

2018

LAW

(Property Law)

Paper No. 3:5

Full Marks : 100

Pass Marks : 40

Time : 3 hours

DIMAPUR LIBRARY  
Hill View Colony  
Dimapur : Nagaland

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

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

1. Write notes *any four* of the following: 4x5
  - a) Actionable claim
  - b) Attestation
  - c) Benami transaction
  - d) Transfer of property
  - e) English Mortgage
  
2. What is vested interest? Distinguish between vested interest and contingent interest. When can contingent interest become vested interest? 6+6+4
  
3. Define Mortgage. What is the difference between mortgage and charge? Discuss the principle relating to clog on equity of redemption. 5+5+6

*(Please turn over)*

4. Explain the rights and liabilities of seller and buyer of immovable property before completion of sale. 16
5. Define lease. What are the essential elements of a sale? Explain tenancy-at-will and tenancy by sufferance. 4+4+8
6. What is exchange? What are the rights and liabilities of parties to an exchange? What is the right available to a party who is deprived of thing received in exchange? 4+6+6
7. What do you mean by easement? Describe various ways by which an easement is extinguished. 16
8. What is subrogation? Who can subrogate in whose place? What are the different kinds of subrogation? 4+4+8
9. Define gift. How is the transfer of subject matter of gift affected? When may a gift be suspended or revoked. 5+5+6
10. Discuss the facts and the principles of law laid down in:

*Thakur Kishan Singh*

vs

*Arvind Kumar*

AIR 1965 SC 73

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