

2024

LAW

(Property Law)

Paper No. 3:5

DIMAPUR LIBRARY

View Colony

Dimapur : Nagaland

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 notes on *any four* of the following: 4x5
- a) Election
 - b) Contingent Interest
 - c) Charge
 - d) Essentials of a valid trust
 - e) Notice
2. What do you mean by "Transfer of Property"? State what properties are capable of transfer and which cannot be transferred under Transfer of Property Act? 6+10
3. Essentials of a sale of immovable property. What are the rights and liabilities of buyer and seller. Explain. 4+12

(Please turn over)

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4. Define Mortgage. What are the essentials of a mortgage? Explain the different kinds of mortgages that can be executed under the Transfer of Property Act. 3+3+10

5. Discuss the essentials of lease and state how leases are made. Explain the rights and liabilities of a lessor and lessee. 6+10

6. Write on the following: 8+8
 - i) Exchange
 - ii) Rule against Perpetuity

7. Who is an 'Universal Donee'? Discuss the essential elements of a valid gift. When a gift will be suspended or revoked? 4+7+5

8. Discuss briefly the law relating to transfer of Actionable claims. 16

9. What do you understand by 'Easement'? Discuss main characteristics of right of easement. In what ways easements can be acquired? 4+4+8

10. State the facts and important points laid down in –
Thakur Kishan Singh
(Vs)
Arvind Kumar
AIR 1965 SC 73 16