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Barasat, Kolkata- 7001..

Term End Examination 2025-2026

Programme – B.A. LL.B.-2022/B.A. LL.B.-2023

Course Name – Property Law

Course Code - BALLB604

(Semester VI)

Full Marks : 60 **Time : 2:30 Hours**

[The figure in the margin indicates full marks. Candidates are required to give their answers in their own words as far as practicable.]

Group-A

(Multiple Choice Type Question) 1 x 15=15

1. *Choose the correct alternative from the following :*

(i) Choose from the following :If the transferor imposes a condition inconsistent with the nature of the interest, such a condition is:

a) Valid b) Enforceable
c) Void d) Optional

(ii) Choose from the following :A minor's contract to transfer property is:

a) Valid b) Void
c) Voidable d) Enforceable under some conditions

(iii) Choose from the following :Future interests in property are valid if:

a) They violate Section 14 b) They comply with Section 13
c) They are created verbally d) They are not written in a will

(iv) Choose from the following: A sale of immovable property under ₹100 can be executed by:

a) Oral agreement b) Writing and registration
c) Mere delivery of possession d) Court order

(v) Choose from the following :The essential element of a valid sale is:

a) Consideration b) Gift deed
c) Lease agreement d) Mortgage deed

(vi) Choose from the following: Who bears the loss of property after sale but before delivery?

a) Seller b) Buyer
c) Government d) Both parties equally

(vii) Choose from the following :Delivery of possession is necessary when?

a) The sale is in writing b) The sale is oral
c) The sale consideration is ₹100 or more d) The sale is for cash only

(viii) Choose from the following: Who is responsible for disclosing defects in the property before sale?

a) Seller
b) Buyer
c) Government
d) Bank

(ix) Choose from the following:Can future property be sold under Section 54?

a) Yes
b) No
c) Only with court permission
d) Only if government allows

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(x) Cite a characteristic of vested interest.

a) Can be defeated by the death of the transferee.
b) Creates a present and immediate right.
c) Is subject to the fulfillment of certain conditions.
d) Cannot be transferred or inherited.

(xi) State the concept that one cannot according to the Doctrine of Election.

a) Disapprove and reject simultaneously.
b) Approbate and reprobate simultaneously.
c) Approve and abandon simultaneously.
d) Choose and discard simultaneously.

(xii) Name what the Doctrine of Election pertains to the choice between.

a) Two inconsistent or alternative rights or claims.
b) Two similar rights or claims.
c) Two unrelated rights or claims.
d) Two irrelevant rights or claims.

(xiii) Indicate which benefit can be retained if it was not given in lieu of the property being transferred when the owner elects to reject the transfer and relinquish benefits.

a) Benefit to the transferee
b) Other benefits given to the owner as part of the same transaction
c) Financial benefits to the transferor
d) Benefits to the legal representatives of the transferor

(xiv) Define a Benami transaction.

a) A transaction where a person transfers property to another, and the consideration is paid by a third party.
b) A transaction where a person transfers property to another without any consideration.
c) A transaction where property is held by a spouse or child in the name of another individual.
d) A transaction where property is jointly held by siblings, lineal ascendants, or descendants.

(xv) Locate the act that allows an ostensible owner to transfer immovable property for consideration under certain conditions.

a) Transfer of Property Act, 1882
b) Indian Succession Act, 1925
c) Registration Act, 1908
d) Negotiable Instruments Act, 1881

Group-B
(Short Answer Type Questions) 3 x 5=15

2. Explain the factors that determine whether a property is classified as movable or immovable. (3)
3. Explain the concept of "unborn child" in the context of property transfer under the Transfer of Property Act, 1882. (3)
4. Define vested interest and highlight its characteristics. (3)
5. Summarize the rights and liabilities of the buyer and seller in a property sale transaction. (3)
6. Explain the essentials of a lease according to the Transfer of Property Act, 1882. (3)

OR

Compare and distinguish between immovable and movable property in the context of making a gift under the Transfer of Property Act, 1882. (3)

Group-C
(Long Answer Type Questions) 5 x 6=30

7. A gifts a house to B but B never accepts it. Infer whether the gift is valid. (5)

8. A leases property to B for 10 years. After 5 years, A sells it to C.Infer whether the lease is valid. (5)
9. Explain the concept of delivery of possession in a sale of immovable property. (5)
10. Evaluate the essential elements of a valid gift. (5)
11. Outline the the rights and liabilities of mortgagee under the Transfer of Property Act 1882. (5)
12. Explain the remedies available in case of a charge being unpaid. (5)

OR

Explain the concept of easement and its types. (5)

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