

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 - 2024
SEVENTH / THIRD SEMESTER

Sub.: Property Laws including Transfer of Property Act. 1882 and Easement Act. 1882
(LW 18-7001/18-301)

Date : 17/05/2024

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 Mortgage ? Explain Various types of Mortgage with appropriate Illustrations under Transfer of Property Act, 1882

OR

B) Explain the Doctrine of Election under Transfer of Property Act, 1882 with appropriate Case Laws

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

A) What is Sale under Transfer of Property Act, 1882 ? Explain Rights and Duties of the Buyer and seller under sale

OR

B) What is Gift? Explain Onerous Gift and Who is Universal Donee under Section 128 of Transfer of Property Act, 1882

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

- a) Immovable Property
- b) Doctrine of Part Performance
- c) Rule against perpetuity
- d) Rights and Duties of the Lessor and the Lessee
- e) Types of Easement under Indian Easement Act
- f) Transfer by Ostensible Owner

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

A) Review the Case of Tulk vs Moxhay along with appropriate statutory Provisions and its explanations

OR

B) B Mortgages one story house to A. The Mortgage is in the form of Usufructuary Mortgage. During the duration of Mortgage, A without the permission of the B, constructs two more floors, and rented them out. At the time of redemption of the Property what would be the consequences. Solve