

PROPERTY LAW
MARCH/APRIL 2021

UNIT – I

1. (a) Explain the conditions restraining alienation and enjoyment.

OR

(a) What is condition precedent and condition subsequent? Explain the rules relating to the performance of these conditions.

1. (b) 'A' mortgages his property to 'B' by a registered instrument, but retains the property in his own possession. 'A' then sells the property to 'C', who is not aware of the mortgage. Has 'C' constructive notice of the mortgage?

OR

(b) Write a note on Rule of Acceleration.

UNIT – II

2. (a) Discuss the provisions of the Transfer of Property Act which regulate improvements made on immovable property by bonafide holders under defective title.

OR

(a) Explain the doctrine of part performance and discuss the principle underlying this doctrine.

2. (b) Write a note on apportionment by time and apportionment by Estate.

OR

(b) Write a note on transfer by a Co-owner.

UNIT – III

3. (a) What is mortgage? Explain different kinds of mortgages.

OR

(a) Explain the rights and liabilities of mortgagee.

3. (b) Write a note on priority of securities.

OR

(b) 'A' mortgages his land to 'B' with possession for 5 years. The rent and profits to be set-off against interest. The mortgage deed further provided that if the mortgage was not redeemed within a period of 20 years from the due date, the mortgagee should treat the land as sold to him absolutely. 'A' filed a suit for redemption after 20 years from the due date. Will he succeed?

UNIT – IV

4. (a) Explain the rights and liabilities of Lessor and Lessee.

OR

- (a) What are the essentials of Gift? Explain when gifts are revocable?
4. (b) Distinguish sale from contract of sale.

OR

- (b) Write a note on Universal Donee.

UNIT – V

5. (a) Define Trust. Explain the duties and liabilities of Trustee.

OR

- (a) Explain the rights and liabilities of a beneficiary under Indian Trust Act.
5. (b) Write a note appointment of Trustees.

OR

- (b) Write a note on disabilities of Trustees.