

**B.A. LL.B. (HONS.) DEGREE FOURTH SEMESTER EXAMINATION, MAY 2022**

**LAW OF PROPERTY**

**Time: 3 Hours**

**Maximum Marks : 50**

**Answer Any TWO of the Following (2x10=20)**

1. What is transfer *inter vivos*. What are the exceptions to it?
2. Distinguish the rights and liabilities of a lessee and a buyer?
3. Who is an ostensible owner, and examine the validity of Benami transactions in India?

**Answer Any TWO of the Following (2x5=10)**

4. 'A' entered into an agreement with 'B' in 2019 for the sale of a property that 'A' expected to inherit. 'A' then sold the property to 'E' on acquiring right over the property. Discuss the rights available to 'B'.
5. 'G' borrowed an amount of Rs. 3000000 from 'H' by giving his 20 cents of property as security by retaining possession over it under a condition that he will repay the amount within five years. Identify the nature of the mortgage and the rights of the mortgagee in case of default.
6. 'F' gifted his property to his son 'S' by creating a life interest in favour of his mother 'M'. After some time, 'S' sold this property to 'P'. Discuss the validity of transfer and rights available to 'M'.

**Answer Any FOUR of the Following (4x5=20)**

7. Easement of necessity
8. Actionable claim
9. Creation of License
10. Mortgagee's power of sale
11. Vested interest and contingent interest

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