

**VVM's G.R. KARE COLLEGE OF LAW, MARGAO-GOA  
B.A.LL.B. (SEMESTER - IV) EXAMINATION, APRIL 2016**

**PROPERTY LAW**

**Duration : 3 hours**

**Total Marks = 75**

**Instructions : (i) Answer ANY EIGHT Questions from Q. No. 1 to 12  
(ii) Question Nos. 13 & 14 are compulsory  
(iii) Write Illustrations and case laws.**

**(8 X 8 =64)**

1. All properties cannot be transferred analyze in the context of Section 6 of T.P. Act.
2. Write note on Actionable claim and Attestation.
3. Explain Doctrine of Holding out as laid down under Section 41 of T.P. Act.
4. Examine the statement '*to Delay and defraud the creditors*' in relation to fraudulent transfer.
5. 'Once a Mortgage always a Mortgage'. Elucidate.
6. Examine in detail the essentials of Lease and state how it differs from License.
7. State and explain the essentials of Gift and analyze when it can be suspended.
8. State and explain the Acquisition of Easement in detail.
9. Write note on Condition Precedent and Subsequent with illustrations.
10. Analyze the concept of Notice under T.P. Act.
11. Examine the rights and liabilities of Seller and Buyer.
12. Examine the Doctrine of feeding the grant by Estoppel.
13. Write notes on ANY TWO: **(2x3=6)**
  - a. Onerous gift
  - b. Immovable property
  - c. Exchange
14. Write notes on ANY TWO: **(2x2.5=5)**
  - a. Oral transfer
  - b. Rule against perpetuity
  - c. Simple Mortgage.

PROPERTY

Duration: 3 hours

Total Marks: 75

*Instructions: 1) Answer any eight questions from Q.No. 1 to 12 (8 x 8 = 64) marks*

*2) Q.No. 13 and Q.No. 14 are compulsory*

*3) Marks are indicated to the right*

1. Explain the term Immoveable property in detail.
2. Write a note on a) Spes Successionis b) Future Maintenance
3. A condition restraining alienation is void. Explain.
4. Explain vested and contingent interest.
5. Discuss the Doctrine of Election under the T.P. Act.
6. Define Sale and state the essentials of Sale. Distinguish it from Contract of sale.
7. Explain the term Gift and examine when a gift can be revoked or suspended.
8. Explain the Doctrine of Lis Pendens.
9. Explain the following a) Exchange b) Actionable Claim.
10. Discuss the Rule against perpetuity under the T.P. Act.
11. Explain the following a) Doctrine of Marshalling b) Doctrine of Contribution
12. What is clog on redemption? Explain instances which will amount to clog on redemption.
13. Write note on **any two** of the following (3x2=6)
  - a) define lease, Essentials of lease
  - b) Direction for Accumulation
  - c) *Tenancy at will*
14. Write a note on **any two** (2x 2 ½ =5)
  - a. kinds of easement
  - b. ostensible owner
  - c. oral transfer

SET - III

B.A.L.L.B Examination

Semester IV

~~OCTOBER~~ 2014

PROPERTY LAW AND EASEMENTS

Duration: 3 hours

Total Marks: 75

*Instructions: i. Answer any eight from question 1 to 12*

*ii. Question No. 13 and 14 are compulsory*

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(8x8= 64)

1. Right to possess and enjoy the property is inseparable from the incidents of ownership. Discuss.
2. Explain the following :
  - a. Immoveable property
  - b. Constructive notice
3. The object of Rule against Perpetuity is to ensure free and active circulation of property. Discuss.
4. Equity states that if a person promises to perform more than he can, he must fulfill his promise when he acquires the capacity to do so. Explain the law incorporated in **Section 43** of the Act.
5. Write short notes on the following: a) Vested and contingent interest b) condition precedent condition subsequent.
6. Doctrine of part- performance is an equitable doctrine. Discuss
7. "Once a mortgage always a mortgage and nothing but a mortgage" Explain
8. Discuss in brief the rights and liabilities of a seller before and after sale?
9. Write notes on 1) Continuous easement and discontinuous easement  
2) Apparent and non apparent easement
10. Answer the following: a) Marshalling b) Accession to mortgaged property

11. What is a License? Distinguish it from easement.

12. Define Gift and its essentials and when it can be revoked

13. Write short note on **any two** of the following :

(2 ½ x 2=5)

a. Oral transfer

b. Charge

c. Meaning and Essentials of Lease

14. Write short notes on **any two** of the following

(3x2=6)

a. Spes Successionis

b. Ostensible Owner

c. Subrogation and kinds of subrogation

SET – I

B.A.LL.B Examination

Semester IV

April, 2014

**PROPERTY LAW AND EASEMENTS**

**Duration: 3 hours**

**Total Marks: 75**

*Instructions: i. Answer any eight from question 1 to 12*

*ii. Question No. 13 and 14 are compulsory*

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**(8x8= 64)**

1. Transferability of property is the general rule; its non transferability is exception, discuss the following exceptions Spes Successionis and Easement apart from dominant heritage.
2. There cannot be a direct transfer to a person who is not in existence or is unborn. Explain Transfer for the benefit of unborn person.
3. What is vested interest? Distinguish it from contingent interest.
4. Briefly explain the Doctrine of Election.
5. Section 41 of the Transfer of Property Act provides an equitable remedy to a bonafide purchaser for value without notice. Discuss.
6. Nothing new can be introduced during a pending litigation. Explain
7. What are the rights and liabilities of a seller before and after sale?
8. Define Lease and its essentials. Distinguish it from licence.
9. Explain the right of Foreclosure and modes of foreclosure upon the various forms of mortgages.
10. Define Mortgage, its essentials and kinds of mortgage.
11. Actionable claims are incorporeal moveable properties. Elucidate.
12. Explain the doctrine of part- performance as laid down in section 53-A of Transfer of Property Act.

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13. Answer any two of the following:

(2 ½ x 2=5)

- a. Kinds of Easements
- b. Constructive Notice
- c. Charge

14. Answer any two of the following:

(3x2=6)

- a. Direction for accumulation
- b. Essentials and Revocation of Gift
- c. Condition restraining alienation