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19 (6) PRLW 6-3

2017

PROPERTY LAW

Paper : 6-3

Full Marks : 80

Time : Three hours

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

1. Fill in the gaps : 1×10=10

(i) Negligence means _____.
(Carefulness / Carelessness)

(ii) A debt which is not barred by limitation is _____.
(Existing debt/Future debt)

(iii) (section 92/section 93) _____
Provides for kinds of Subrogation.

(iv) Release is a transfer of _____.
(Property / Service)

(v) Instrument means a _____ document.
(Testamentary / Non-testamentary)

Contd.

(vi) section (24/25/26) _____ deals with a condition precedent.

(vii) The scope of section 53A is _____.
(Unlimited/limited)

(viii) Money consideration is _____ for sale of immovable property.
(essential/not essential)

(ix) Actionable claims are _____
(Secured Money Debt/ Unsecured Money Debt)

(x) section 12 is _____ where the transfer is by way of lease.
(applicable/not applicable)

2. Answer the following : $2 \times 5 = 10$

(a) What is restricted interest ?

(b) Define Immovable Property.

(c) What do you mean by Premium ?

(d) What is contingent Interest ?

(e) Premium.

3. Discuss the Property which cannot be transferred. 12

Or

What is rule against perpetuity ? What are the exceptions of Rule against perpetuity ? Explain in detail. $6+6=12$

4. Describe the doctrine of lis pendens and doctrine of election. $6+6=12$

Or

Explain the object and scope of Transfer of Property Act 1882. $6+6=12$

5. What are the essentials of Valid Lease ? How lease can be determined ? $6+6=12$

Or

Discuss the various rights and duties of Lessor and Lessee. $6+6=12$

6. What are the features of exchange ? Write in detail the rights and liabilities of parties in an exchange. $6+6=12$

Or

"Once a mortgage always a mortgage" why ? Explain with the help of illustration. 12

7. Write short notes on : $4 \times 3 = 12$

(a) Onerous gift

(b) Universal donee

(c) Actionable claim.

Or

What is gift ? What are the essentials of a valid gift ? How can a gift be suspended or revoked ?

2+5+5=12