



‘समानो यन्त्रः समितिः समानी’

**UNIVERSITY OF NORTH BENGAL**

LL.B. (3 yr.) 5th Semester Examination, 2022

**PROPERTY LAW**

**PAPER CODE: CC18**

Time Allotted: 3 Hours

Full Marks: 100

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

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

1. What do you understand by ‘transfer of property’? Define and explain with the help of decided cases and illustrations. 20
2. (a) Define Mortgage. Discuss the essential elements of Mortgage. 10+10  
(b) Explain the mortgagor’s right to redemption with the help of decided cases and illustrations.
3. (a) Define gift. Discuss the essential elements of gift with the help of decided cases and illustrations. 12+8  
(b) Explain the doctrine of Part-Performance.
4. (a) Define the term ‘immovable property’. State the properties which are judicially recognised as immovable property. 10+10  
(b) All properties are transferable. Are there any exceptions to transfer of property?
5. State the rule against perpetuity as provided by the Transfer of Property Act. Also state the exceptions to the rule. 20
6. (a) Discuss the rules relating to the transfer of property made for the Benefit of an unborn person. 10+10  
(b) State the provisions relating to transfer by ostensible owner.
7. Write short notes on any *four*: 5×4 = 20
  - (a) Doctrine of Part Performance
  - (b) Doctrine of Election
  - (c) Condition restraining alienation
  - (d) Fraudulent transfer
  - (e) Doctrine of Lis pendence
  - (f) Easement.

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