

**B.A., LL.B. (Hons.) DEGREE FOURTH SEMESTER EXAMINATION,**

**JANUARY 2021**

**LAW OF PROPERTY**

**Question Carries 6 marks**

**Question 1 (Time 10 a.m-10.30 a.m (20 minutes for writing and 10 minutes for uploading)**

1. A) The Transfer of Property Act does not exhaustively cover all types of property transfers. Explain.

**OR**

B) 'A' agrees to sell some trees from his property for an amount of Rs. 300000 for construction purposes to 'B'. Discuss how he can sell it and the procedure to be followed under the TP Act.

**Question 2 Time 10.30 a.m-11.00 a.m (20 minutes for writing and 10 minutes for uploading)**

2. A) Discuss the validity of negative and positive restrictions on the transfer of property with the support of case laws.

**OR**

B) Compare and contrast a transfer by an ostensible owner and a Benami.

**Question 3 (Time 11.00 a.m-11.30 a.m (20 minutes for writing and 10 minutes for uploading)**

3. A) 'Z' agreed to sell his property to 'X' and signed an agreement for sale. Later 'Z' sold the property to 'Y'. Discuss the rights available to 'X'.

**OR**

B) Discuss the circumstances a mortgagee can sue the mortgagor for the recovery of mortgage money.

**Question 4((Time 11.30 a.m-12.00 p.m (20 minutes for writing and 10 minutes for uploading)**

4. A) 'A' leased out his house to 'B' for five years through a valid lease agreement. After the expiry of five years, 'A' allowed 'B' to continue in his property for another 8 years without signing a separate lease agreement. Later 'A' served a notice to 'B' for eviction. Against the eviction notice 'B', raised possessory rights over the property. Decide.

**OR**

- B) How does a lease terminate other than by expiry of the period prescribed in the lease deed?

**Question 5(Time 12.00 p.m-12.30 p.m (20 minutes for writing and 10 minutes for uploading)**

5. A) Compare the rights of parties under easement and licence.

**OR**

- B) Discuss the procedure for the creation and revocation of a licence.