

End Semester/ Reappear (Semester III) Examination December, 2024

Programme: LLB

Course: Property Law

Course Code: 24D.202

Enrolment no. _____

Full Marks: 70

Time: 3 Hrs.

Section I

1. Short Answer type questions. Answer any four. 4 x 5 = 20

- a. State the distinction between movable and immovable property.
- b. Write a short note on who is competent to transfer property.
- c. How many types of mortgages are there in TPA?
- d. Distinguish between mortgage and charge.
- e. Discuss the duration of certain leases in the absence of written contract or local usage
- f. Describe fraudulent transfer with relevant case.

Section II

Long Answer type questions. Answer any three. 3 x 10 = 30

2. Discuss conditions to transfer property for the benefit of the unborn person.
3. Elucidate the essentials and objectives behind the rule of part performance.
4. Explain the right of redemption of a mortgage
5. How does lease come into existence? Explain, in detail, the rights and liabilities of lessee.
6. State the rule of lis pendens. Examine the fundamental principle upon which the said rule is based.

Section III

Application based questions. Answer any one. 1 x 20 = 20

7. “The foundation of the doctrine of election is that a person taking the benefit of any instrument must also bear the burden”. Explain
8. What do you understand by the doctrine of ‘feeding the grant by estoppel’. What is the impact of the doctrine on the purchaser’s rights against vendor’s imperfect title?
9. A gives a lakh of rupees to B, reserving to himself, with B’s consent, the right to take back at pleasure Rs.10,000 out of the lakh. Is such transfer valid?
