

HONS. 04/06/19

B.A. LL.B., (Hons.) DEGREE FOURTH SEMESTER EXAMINATIONS, MAY 2019

LAW OF PROPERTY

Time: 3 Hours

Maximum Marks: 50

Answer any Three of the following (3x10=30)

1. Define immovable property with the support of case laws.
2. Indian law favours forfeiture rather than compensation incases relating to doctrine of election.Explain.
3. What are the different types of easements and different modes for acquiring easements?
4. Discuss the rights and liabilities of alessor and lessee under the Transfer of Property Act.
5. Discuss the validity of conditional transfers in India.

Answer Two of the following (10x2=20)

6. Mr. Gopal, a seventy five year old man executed a deed in the year 2000 whereby he transferred his self acquired property to his daughter, Ms. Seetha for her life and then to her daughter (unborn) for life. The contract also created an absolute right infavour of Mr. Sindhya, a ten year old boy of Ms. Seetha in the absence of a girl child. Ms. Seetha died in 2005 in an accident without having a girl child. In 2025 Mr.Sindhya sold the property to a Company by an irrevocable power of attorney. Discuss the Following
 - a. Can Mr. Sidhaya acquire any right under the deed executed in the year 2000?
 - b. The validity of transfer made by Mr. Sidhya in 2025.
7. Mr. Anand acquired a share over his father's property in 2010 through a partition deed executed by him and his two sisters with the condition that he will not sell his property to any person other than a family member. Mr. Anandmortgaged his property to ABC Ltd. Co. in 2012 for a period of three years. Due to the default in payment, ABC Ltd. filed a suit to recover the mortgaged property in 2016. The two sisters of Mr. Anand filed a petition for permitting them to redeem the property.
 - a. Discuss the validity of condition as to the non-transferability of property in a partition deed.
 - b. Whether ABC Ltd. Co will be bound by the condition in the partition deed and what are the remedies available to the two sisters for redeeming the property.