LLB/302/(Pass Course)(New)

(February 2022)

LLB (Pass Course)

PROPERTY LAW

(Third Semester)

Full Marks : 80 Time : 3 hours

The figures in the margin indicate full marks for the questions.

Answer four questions, taking one from each Unit

UNIT-I

1. What do you mean by immoveable property? Explain with the help of relevant provisions and decided cases. Also, distinguish between standing timber and timber trees 20

2. What do you mean by the term transfer of property as provided under the Transfer of Property Act, 1882? Can a person transfer the property to himself? Also, explain whether release and surrender are transfer of property or not. 20

UNIT-II

3. a) What do you mean by conditional transfer? Can a restriction imposed by transferor on alienation of the property be valid? Explain. 10

   b) How can a property be transferred for the benefit of an unborn person? Discuss. 10

4. a) What do you mean by vested and contingent interest? When a contingent interest shall be deemed to be vested interest? Explain. 10

   b) Explain the maxim *' ut lite pendant nihil innovator'* as used in the Transfer of Property Act, 1882. 10

UNIT-III

5. Define sale. Discuss its ingredients. What are the duties of seller before sale? Also distinguish between a sale and gift. 20

6. What do you mean by the ' mortgage'? What are its kinds? Distinguish between Simple mortgage and usufructuary mortgage. 20

UNIT-IV

7. What are the requirements of a valid lease? How can a lease be created? What will be the duration of lease in the absence of a written contract? Explain. 20

8. Define Easement. Discuss its essentials. How a lease can be acquired? Distinguish between a lease and license. 20

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