

2015**LAW****(Property Law)**

Paper No. 3:5

*Full Marks : 100**Pass Marks : 40**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. Write short notes: *(Any four)* **4x5**
- a) Immovable property
 - b) Attestation
 - c) Actionable claims
 - d) Rule against perpetuity
 - e) Onerous gifts
 - f) Prescriptive rights of easement
2. Property of any kind may be transferred. Discuss in detail those kinds of property which have been declared not transferable under the Transfer of Property Act, 1882. **16**
3. What are the exceptions to the rule that *'No one can give what he has not'*? Explain the doctrine of feeding the grant by estoppel. **16**

(Please turn over)

4. Explain the following doctrines (*Any two*): 8+8
a) Lis pendens
b) Part performance
c) Marshalling securities
5. What are the rights and liabilities of the seller and the buyer before and after completion of sale? 16
6. Describe the different types of mortgages and the remedies available to the mortgagee. 16
7. Explain the following statements: 8+8
a) Once a mortgage is always a mortgage
b) A person cannot approbate and reprobate the same transaction
8. What are the rights and liabilities of the lessor and the lessee? Enumerate the modes for terminating a lease. 16
9. Distinguish between (*any two*): 8+8
a) Mortgage and charge
b) Actual notice and constrictive notice
c) Easement and license
10. Explain dominant and servient heritages. Describe the rules for governing the incidents of easements laid down in the Easements Act, 1882. 16
