

PROPERTY LAW

JUNE/JULY 2018

1. What is meant by notice? Explain the applicability of notice under the provisions of T.P. Act.
2. “The foundation of the doctrine of election is that a person taking the benefit of an instrument must also bear the burden of it”. Comment.
3. Define the term ostensible owner and state the principles governing the transfer by such ostensible owner.
4. Explain vested interest and contingent interest and discuss the difference between the two kinds of interests.
5. Define mortgage. State the different kinds of mortgages.
6. What are the important ingredients of a gift? When is a gift revocable?
7. Discuss the provisions of Indian Trust Act in relation to the creation and extinction of trusts.
8. Write short note on any two:
 - (a) ‘A’ sells his land to ‘B’, falsely representing to him that he is solely entitled to it. ‘B’ believes ‘A’. If ‘B’ had made proper enquiry into the title, he would have discovered that ‘A’s cousin ‘C’ is the owner of the land. ‘A’ then inherits C’s land. ‘B’ claims this land from ‘A’. Will he succeed?
 - (b) ‘A’ mortgaged his land to ‘B’ for 5 years with a provision that rents and profits would be set off against interest. The deed further provided that if the mortgage should treat the land

- as sold to him absolutely. 'A' filed a suit for redemption after 20 years from the due date. Will 'A' succeed?
- (c) 'A' transfers a farm to 'B' for her life, and if she does not desert her husband, to 'C'. 'B' does not desert her husband. Whether 'C' can claim the farm?

PROPERTY LAW
DECEMBER 2018
(OLD/NEW)

1. Define Transfer of Property. What are the essentials of a valid transfer?
2. Discuss the rules relating to the transfer of property made for the benefits of an unborn person.
3. Explain the doctrine of Part performance.
4. "Once a mortgage is always a mortgage" – Explain.
5. Define Lease. State the essentials of a Valid Lease.
6. What are the rights and liabilities of seller under Transfer of Property Act?
7. Define Trust. Distinguish it with 1) Agency and 2) Bailment.
8. Write short note on any two:
 - (a) Immovable Property.
 - (b) Transfer by Co-owner.
 - (c) Onerous Gift.
9. Answer any two of the following:
 - (a) 'A' sells his house to 'B' with a condition that he shall not alienate it without his consent. Is this condition valid?

- (b) 'X' makes a gift to 'A', 'B' and 'C'. 'A' and 'B' accept the gift, while 'C' refuses. Decide the validity of gift.
- (c) 'A' takes house on lease from 'B'. Thereafter he constructs two additional rooms without the consent of 'B' and sublets them to 'C'. What is the remedy available to 'B' against 'A' and 'C'?