000 to Lord Sri Venkateshwara. The deed of transfer is not registered. Is the transfer valid? Give reasons.
 - b. 'A' contracts to sell an estate to 'B' While the contract is still in force, he sells the saree estate to 'C', who has notice of the contract. Can 'B' enforce the contract?
 - c. 'A's property is transferred to 'P' for life to the unborn son of 'P' for life and then to 'R' absolutely. Is this a valid transfer?

PROPERTY LAW

DECEMBER 2017

1. Examine the concept of 'Transfer of Property'. State the exceptions relating to it.
2. Discuss the rule against perpetuity. State the exception to the rule.
3. Analyse the provision relating to accumulation of income. Suggest the exceptions.
4. Discuss the different dimensions of lis-pendens concept.
5. Examine the rights and duties of buyer in accordance with the provision of Transfer of Property Act.
6. Explain the meaning of the term 'lease'. Bring out its distinction from sale, exchange, mortgage and gift.
7. Explain the rights and liabilities of trustee under Indian Trust Act.
8. Write the short note on any two:
 - (a) Onerous Gift.
 - (b) Actionable Claim.
 - (c) Spes successsionis.
 - (d) Conditional Mortgage.
9. Solve any two of the following problems:
 - (a) 'A' makes absolute gift of a house to 'B'. 'A' directs 'B' that he should not raise it higher. So as to obstruct the passage of air to 'A's adjoining house. Decide the validity of direction under Transfer of Property Act.
 - (b) 'A' transfer two acre property to 'M' with the condition that she will desert her husband within two months of the transfer. Decide the validity of the transfer.
 - (c) 'A' lets a house to 'B' for 5 years. Subsequently, permits 'B' to continue in possession of the house and receives the rent even after the expiry of the stipulated period as agreed between the parties. Decide legal validity of the lease under the Transfer of Property act.
