

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 - 2023

SEVENTH/THIRD SEMESTER

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

(LW 18-7001/18-301)

Date : 05/12/2023

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) What is Lease ? What are the types of Lease and Determination of the Lease

OR

B) Explain in detail Rule against perpetuity under Transfer of Property Act

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

A) What is Mortgage and what are the types of mortgage under Transfer of Property Act, 1882

OR

B) Explain the Doctrine of Part Performance and refer appropriate Case Laws

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

a) Doctrine of Election

b) "Transfer of Property for the Benefit of unborn person"

c) Rights and Duties of Seller and the Buyer

d) Difference Between Spec Successionis and Contingent Interest

e) Easement and Types of Easement under Easement Act

f) Difference between Vested Interest and Contingent Interest

g) Ostensible Owner and Banami Transaction

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

A) A transferred X property by mode of gift to B(Nephew daughter). Then to B's male descendant In case of absence of B's male child to B's daughter (limited interest was created) and absence of B, any descendant male/female to A's Nephew. But B dies issueless. Decide and Explain the above situation along with appropriate case laws and apply appreciate statutory provisions.

OR

B) Review the Case Tulk vs Moxhay along with appropriate and its explanation