

2006

(JULY)

**PROPERTY LAW INCLUDING TRANSFER
OF PROPERTY ACT AND EASEMENT ACT**

Paper-301

Full Marks – 80

Pass Marks – 32

Time : Three hours

*The figures in the margin indicate full marks
of the questions.*

PART-A

Answer Question No. 1 and any two from the rest.

1. Write short notes on *any five* of the following :
4×5=20
- (a) Universal Donee
 - (b) Subrogation
 - (c) Constructive Notice
 - (d) Attached to earth

(e) Tenancy at-will

(f) Ostensible owner

(g) Benami

2. Explain the 'Rule against Perpetuity'. Stating its basic principles and exceptions, if any. 18
3. What are the Rights and Liabilities of a seller before and after completion of sale. Explain the relevant case law. 18
4. What is an actionable claim? Explain, stating the rights and liabilities of a transferee of an actionable claim. 18
5. How can the Lease of an immovable property be determined? What are the requirements of a valid notice to quit? How can it be served? 10+4+4=18
6. State briefly the facts and the principles of Law laid down in :- 18

Sri Taramoni Choudhary

Vs.

Parish Chandra Pal.

(1986 1 GLR 389)

PART-B

Answer any two questions.

7. Define 'Licence'. What are the rights and characteristic of a Licence? Is a Licence transferable? 8+4=12

8. How does an Easement get extinguished by different ways? 12

9. What is Customary Easement? Distinguish between Customary Easement and Prescriptive Easements. 6+6=12