



‘समानो मन्त्रः समितिः समानी’

UNIVERSITY OF NORTH BENGAL

B.A./BBA/B.Com. LL.B. General 8th Semester Examination, 2023

PROPERTY LAW

Time Allotted: 3 Hours

Full Marks: 80

The figures in the margin indicate full marks.

Answer Question No. 7 and any four from the rest

1. ‘Transferability of property is the general rule, its non-transferability is an exception’ — Discuss the exceptions to this General rule with the help of relevant provisions of Transfer of Property Act, 1882. 16
2. (a) What do you mean by ‘Rule against Perpetuity’? 8
(b) What are the exceptions to Rule against Perpetuity? 8
3. (a) Explain the cases where the conditions are void and the transfer fails because the conditions cannot be fulfilled. 8
(b) Define the term: Absolute and Partial Interest. 8
4. (a) Explain : Doctrine of Lis Pendens. 8
(b) Distinguish between : Vested and Contingent Interest. 8
5. (a) Discuss various kinds of Mortgage. 8
(b) What do you mean by equity of redemption and clog on redemption? 8
6. Discuss the rights and liabilities of lessor and lessee. 16
7. Write short note on any **four** of the following: 4×4 = 16
 - (a) Notice
 - (b) Kinds of charge
 - (c) Determination of lease
 - (d) Revocation of Gift
 - (e) Universal Donee
 - (f) Donatio Mortis Causa.

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