

Seat No. : _____

MB-117

March-2025

Integrated B.Com. LL.B., Sem.-VI

IL-308 : Law of Property

Time : 2:30 Hours]

[Max. Marks : 70

1. Explain the Rule against Perpetuity. What is the procedure prescribed under Transfer of Property Act, 1882 to transfer property for the benefit of unborn person ? **18**

OR

1. (A) Explain the *Doctrine of Election* with relevant case laws. **10**
(B) Distinguish between Vested and Contingent Interest. **8**

2. Define Mortgage and discuss various kinds of mortgages contemplated under Section 58 of the Transfer of Property Act, 1882. **18**

OR

2. (A) Discuss the rights and liabilities of seller and buyer before completion of sale. **10**
(B) Discuss in brief the essentials of a valid gift under the provisions of Transfer of property. **8**

3. Explain in detail the *Doctrine of Lis Pendens* with the decided case laws under the Transfer of Property Act, 1882. **18**

OR

3. (A) Discuss the nature of easement and various kinds of it. **10**
(B) Explain in detail the grant of license under Easement Act, 1882. **8**

4. (A) Short notes : (Write any **Two**) **10**
(1) Marshalling
(2) Revival of easement
(3) Onerous Gift
(4) Actionable Claim

(B) Objectives (Attempt **all**)

6

- (1) The doctrine of “*speces successionios*” means
 - (a) possibility of succeeding in person's property before his demise.
 - (b) possibility of succeeding in person's property after his demise.
 - (c) possibility of succeeding in specific property.
 - (d) possibility of succeeding in specific way only.
 - (2) An Easement is imposed on property, that property is called _____.
 - (a) Dominan heritage
 - (b) Non-dominant heritage
 - (c) Serivient heritage
 - (d) Non-serivient heritage
 - (3) In which Section provision of gift may be suspended or revoked ?
 - (a) Sec. 122
 - (b) Sec. 126
 - (c) Sec. 124
 - (d) Sec. 128
 - (4) What is immovable property ?
 - (5) The minimum duration required to constitute an actionable claim is 2 months. (True/False)
 - (6) A gift must be in writing and registered. (True/False)
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