



# AJEENKYA

## D Y PATIL UNIVERSITY

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### End Term Examination (December 2019)

**School:** School of Law

**Program:** Odd Term-LLB

**Course:** Property Law

**Course Code:** LLB 204

**Semester:** 3

**MaxMarks:** 40

**Duration (mins):** 120

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**PART A:** Each question carries 5 marks. All questions are compulsory.

1. Explain the Rule against Perpetuity.
2. Distinguish Vested interest from Contingent interest.
3. Discuss the Doctrine of Lis Pendens under the provisions of Transfer of Property Act.1882.
4. Explain: (i) Transfer for Benefit of unborn person.  
(ii) Transfer by Ostensible Owner.

**PART B:** Each question carries 10 marks. All questions are compulsory.

5. (a) Define Sale and enlist the related provisions under Transfer of Property.  
(b) What are the rights and liabilities of Buyer and Seller?
6. (a) What is Mortgage? Explain the terms  
(i) Simple Mortgage  
(ii) Mortgage by Conditional Sale  
(iii) English Mortgage  
(iv) Mortgage by deposit of title deed.  
(b) Explain (i) Right of Mortgager to redeem.  
(ii) Right to Foreclosure or Sale

OR

What is Lease? Distinguish between a Lease and a License. Discuss the rights and liabilities of Lessor and Lessee.