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**PRESIDENCY UNIVERSITY, BENGALURU
SCHOOL OF LAW**

Max Marks: 40

Max Time: 180 Mins.

Weightage: 40 %

END TERM FINAL EXAMINATION

I Semester AY 2017-2018

Course: **LAW114 Property Law**

21 DEC 2017

Instructions:

- i. Write legibly
-

Part A

[1Qx10M=10 Marks]

1. Discuss the following with relevant case laws

- (i) Transfer by an ostensible owner
- (ii) Fraudulent Transfer

Or

2. Discuss the following with relevant case laws

- (i) Doctrine of lis pendens
- (ii) Doctrine of Election

Part B

[1Qx15M=15 Marks]

3. What is a mortgage? Discuss the different types of mortgage with relevant examples. How is a mortgage different from a lease.

Or

4. Define Sale. What are the essential ingredients of a sale of property. How is a sale different from a gift.

Part C

[1Qx15M=15 Marks]

5. Define Equity with relevant examples. Discuss any two maxims of equity. How far is equity recognized in India?

Or

6. Define Trust. What are the different types of Trust. Discuss the rights and liabilities of Trustees.



PRESIDENCY UNIVERSITY, BENGALURU
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Max Marks: 30

Max Time: 60 Mins

Weightage: 30 %

2015 BBA, LL.B (H) V SEMESTER
MID SEMESTER EXAMINATION

I Semester AY 2017-2018

Course: **LAW 114 Property Law**

12 OCT 2017

Instructions:

- i. Write legibly
-

Part A

(1Q x 2 M= 10 Marks)

1. Take a look at the case and decide/answer the following::

A made a gift of her properties to her nephew's daughter B for life and then absolutely to B's male descendants, if she should have any. But in the absence of any male child of B, to B's daughter without power of alienation and, if B has no descendants male or female then to her (A's) nephew. B died issueless.

- a) Was the gift in favour of B for life valid?
- b) Was the gift in favour of B's daughter valid?
- c) Was the ultimate transfer in favour of the nephew valid?
- d) What are the two main requirements of Section 13 of the Transfer of Property Act?
- e) What happens to a property transferred for the benefit of an unborn person if the unborn person is born after the death of the last preceding prior interest?

Part B

(5 Q x 2 M= 10 Marks)

1. How a vested interest is different from a contingent interest?
2. Explain in short, the 'remoteness of vesting' under Section 14.
3. Can a transferor give a direction for the accumulation of incomes and profits arising from the transferred property? If so, for what maximum period it is valid?
4. Is Partition a transfer of Property? Explain this with reference to Section 5 of the Transfer of Property Act.
5. Explain what is immovable property?

Part C

(1 Q x 10 M= 10 Marks)

1. Answer briefly in one line or a paragraph:

- i. Is a spes successionis transferrable?
- ii. What are the factors that have to be taken into consideration to decide whether a tree is movable or immovable property?
- iii. What was the decision in Lloyds Bank Ltd v PE Guzder case?
- iv. Mention the four circumstances under which constructive notice is presumed by the court?
- v. Why an easement cannot be transferred apart from the dominant heritage?
- vi. Differentiate between condition precedent and condition subsequent.
- vii. Briefly compare Section 10 & Section 11 of the Transfer of Property Act.
- viii. Is a minor a competent Transferor or Transferee? Explain.
- ix. Can a transfer be made in perpetuity for the benefit of public?
- x. Under what circumstances a condition precedent may be void?