

2019

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.*

Answer **any two** questions.

1. (a) What kind of properties are transferred under Transfer of Property Act, 1882?
(b) State the nature of transfer under Transfer of Property Act. 20+20
2. (a) What is meant by immovable property? Explain with illustration.
(b) Explain the term 'ATTESTATION' under Transfer of Property Act, 1882. Indicate the consequences of an improper attestation. 20+20
3. (a) Discuss the legality of transfer for the benefit of an unborn person.
(b) Discuss the rules against perpetuity. 20+20
4. (a) Discuss fully the doctrine of 'Lis-Pendens' with illustration.
(b) Write a note about Fraudulent Transfer. 25+15
5. (a) What are the essential characteristics of a valid gift?
(b) Is a gift is made to several persons and one of them does not accept, decide the validity of such gift?
(c) What do you mean by 'Universal donee'? 15+15+10
6. (a) What are the salient features of a lease?
(b) Can a notice to quit be waived?
(c) What is the distinction between lease and license? 15+10+15
7. (a) What are the different kinds of mortgage under Transfer of Property Act, 1882?
(b) What do you mean by 'Right of redemption' of the Mortgagor? 20+20
8. (a) Define sale. Distinguish between 'sale' and 'agreement to sell'.
(b) What do you understand by mortgage by conditional sale? 25+15

Please Turn Over

- 9.** (a) Define Easement.
(b) Name different kinds of easement.
(c) How is easement extinguished? 10+15+15
- 10.** (a) What do you understand by 'Easement of Necessity'?
(b) Write a note about Profit-in-pendre. 25+15
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