

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 - 2024

SEVENTH/NINETH/THIRD SEMESTER

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

(LW-18-7001/9002/18-301)

Date : 03/12/2024

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) Explain In Detail the doctrine of election in Transfer of Property Act,1882

OR

B) Discuss the provisions of the Gift under Transfer of Property Act, 1882, and Onerous Gift of immovable property

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

A) Explain the Rule Against Perpetuities as outlined in the Transfer of Property Act, 1882. How does this rule affect the transfer of property

OR

B) Explain the concept of a mortgage under the Transfer of Property Act, 1882. Discuss the different types of mortgages,

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

- a) Doctrine of Subrogation
- b) Exchange
- c) Transfer for the Benefit of Unborn Person
- d) Ostensible Owner
- e) Direction for Accumulation of Income
- f) Immovable Property

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

A) In a family settlement, Mr. Kumar, the patriarch, gifts a plot of land to his son, Pranav, while also imposing a restriction that the land can never be sold outside the family. His daughter, Priya, who is also a beneficiary under the settlement, decides to sell her share of the family estate to a third party, but she also decides to refuse the land that Mr. Kumar gave her. Explain how the Doctrine of Election applies in this situation and whether Priya can reject the gifted land while accepting her share of the family estate.

OR

B) Mr. Singh, a widower, executes a deed of gift in favor of his unborn child. He transfers a piece of agricultural land to the child, but the gift shall only take effect when the child is born. The deed specifies that if the child is not born within 10 years of the date of execution, the gift shall be revoked. Mr. Singh's wife, who is pregnant at the time, gives birth to a daughter a year later. Discuss the legality and validity of this transfer.