

Seat No.	
----------	--

Set P

LL.B (Semester - III) (CBCS) Examination Nov-2019
PROPERTY LAW

Day & Date: Friday, 15-11-2019
 Time: 03:00 PM To 05:30 PM

Max. Marks: 70

Instructions: 1) All questions are compulsory.
 2) Figures to the right indicate full marks.

Q.1 Fill in the blanks by choosing correct alternatives given below. 14

- 1) Easement apart from the _____ heritage can't be transferred.
 a) Right of re-entry b) Dominant
 c) Undominant d) None
- 2) When two persons mutually transfer the _____ of another, neither thing or both things being money only, the transaction is called an exchange.
 a) Ownership b) Possession
 c) Both a and b d) None of the above
- 3) _____ means a building containing five or more apartments, or two or more buildings, each containing two or more apartments, with a total of five or more apartments for all such buildings and comprising a part of the property.
 a) Apartment b) Building
 c) Flat d) All the above
- 4) In a gift, one person voluntarily without _____ transfer his ownership.
 a) Money b) None
 c) Consideration d) Property
- 5) From below which rights are calculated as rights of immovable property?
 a) Right of royalty
 b) Right of worship
 c) Government Promissory notes
 d) Right of way in immovable property
- 6) How many types of mortgage can be?
 a) Two b) Four
 c) Five d) Six
- 7) In transfer of property from below which is movable property?
 a) Right of fishery
 b) Life time interest in immovable property
 c) Grass
 d) Right to collect lac from trees
- 8) Lease is defined under section _____ of T.P. Act.
 a) 54 b) 58
 c) 105 d) 126
- 9) _____ is defined under section 100 of Transfer of Property Act.
 a) charges b) mortgage
 c) exchange d) lease

- 10) Mortgage by deposit of title deeds is also called as _____.
a) equitable mortgage b) simple mortgage
c) special mortgage d) none of the above
- 11) When "Transfer of Property Act" was not enacted in India, we have to rely on which law?
a) English law b) American law
c) Islamic law d) Greek law
- 12) What can be transferred in lease?
a) Transfer of loan b) Transfer of interest
c) Transfer of ownership d) Transfer of possession
- 13) The Maharashtra Apartment Ownership Act, provides for the ownership of an individual apartment in a building and to make such apartment _____.
a) heritable b) transferable
c) heritable and transferable d) neither a) nor b)
- 14) Section 4 of The Maharashtra Apartment Ownership Act, provides for _____.
a) ownership of apartments b) status of apartment
c) common areas and facilities d) common profits and expenses

Q.2 Answer the following questions. (Any Four) 16

- a) Actionable claims
- b) Charge
- c) Finder of lost goods
- d) Kinds of property
- e) Patents
- f) Good-will

Q.3 Answer the following questions. (Any Two) 12

- a) Various modes of acquisition of Easement.
- b) Write a note on Licenses.
- c) Write a note on Property which can be transferred and which cannot be transferred.
- d) Define Exchange and its characteristics.

Q.4 Answer any one of the following questions. (Any One) 14

Write a detail note on Contents of Declaration and Deeds of Apartments.

OR

Discuss kinds of Mortgage and explain the Rights and Liabilities of Mortgagor.

Q.5 Define sale. What are the essentials of valid sale? Explain the rights and liabilities of Seller and Buyer. 14