

LAW OF PROPERTY

Time: 3 Hours

Maximum Marks: 50

PART-A

Answer ANY FOUR questions. Each question carries TEN marks

(4 x10 = 40)

- I. Explain transfer *inter vivos* and illustrate the exceptions to this Rule.
- II. Define sale and distinguish it from contract for sale. Compare the rights of a prospective buyer under a contract for sale and the rights of a transferee under S. 53 A of the Transfer of Property Act.
- III. Distinguish Lease from License and discuss the different ways by which a lease and license will be terminated.
- IV. What is easement and state how it differs from adverse possession? Also explain the different modes for creating easements.
- V. Explain the essential characteristics of ostensible ownership on the basis of decided cases and discuss the validity of transfers made by ostensible owners and Benamidars under the changed legal regime.

PART-B

Answer ANY TWO of the following. Each question carries FIVE marks.

(2x5 = 10)

- VI. 'A' mortgaged his property to 'B' for a period of five years. Later, the government initiated proceedings to acquire the property of 'A' which he mortgaged to 'B' during the mortgage period. Discuss the rights available to 'B'. - *rights of Mortgagee*
- VII. 'A' gifted his property to 'B' with a condition to retransfer the property to 'A' in case 'B' becomes insolvent. Decide the validity of gift. - *n*
- VIII. 'A' sold ten cents of property to 'B' by mutating the government documents. 'B', the buyer completed a commercial building within a year on that property. Now 'B' receives a notice issued by 'C', the real owner of the property, for eviction. Decide the rights available to 'B'.
