

**2020**

**PROPERTY LAW**

**Fifth Paper**

**Full Marks : 80**

*The figures in the margin indicate full marks.*

*Candidates are required to give their answers in their own words  
as far as practicable.*

**Group - A**

Answer *any four* questions.

1. (a) "The Transfer of Property Act, 1882 is not a complete code of the law relating to transfer of property in India" — Explain.  
(b) What is 'transfer of property'? What are the essentials of a valid transfer? 6+4+6
2. (a) What kind of properties may be transferred under the Transfer of Property Act, 1882?  
(b) State with reasons whether the following transfers are valid —
  - (i) 'A' transfers his right to way to 'B'.
  - (ii) 'P' transfers his property to himself.
  - (iii) 'X' transfers his right to sue for defamation. 7+(3×3)
3. (a) Discuss the legality of transfer for the benefit of an unborn person.  
(b) Discuss the rule against Perpetuity. 8+8
4. (a) What is vested interest?  
(b) Is vested interest defeated by the death of the transferee before he obtains possession?  
(c) Distinguish between vested interest and contingent interest. 5+4+7
5. (a) Explain the doctrine of Election.  
(b) What are the exceptions to this rule? 8+8
6. (a) Define the term 'gift'. What are the essentials of valid gift?  
(b) 'When gift to several persons of whom one does not accept it' — Discuss the validity of such gift.  
(c) What do you mean by 'Universal Donee'? 7+5+4

**Please Turn Over**

7. (a) Define the term 'Sale'. What are the essentials of valid sale of immovable property?  
(b) State the rights and liabilities of Seller and Buyer. 6+10
8. Write short notes on the following (*any four*) : 4×4
- (a) Immovable Property
  - (b) Conditional Transfer
  - (c) Lis pendens
  - (d) Usufructuary Mortgage
  - (e) Registration
  - (f) Part-performance.

**Group - B**

Answer *any one* question.

9. (a) Define the term 'easement'. What are the essential characteristics of easement?  
(b) Discuss different kinds of easement? 8+8
10. (a) Define Licence.  
(b) Distinguish between (*any one*) —  
    (i) Easement and Licence  
    (ii) Easement and profit-a-prendre  
(c) How can a licence be revoked? 5+5+6
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