

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

SEVENTH SEMESTER/ THIRD SEMESTER

Sub.: Property Laws including Transfer of Property Act. 1882 and Easement Act. 1882

(LW 18-7001/18-301)

Date : 05/12/2022

Total Marks : 60

Time: 2.00 pm to 4.30 pm

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

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

A) Explain the doctrine of 'Lis Pendens' with suitable illustrations, also support your answer with relevant case laws.

OR

B) Define Easement. Who may impose Easement? Who may acquire Easement & transfer Easement. Support your answer with appropriate illustration & relevant case laws.

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

A) Discuss 'Rule against perpetuity'. State exceptions if any to the rule. Support your answer with appropriate Illustration & relevant case laws.

OR

B) What is Mortgage? Explain the essentials of Mortgage & different kinds of Mortgage.

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

- a) Seller's rights and liabilities
- b) Rights of Lessee and Lessor
- c) 'Actionable Claim'
- d) Condition restraining alienation
- e) Doctrine of Election
- f) Doctrine of Marshalling

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

A) 'X' sells his house to 'Y' with a condition that 'Y' should not alienate it without the consent of 'X'. Is this condition valid? Support your answer with appropriate Illustration & relevant case laws.

OR

B) X, transfers his property to Y in trust, for X's life and the life of his intended wife successively and after their death for the eldest son of the intended marriage for life, thereafter for X's second son absolutely. Decide the validity of the transfer. Support your answer with appropriate Illustration & relevant case laws.