

2016

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) Fraudulent Transfer
 - b) Benami Transaction
 - c) Attestation
 - d) Revocation of Gift
 - e) Gift to an unborn person

2. What is a mortgage? Explain the different types of mortgages. How is Mortgage different from charge? 5+6+5

3. Write the origin of the law relating to Easement? 16

(Please turn over)

4. Discuss in detail vested and contingent interest. Explain in brief when contingent interest become vested interest? 12+4
5. Define and explain the term lease with special emphasise on the essential elements of a lease. What are Rights and Liabilities of a lessor and a lessee? 8+8
6. Who is an Ostensible owner? Discuss how an ostensible owner can transfer his property. 4+12
7. Discuss the rule against perpetuity. What are the exceptions to this rule? 16
8. What do you meant by Easement? Describe various ways by which an easement is extinguished. 16
9. Explain the following with illustrations wherever necessary: 8+8
 - a) Easement of necessity and Quasi Easement
 - b) When is the License deemed Revoked.
10. Write the facts of the case and the principles of law laid down in: 16

Nathulal
vs
Phoolchand
AIR 1970 SC 546
