

## LAW OF PROPERTY

Time: 3 Hrs

Maximum Marks: 50

## PART- A

Write short notes on ANY FIVE Questions. Each question carries FOUR marks.

- I (a) Scope and object of Transfer of Property Act  
 (b) Rule against Perpetuity  
 (c) Modes of acquisition of easement  
 (d) Differentiate Lease and License  
 (e) Doctrine of Priority  
 (f) Doctrine of *Lispendens*  
 (g) Onerous Gifts

(5 X 4 = 20)

## PART- B

Answer ALL THREE Questions. Each question carries SIX marks.

(3X 6= 18)

- II. Two acres of land was granted by Government in favour of 'T' in the year 1961. Mr R purchased the land from 'T' through a registered sale deed for valuable consideration in the year 1962 and invested a lot of money for improvements thereof. In the year 1979 Scheduled Caste and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act came into force and it prohibits all alienations made in contravention of terms of grant. Judicial order was passed to restore the lands. Examine the rights if any, available to 'R' under the Transfer of property Act.
- III. 'G' deposited title deed of his property with Bank 'N' to secure an overdraft. Later 'G' informed 'N' that he intends to sell the property and the purchaser wants to check the property. 'N' gave the title deed for getting it inspected. G then deposited the title deed with Bank 'L' and took loan from 'L'. Decide.
- IV. 'A', Hindu is separated from his father 'B.' On partition property 'X' is retained by 'A' and property 'Y' is retained by B. By false representation 'A' sold both the properties to 'C'. 'B' died and 'A' became owner of property 'Y' also. 'A' secretly sold the property to 'D', who purchased in good faith without notice of the option of 'C'. Decide on the rights of 'C' and 'D' over the property 'Y'.

## PART- C

Answer ANY TWO Questions. Each question carries SIX marks.

(2X 6= 12)

- V. Define Mortgage. What are the various kinds of mortgages?
- VI. Conditions restraining alienation are void. Examine the rule and exceptions to it with illustrations and relevant cases.
- VII. Examine the competency of an unborn person and child in mother's womb as a transferee. Cite relevant decisions.