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**Presidency University**

**Bengaluru**

 **SCHOOL OF LAW**

**SUMMER TERM END EXAMINATION AUGUST2024**

**Summer Term**: 2023- 2024

**Course Code**: LAW 114

**Course Name**: Property Law

**Program & Sem**: BA/BBA/B.Com LLB

**Date**: 6th August 2024

**Time**: 9:30 AM- 12:30 PM

**Max Marks**: 100

**Weightage**: 50%

 **Instructions:**

1. *Read the all questions carefully and answer accordingly.*
2. *Do not write any matter on the question paper other than roll number.*
3. *Any tables/Chart/Graph or data books required, pl. mention here.*

**Part-A**

**Answer any 4 Questions. Each question carries 5 marks. (4 Qx 5M= 20M)**

Q.NO 1 Define rights of buyers (C.O.No.2) [Comprehension]

Q. NO 2.Define Sale. (C.O.No.2) [Analysis]

Q. NO 3.Explain the doctrine of lis pendense. (C.O.No.3) [Comprehension]

Q.NO. 4 Explain the concept of part performance. (C.O.No.4) [Knowledge]

Q. NO 5 Define Movable Property. (C.O.No.2) [Knowledge]

Q. No. 6. Discuss the doctrine of notice. (C.O.No.1) [Comprehension]

**Part-B**

**Answer any 4 Questions. Each question carries 10 marks. (4 Qx 10M= 40M)**

Q.NO 7Compare and contrast real and ostensible owner (C.O.No.2) [Comprehension]

Q. NO 8. Describe the rights and liabilities of a mortgagor and mortgagee (C.O.No.2) [Analysis]

Q. NO 9. Explain Onerous Gift (C.O.No.3) [Comprehension]

Q.NO. 10 Explain the conditions to become an author under the Indian Trust Act, 1882

(C.O.No.4) [Knowledge]

Q. NO 11 Explain the doctrine of Election (C.O.No.) [Knowledge]

Q. No. 12. Describe the rights and liabilities of a lessor or lessee. (C.O.No.2) [Comprehension]

**Part-C**

**Answer any 2 Questions. Each question carries 20 marks. (2Qx 20M= 40M)**

Q.NO 13. A, grandson of B, is expecting a legacy under B’s will. During the lifetime of B, A transfers his expectancy to C. Is it valid? Decide. (C.O.No.2) [Application]

Q. NO 14. A sells to B a piece of land containing Coal Mine of which B is aware but not A. A comes to know of the coal mine after the completion of the contract but before the execution of the deed of sale. Can A claim to set aside the contract on the ground of fraud? (C.O.No.1) [Application]

Q. NO 9. A Hindu widow executed a deed of gift of part of her husband’s property to D. B who was then the nearest reversioner joined in the deed. On the death of the widow, B claims the property, pleading that the gift was invalid. Will he succeed? (C.O.No.3) [Application]

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