

VVM's GOVIND RAMNATH KARE COLLEGE OF LAW, MARGAO-GOA
B.A.LL.B. SEMESTER – IV EXAMINATION, OCTOBER 2019

PROPERTY LAW AND EASEMENT

Duration: 3 hrs

Total Marks:75

Instruction: (i) Answer **any eight** questions from Question no. 1 – 12
(ii) Question nos. 13 and 14 are **compulsory**

Duration: 3 hrs

Total Marks:75

(8 X 8 = 64)

1. "Nothing new can be introduced during a pending litigation". Elucidate the said statement.
2. Discuss the essentials of valid sale. How is sale affected? Distinguish sale with contract for sale.
3. Elaborate the concept of fraudulent transfer under Transfer of Property Act.
4. "Condition restraining alienation is void". Explain.
5. Define mortgage? Distinguish between Simple mortgage and mortgage by conditional sale?
6. Define Exchange and compare it with sale.
7. "Clog on right of redemption is void". Discuss.
8. When is a person said to have Notice of a fact as per the Transfer of Property Act. Explain difference between actual and constructive notice?
9. Who is an ostensible owner? Explain the effect of an ostensible owner.
10. Discuss in detail doctrine of part performance.
11. "A person while accepting a benefit of one deed cannot reject or go against the burden expressed in the same". Explain the doctrine of election. Discuss with case laws.
12. What are the provisions laid down by the Transfer of Property Act for creating interest in favour of unborn persons?
13. Write notes on **ANY TWO** **(2X3=6)**
 - a. Onerous Gift
 - b. Actionable Claim
 - c. Forfeiture of lease
14. Write notes on **ANY TWO** **(2X2.5=5)**
 - a. Dominant and Servient Heritage
 - b. Mashalling
 - c. Immovable Property

VVM's G.R. KARE COLLEGE OF LAW, MARGAO-GOA
B.A.LL.B. SEMESTER – IV EXAMINATION, APRIL 2019

PROPERTY LAW AND EASEMENT

Duration: 3 hrs

Total Marks:75

Instruction: (i) Answer any eight questions from Question no. 1 – 12
(ii) Question nos. 13 and 14 are compulsory

1. Examine Constructive notice under Transfer of Property Act, in detail.
2. Explain the doctrine of actionable claim with illustrations.
3. What is mortgage? Explain the doctrine of marshalling under the Transfer of Property Act.
4. Define License. Explain salient features of a license and distinguish between license and lease.
5. Explain the maxim 'ut lite pendente nihil innovetur'?
6. "A transfer made by an Ostensible Owner shall not be voidable on the grounds that he was not authorized to make it". Explain the requirements of this proposition of law.
7. What is sale? Explain the rights and liabilities of a seller and buyer.
8. Explain the doctrine of Election under Transfer of Property Act.
9. Discuss what is Vested interest and Contingent interest and state the difference between the two.
10. Discuss the "Rule against perpetuity".
11. Define Immovable Property. Explain with illustrations.
12. What is subrogation? Explain the types of subrogation.
13. Write notes on **ANY TWO** (2X3=6)
 - a. Spes Successionis
 - b. Unborn person
 - c. Suspension of gift
14. Write notes on **ANY TWO** (2X2.5=5)
 - a. Rights and liabilities of lessor and lessee
 - b. Usufructuary mortgage
 - c. Clog on mortgage

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VVM'S GOVIND RAMNATH KARE COLLEGE OF LAW, MARGAO-GOA

B.A.LL.B SEMESTER-IV EXAMINATION, OCTOBER 2018

PROPERTY LAW AND EASEMENT

DURATION : 3 HOURS

TOTAL MARKS = 75

Instructions: i) Answer ANY EIGHT questions from Q. 1 to Q. 12
ii) Q. 13 and Q. 14 are **COMPULSORY**

(8x8 = 64)

- 1) 'All properties cannot be transferred'. Explain in the light of Section 6 of Transfer of Property Act.
 - 2) Explain the conditions restraining alienation and state exceptions if any.
 - 3) Explain section 41 of Transfer of Property Act in the context of Doctrine of Holding out.
 - 4) State and explain Doctrine of Part-Performance in detail.
 - 5) Examine Constructive Notice under Transfer of Property Act, in detail.
 - 6) State and explain when lease determines.
 - 7) Once a mortgage always a mortgage. Elucidate.
 - 8) Examine the fraudulent transfer under Transfer of Property Act.
 - 9) Analyse the concept of Lease and Licence and state differences if any.
 - 10) Write notes on
 - a) Onerous Gift
 - b) Revocation of Gift
 - 11) Define sale and explain the liabilities of Buyer and Seller.
 - 12) Write notes on
 - a) Transfer for the benefit of unborn person.
 - b) Vested Interest.
 - 13) Answer ANY TWO of the following: **(2 x 3 = 6)**
 - a) Actionable claim
 - b) Definition of Easement
 - c) Immovable property
 - 14) Answer ANY TWO of the following: **(2 x 2½ = 5)**
 - a) Duration of lease
 - b) Valid transfer
 - c) Acquisition of Easement
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PROPERTY LAW WITH EASEMENTS

DURATION : 3 HOURS

TOTAL MARKS = 75

- Instructions:** i) Answer **ANY EIGHT** questions from Q. 1 to Q. 12
ii) Q. 13 and Q. 14 are **COMPULSORY**

(8x8 = 64)

- 1) Define Transfer of Property and write note on Immovable Property and Spes-Succession.
 - 2) Examine Section 13 of T.P. Act in the context of unborn person?
 - 3) State and explain Condition Restraining Alienation in detail?
 - 4) Examine doctrine of Election under T.P. Act?
 - 5) Examine doctrine of Lis-Pendens in detail?
 - 6) Write note on
 - a) Fraudulent transfer
 - b) Condition precedent
 - 7) Examine clog on Redemption in detail?
 - 8) Analyse Right and liabilities of Buyer and Seller?
 - 9) Define lease and examine lease and licence in detail?
 - 10) Write note on
 - a) Forfeiture of lease
 - b) Usufructuary mortgage
 - 11) Write note on
 - a) Universal Donee
 - b) Suspension of Gift
 - 12) Analyse the doctrine of feeding the Grant of Estoppel in detail
 - 13) Write notes on **ANY TWO** of the following: **(2 x 3 = 6)**
 - a) Valid Transfer
 - b) Constructive notice
 - c) Easement of necessity
 - 14) Write notes on **ANY TWO** of the following: **(2 x 2½ = 5)**
 - a) Rule in TULK – vs - Moxhay
 - b) Exchange
 - c) Extinction of Easement
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VVM'S GOVIND RAMNATH KARE COLLEGE OF LAW, MARGAO-GOA

B.A.LL.B SEMESTER-IV EXAMINATION, OCTOBER 2017

PROPERTY LAW

DURATION : 3 HOURS

TOTAL MARKS = 75

Instructions: i) Answer ANY EIGHT questions from Q. 1 to Q. 12
ii) Q. 13 and Q. 14 are **COMPULSORY**

(8x8 = 64)

- 1) "During litigation nothing new should be introduced" Discuss the doctrine of lis pendens?
 - 2) Discuss the essentials of valid sale. How is sale affected? Distinguish sale with contract for sale?
 - 3) "Transferability of property is the general rule and non transferability is an exception". Explain what are the exceptions to the rule "Property of any kind may be transferred" enumerated in Section 6 of the Act?
 - 4) Define the term lease. Explain the grounds for determination?
 - 5) Define mortgage? Distinguish between English mortgage and mortgage by conditional sale?
 - 6) Define Exchange and compare it with sale.
 - 7) Clog on right of redemption is void. Discuss.
 - 8) When is a person said to have Notice of a fact as per the Transfer of Property Act. Explain difference between actual and constructive notice?
 - 9) Who is an ostensible owner? Explain the effect of an ostensible owner?
 - 10) Discuss in detail doctrine of part performance?
 - 11) What is doctrine of election? Discuss with case laws.
 - 12) What are the provisions laid down by the Transfer of Property Act for creating interest in favour of unborn persons?
 - 13) Write notes on ANY TWO of the following: (2 x 3 = 6)
 - a) Gift
 - b) Vested interest
 - c) Condition subsequent
 - 14) Write notes on ANY TWO of the following: (2 x 2½ = 5)
 - a) Dominant and Servient Heritage
 - b) Attestation
 - c) Rule against perpetuity
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PROPERTY LAW

DURATION : 3 HOURS

TOTAL MARKS = 75

- Instructions:** i) Answer ANY EIGHT questions from Q. 1 to Q. 12
ii) Q. 13 and Q. 14 are **COMPULSORY**

(8x8 = 64)

- 1) Define the term sale? Discuss the essentials of valid sale and the rights and liabilities of a buyer?
 - 2) Define the term immovable property as defined under the Act and explain the term with illustrations?
 - 3) Define lease and discuss the essentials of lease and differentiate lease with license?
 - 4) Explain the concept of gift and explain when gift can be revoked or suspended?
 - 5) Explain vested and contingent interest with illustrations?
 - 6) Explain the doctrine of part performance as laid down under section 53 A?
 - 7) "Once a mortgage always a mortgage and nothing but a mortgage" Explain?
 - 8) All properties cannot be transferred analyse in the context of Section 6 of the Act?
 - 9) What is subrogation? Explain kinds of subrogation under mortgage?
 - 10) What is mortgage? Explain simple mortgage and usufructuary mortgage?
 - 11) State the provisions under the Transfer of Property Act for creation of an interest in favour of a person not in existence.
 - 12) What is easement? Explain modes of acquisition of Easement?
 - 13) Write notes on ANY TWO of the following: **(2 x 3 = 6)**
 - a) Attestation
 - b) Actionable claim
 - c) Condition subsequent
 - 14) Write notes on ANY TWO of the following: **(2 x 2½ = 5)**
 - a) Exchange
 - b) Oral transfer
 - c) Notice
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VVM's G.R. KARE COLLEGE OF LAW, MARGAO-GOA
B.A.LL.B. (SEMESTER - IV) EXAMINATION, **Oct-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. Examine the law relating to Unborn Person as laid down under section 13 of T.P. Act.
2. Explain Vested and Contingent Interest and state differences if any.
3. State and explain the transfer by unauthorized person as laid down under Section 43 of T.P. Act.
4. Examine the Doctrine of Lis pendens in detail.
5. Explain the definition of Mortgage and state differences between simple and usufructuary mortgage.
6. Examine the circumstance that leads to Determination of Lease.
7. Write note on Revocation of Gift and Universal Donee.
8. Explain the grounds relating to extinguishing of easement rights.
9. 'Condition restraining alienation is void' as per section 10 of T.P. Act Elucidate.
10. Write note on Spes Succession and Immovable property.
11. Examine the concept of Notice and explain Constructive Notice in detail.
12. State and explain the law relating to Fraudulent Transfer as laid down under section 53 of the Act.
13. Write notes on ANY TWO: (2x3=6)
 - a. Part Performance
 - b. Ostensible Owner
 - c. Doctrine of Cypress
14. Write notes on ANY TWO: (2x2.5=5)
 - a. Exceptions to Section 11 of the Act
 - b. Essentials of Sale
 - c. Right of Redemption.

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

(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

(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