

[Time: 2 Hours]

[Marks: 60]

1. All questions are compulsory

2. Figures to the right indicate full marks

Q1. Answer the following in two sentences. (Any six)

(12 Marks)

- Define the term 'Sale' as given in Transfer of Property Act.
- Explain the concept of Usufructuary Mortgage.
- Who is a Universal Donee?
- What is meant by subrogation?
- Explain the term 'Easement' as defined in the Indian Easement Act.
- State any four grounds on which easement can be revoked.
- What does 'Attestation of an Instrument' mean?
- Is 'Partition of Property' a transfer of property? Why?
- Explain the term 'vested interest'.
- Who is an heir apparent?

Q2. Write Short notes (Any two)

(12 Marks)

- Foreclosure
- Rule against Perpetuity
- Doctrine of Election
- Quasi Easement

Q 3. Situational Problems (Any two)

(12 Marks)

(a) A transfers a property to B on a condition that B employs C in his organisation with consent of D, E and F. B employs C with the consent of D and E and accordingly the property is transferred. F seeks your opinion on the following-

- Can F challenge the transfer as his consent was not obtained?
- What type of condition is imposed? Explain the rule related to the same.

(b) A takes a loan of Rs. 10 lakhs from B and gives a security of his property under a document where it is mentioned that if the money is not paid back in 2 years, the ownership in the property will be absolutely transferred to B.

- What type of security is created by A in favour of B?
- If A makes the payment, what are B's rights and obligations?

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(c) A gifts all his movable and immovable property to B.

- i. Does B take the property subject to all the liabilities that A has incurred over the property?
- ii. Is B personally liable to pay A's debts as he has taken all the property belonging to A by way of a gift?

(d) A owns an interest in a land for his life and after which it will go to B. A want to grant easementary right in favour of C.

- i. In what situation is easement valid in favour of C?
- ii. What would be your answer if A owned lease interest in the property?

Q 4. Answer in Detail (Any two) (24 Marks)

- a) Explain the doctrine of Lis Pendens.
- b) How is Exchange of Property different from Sale? Discuss the rights and liabilities of parties to an exchange.
- c) Explain different modes of determination of the lease.
- d) Explain the provisions relating to disturbance of an easement.