

2011

LAW

(Property Law)

Course No. 3:5

Full Marks : 100

Time : 3 hours

*The figures in the margin indicate full marks
for the questions*

Answer question no. 1 and any five questions from the rest.

1. Explain any four of the following: (4x5)
 - a) Direction for accumulation.
 - b) Holding over.
 - c) Benami transaction.
 - d) Revocation of gift.
 - e) Covenant running with the land.
2. What is rule against perpetuity? In what kind of transfer is the rule not applicable under the Transfer of Property Act? Discuss. (10+6)
3. What do you mean by apportionment by time and apportionment by estate? Distinguish between the two by bringing out all the features of both. (8+8)
4. Explain whether the following are movable or immovable property. (4x4)
 - a) A mango tree.
 - b) The copy right of a writer.
 - c) Decree for arrears of rent.
 - d) Rights under lease.

(Please turn over)

5. Distinguish between: (5+5+6)
- a) Sale and Exchange.
 - b) Sale and gift.
 - c) Sale and Hire-purchaser agreement.
6. What is subrogation? Explain who can be subrogation and under whose place. (4+12)
7. Explain the following: (4x4)
- a) Mortgage
 - b) Redemption.
 - c) English mortgage.
 - d) Mortgage by conditional sale.
8. What is an exchange? Explain the law that governs an exchange of immovable property. (6+10)
9. Discuss the rules governing acquisition of easements by prescription. State the exceptions to the acquisition of easements by prescription. (16)
10. Explain the following: (8+8)
- a) Easement of necessity and quasi easement.
 - b) Extinction and revival of easement.
