

2013

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) Benami transaction
 - b) English mortgage
 - c) Fraudulent transfer
 - d) Revocation of Gift
 - e) Marshalling of Securities

2. Explain the rights and liabilities of seller and buyer of immovable property before completion of sale? (16)

3. What is charge? Distinguished charge from (a) mortgage and (b) lien. How charge is enforced? (16)

4. Elucidate the maxim "*once a mortgage is always a mortgage*" with special reference to clog on equity of redemption. (16)

(Please turn over)

5. What is Subrogation? Explain who can be subrogation and under whose place. (16)
6. Write a critical essay on the doctrine of feeding the grant of estoppel. (16)
7. a) Write the legal position of the transfer made by an ostensible owner. (8)
- b) What are the essential conditions for making of a lease. (8)
8. 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
9. Distinguished between vested and contingent interests. Describe when and under what circumstance contingent interest becomes vested. (16)
10. What do you mean by easement right? Describe various ways by which an easement is extinguished. (16)
