

2017

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) Lease hold
 - b) Universal donee
 - c) Exchange
 - d) Foreclosure
 - e) Sale
 - f) Immovable property

2. Define 'vested interest' and 'contingent interest'. Explain, citing illustration, the difference between a vested interest and a contingent interest. 16

3. Enumerate the liabilities of the Seller imposed by Sec-55, 16 transfer of property Act-
 - (i) Before completion of the sale
 - (ii) After the completion of the sale

(Please turn over)

4. Explain the term '*Equity of redemption*'. Discuss on what principles the mortgager's right to redeem mortgaged property is based. 8+8
5. What is an onerous gift? To what extent are the rules of Mohammedan law regarding gift effected by the provision of transfer of property Act. 4+12
6. What is actionable claim? Explain with illustration. How is it different from mortgage? 4+4+8
7. Define exchange? What are the essentials of an exchange? What are the rights and liabilities of the parties in exchange? 4+6+6
8. Distinction between:
 - a) Customary right and customary easement
 - b) Easement and license8+8
9. How can a right of Easement be acquired by prescription? What rights cannot be acquired by prescription. 8+8
10. Write the facts and the principles of law laid down in:

Union of India
vs
Rajeshwari and Co.,
AIR (1986) SC 1748

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