

2021

PROPERTY LAW

Fifth Paper

Full Marks : 80

The figures in the margin indicate full marks.

*Candidates are required to give their answers in their own words
as far as practicable.*

Group-A

Answer *any four* questions.

1. (a) Define the term 'Attestation'.
(b) What are the ingredients of 'Attestation'?
(c) What may be transferred under the Transfer of Property Act, 1882? 4+4+8
2. Elucidate the term 'Rule against perpetuity' with exceptions. 16
3. (a) 'once a mortgage always a mortgage'—Explain.
(b) What are liabilities of mortgagee in possession? 10+6
4. (a) What is charge?
(b) Distinguish between charge and mortgage.
(c) How is a charge created? 5+6+5
5. (a) Explain the term 'Holding over' with illustrations.
(b) Discuss the rights and liabilities of lessor and lessee. 6+10
6. (a) Who is an 'Universal Donee'?
(b) Discuss the essential elements of a valid gift.
(c) When a gift will be suspended or revoked? 4+7+5
7. (a) What is an 'Actionable Claim'?
(b) How the actionable claim will be transferred?
(c) What are the liabilities of transferee of an actionable claim? 5+6+5

Please Turn Over

8. Write the following short notes:

4×4

- (a) Election
- (b) Fraudulent transfer
- (c) Contingent interest
- (d) Notice.

Group-B

Answer *any one* question.

9. (a) Who may impose easements?

(b) What is extinction by release under the Indian Easements Act, 1882?

(c) Discuss Easement by Necessity and Quasi Easement.

4+4+8

10. (a) What is 'License'?

(b) Who may grant license?

(c) When can license be transferred?

(d) Distinguish between 'Lease' and 'License'.

4+3+3+6
