

2025

LAW

(Property Law)

Paper No. 3:5 (NEW COURSE)

Full Marks : 75

Pass Marks : 30

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 five* of the following: **4x5**
- a) License
 - b) Right to Redemption
 - c) Part-Performance
 - d) Gift
 - e) Vested Interest vis-à-vis Contingent Interest
 - f) Doctrine of Election

PART – B

Answer any four of the following: **10x4**

2. What do you mean by transfer of property and immovable property? Explain the essentials of a valid transfer of property. **10**

(Please turn over)

- 3 "Vesting of property cannot be postponed beyond certain limit as per S. 14 of Transfer of Property Act". Comment 10
4. What is Easement? Explain the methods of acquisition of Easement. 10
- 5 Define Sale and explain the principle of 'Caveat Emptor'. Whether contract of sale is a contract of Uberrimae Fide? Explain 10
6. Define 'Lease'. Describe the different modes of determination of Lease. 10

PART - C

Answer any one of the following: 10x1

7. a) Mr. Kamlesh working as an Assistant Professor in a Government College. He transfers his salary to his creditor Mr. Dilip, so as to receive the salary until such time as his debt gets over. Is the transfer valid?
- b) A purchased a house from B. After purchase A has found out that B's title is defective. Advise A.
8. State the facts and discuss the principles laid down in

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

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