

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 : MAY-JUNE - 2023

SEVENTH/THIRD SEMESTER

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

(LW-18-7001/18-301)

Date : 29/05/2023

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

OR

B) What is Rule against Perpetuity ? Exceptions to Rule against Perpetuity? Justify your answer by supporting it with Relevant Case Laws.

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

A) Define Mortgage . What are the essentials of Mortgage ? Discuss the Rights and liabilities of the Mortgagor & Mortgagee.

OR

B) What is the purpose & scope of Doctrine of Part Performance? Essentials conditions for Part Performance. What constitute Part Performance & what do not constitute Part Performance. Discuss with the help of relevant case laws.

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

- a) Doctrine of Election
- b) Doctrine of Marshalling
- c) Types of Easement
- d) Rights of an Unborn Person
- e) Transfer by Ostensible Owner
- f) Vested & Contingent Interest

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

A) Husband was the owner of the land. He effected a mutation in the revenue records of the same in favour of his wife, and shortly thereafter went on a pilgrimage. Meanwhile, the wife solely sold land to C. C made inquiries and paid the consideration. Explain the validity of the transfer.

OR

B) A is the Owner of certain properties in Noida. He has a Son and Daughter. He gives his entire property to his Son but puts a condition that the son will be under obligation to pay Rs.20000/- as maintenance towards the daughter. What is the nature of obligation in relation to the property. Explain with relevant case laws.