

( 3 Hours )

[ Total Marks : 100

1. Answer in **not more than two** sentences :- 20
- Enumerate any **two** rights which cannot be acquired by prescription ?
  - List any one difference between condition precedent and condition subsequent.
  - What is meant by the expression 'attached to the earth' ?
  - Lis Pendens means
  - Define Sale.
  - What is dominant heritage ?
  - What is the exception to the rule that restriction on alienation is void ?
  - Who is an heir apparent ?
  - What are 'Res Extra Commercium' ? Can they be transferred ?
  - List a difference between lease and sale.
2. Attempt any **four** from the following :- 20
- Doctrine of Election
  - Direction for accumulation
  - Transfer by Ostensible Owner
  - Rights of a Seller
  - Rights of redemption
  - Natural Rights.
3. Attempt any **two** from the following :- 12  
(Give reasons for all your answers)
- A** and **B** carry on the business of selling computers after retirement from Government jobs. They transfer to **C** the right to sue for damages relating to their business. They also transfer to **D** their right to receive pension.
    - Is the transfer to **C** valid ? Why ?
    - Is the transfer to **D** valid ? Why ?
  - A** transfers property to his minor daughter **D** for life with a condition that she shall not enjoy the property till she passes her LL.B. exams.
    - Is **D** bound by the conditions ?
    - If the transfer by **A** is made to **D** absolutely, after she attains majority, but with the condition that she can not sell the property to anyone else, is **D** bound by the condition ?
  - A** sues **B** in respect of a house in **B**'s possession. During the pendency of the suit, **B** sells the house to **C** for Rs. 80 Lakhs. **A**'s suit is decreed.
    - What are the rights of **C** in respect of this property ?
    - What is the doctrine in this situation ?
4. Answer any **four** from the following :- 48
- Explain the basic conditions for a valid transfer. Discuss whether the following transactions amount to transfer :-
    - surrender
    - charge
    - exchange
    - partition.
  - What is an easement ? Explain the essentials of an easement and different types of easement.
  - Explain the characteristics of Sale. Discuss the liabilities of a seller.
  - Discuss :-
    - mortgage by conditional sale
    - usufructuary mortgage.
  - Discuss the rights and liabilities of the lessee
  - Explain the doctrine of fraudulent transfer.

[ TURN OVER