

TILAK MAHARASHTRA VIDYAPEETH, PUNE
BACHELOR OF LAWS (LL.B.) (Three Years Semester Pattern)/
B.A. LL.B. (ACADEMIC LAW)

(FIVE YEARS SEMESTER PATTERN) CREDIT SYSTEM

EXAMINATION : DECEMBER - 2022

NINETH SEMESTER/FIFTH SEMESTER

Sub.: Property Laws including Transfer of Property Act. 1882 and Easement Act. 1882
(LW-9002/502)

Date : 06/12/2022

Total Marks : 60

Time: 10.00 am to 12.30 pm

Instructions: 1) All questions are compulsory.
2) Figure indicate to the right full marks.

Q. 1. Answer the following question. (15)

A) Property of any kind may be transferred, except as otherwise provided by Transfer of Property Act or by any other law for the time being in force. Illustrate with appropriate examples.

OR

B) Explain Doctrine of Part Performance with relevant examples.

Q. 2. Answer the following question. (15)

A) Discuss the rights and liabilities of lessor and lease.

OR

B) Define license. What is the difference between lease and license?

Q. 3. Write Short Notes. (any four) (20)

- a) Onerous gift
- b) Contingent interest
- c) Immovable property
- d) Usufructuary mortgage
- e) Easement by prescription
- f) Dominant and servient heritage

Q. 4. Answer the following questions. (10)

A) Sahil executes a simple mortgage in favour of Jasraj and a usufructuary mortgage in favour of Mandar. Mandar takes possession of property. Jasraj brings the property for sale. The execution purchases evicts Mandar. What is the remedy for Mandar?

OR

B) Somnath purchases a land from Shekhar at Mumbai. Somnath believes that he had acquired absolute title and construct a house on that land. Subsequently Manoj Kumar who holds a better title on the land proceeds for eviction of Somnath from the property. Discuss the relief available in Somnath.