

Seat No.	
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**Fourth Year of the Five Year Law Course (Semester - VII) &
Second Year of Three Year Law Course (Semester - III)**

Examination, December - 2018

PROPERTY LAW (Paper- II)

The Transfer of Property Act, 1882, Indian Easements Act, 1882 and

The Maharashtra Ownership of Apartments Act, 1970

Sub. Code : 64252/67354

Day and Date : Monday, 10 - 12 - 2018

Total Marks : 100

Time : 2.30 p.m. to 5.30 p.m.

- Instructions :**
- 1) All questions are compulsory.
 - 2) Figures to the right indicate full marks.

- Q1)** Explain fully the 'Doctrine of Election'. What is the difference between Indian Law and English Law on Election ? In what was the Doctrine of Election differs from Doctrine of Part Performance ?
[20]

OR

Write a full dressed note on the Doctrine of Lis Pendens. What is the difference between Doctrine of Lis Pendens and Doctrine of Part Performance ?

- Q2)** Define Sale of Immovable Property. Explain the rights and duties of the Seller and Buyer of Immovable Property under The Transfer of Property Act, 1882.
[20]

OR

Define 'Lease' of Immovable Property. How a lease of Immovable Property differs from Sale of Immovable Property ? Explain the various modes of determination of Lease of immovable Property.

- Q3)** What is an Easement ? What are the characteristics of an Easement? Explain the different grounds on which an Easement may be extinguished.
[20]

OR

What are Prescriptive Easements? Explain the essentials of Prescriptive Easements ? Which rights cannot be acquired by Prescription ?

P.T.O.

- Q4)** Define the term 'Apartment'. What is the status and Ownership of an Apartment ? In what way an Apartment differs from flat in a Co-operative Housing Society ? **[20]**

OR

What is Deed of Apartment ? What are the contents of Deed of Apartment ?
Why is the Deed of Apartment to be compulsorily registered ?

- Q5)** Write short notes on (any four) **[20]**
- a) Licence and its revocation.
 - b) Mortgage by conditional sale.
 - c) Common Areas and Facilities.
 - d) Direction for Accumulation.
 - e) Bye-Laws of the condominium
