



‘समानो मन्त्रः समितिः समानी’

UNIVERSITY OF NORTH BENGAL

B.A./BBA/B.Com. LL.B. LL.B. Honours 6th Semester Examination, 2022

LAW OF PROPERTY

PAPER CODE: CC16 / CC18

Time Allotted: 3 Hours

Full Marks: 100

The figures in the margin indicate full marks.

The students are advised to follow the word limit mentioned below strictly while answering questions. The marks will be deducted if answers exceed word limit. 20 marks- not more than 2000 words / 15 marks- not more than 1500 words / 10 marks- not more than 1000 words / 5 marks- not more than 500 words

Answer Question No. 7 and any *four* from the rest

1. What is Gift? Explain the essential conditions of valid Gift under the Transfer of Property Act, 1882. 20
2. Discuss the essential features of the rule against perpetuity principle under the Transfer of Property Act, 1882. 20
3. (a) Differentiate between vested interest and contingent interest. 10+10
(b) Describe the provisions relating to conditional transfer as enumerated in the Transfer of Property Act, 1882.
4. (a) Give the meaning and essentials of lease. 5+5+10
(b) Who can grant lease?
(c) Distinguish between lease and license.
5. What do you understand by the Doctrine of Lis Pendens? Discuss the essential elements of the Doctrine with the help of suitable illustrations. 20
6. Write explanatory notes on the following: 5+5+5+5
(a) Mortgage (b) Exchange of Properties
(c) Will (d) Sale
7. Write short notes on any ***four*** of the following: 5×4 = 20
(a) Doctrine of Election
(b) Actionable claim
(c) Fraudulent transfer
(d) Part performance
(e) Immovable property
(f) Easement.

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