

Total number of printed pages—4

21 (6) PRLW 6-3

2018

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 following gaps : 1×10=10
 - (a) In transaction of gift, acceptance may be made during _____. (lifetime of donor/lifetime of donee)
 - (b) Gift is the transfer of certain existing _____. (immovable property/movable property/immovable or movable property)
 - (c) Section 124 of Transfer of Property Act, 1882 provides _____. (Transfer Law effected/Gift of existing and future property)

Contd.

- (d) In the absence of Contract or Local Law or usage the contrary a lease of immovable property shall be deemed to be _____. (Month to month/Year to year/Bimonthly)
- (e) Waiver of a notice to quit is provided under section _____ of T.P. Act, 1882. (111/112/113/114)
- (f) Duration of certain leases in absence of written contract or local usage is provided under section _____ of T.P. Act, 1882. (104/105/106/107)
- (g) Rights and liabilities of Parties to anomalous mortgages are given in section _____ of T.P. Act. (97/98/99/100)
- (h) Kinds of Subrogation are _____. (Legal and Conventional subrogation/ Moral and Immoral subrogation)
- (i) The exception of section 11 is _____. (when condition is for beneficial enjoyment of transferees own adjoining property/Lease/Married woman)
- (j) The transfer of property contemplates _____ kinds of notice. (one/two/three/four)

2. Answer the following : 2×5=10
- (a) Actual notice
- (b) Spes successionis
- (c) Mortgage Deed
- (d) Actionable claim
- (e) Consideration of gift.

3. What Property cannot be transferred under Transfer of Property Act, 1882 ? Explain. 12

Or

Write a note on the following :

6+6=12

- (a) Doctrine of election
- (b) Part Performance.

4. Discuss the Process of registration under Transfer of Property Act. 12

Or

Who is an Ostensible Owner ? What are the distinctions between Joint Tenants and Tenants in Common ? 4+8=12

5. Explain the rights and duties of Mortgagor and Mortgagee. 6+6=12

Or

How Right of Redemption and Right of Foreclosure can be exercised? Discuss.

6+6=12

6. Discuss how a lease can be determined. 12

Or

What is Lease? What are the conditions for a valid lease? What are the rights and duties of Lessor and Lessee? 2+4+6=12

7. Write short notes on : 6+6=12
- (a) Revocation of Gift
 - (b) Universal Donee.

Or

Write short notes on : 6+6=12

- (i) Exchange
- (ii) Fraudulent Transfer.