

Seat No.	
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**II Year of Three Year Law Course (Semester - III)
IV Year of the Five Year Law course (Semester - VII)**

Examination, May - 2018

PROPERTY LAW INCLUDING

**The Transfer of Property Act, 1882, Indian Easements Act,
1882 and The Maharashtra Ownership of Apartments Act,
1970 (Paper - II)**

Sub. Code : 64252/67354

Day and Date : Friday, 11 - 5 - 2018

Total Marks : 100

Time : 10.30 a.m. to 1.30 p.m.

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

Q1) Define 'Mortgage' and discuss various kinds of Mortgages. What is the difference between 'Mortgage by conditional Sale' and Usufructuary Mortgage'? **[20]**

OR

Define 'Lease'. What are the rights and duties of Lessor and Lessee? How a Lease of immovable property differs from Gift of Immovable Property.

Q2) Analyse the following - **[20]**

- a) Condition restraining Alienation
- b) Direction for accumulation.

OR

Define 'Gift' of Immovable Property. What are the essentials valid Gift? How a Gift of Immovable Property may be revoked?

P.T.O.

Q3) Explain fully the Easements of Necessity and of Quasi-necessity. In what way these Easements differ from Prescriptive Easement? [20]

OR

Define 'Customary Easements'. What are the characteristics of customary Easements? How a Customary Easement differ from Prescriptive Easement?

Q4) Define 'Apartment' and 'Common Areas and Facilities'. Explain the status of Common Areas and Facilities? How to ascertain the ownership of Common Areas and Facilities? [20]

OR

What is Deed of Declaration? What are the contents of Deed of Declaration? State the effect of Registration of Deed of Declaration.

Q5) Write short notes on (Any Four): [20]

- a) Vested Interest and Contingent Interest.
- b) Actionable Claim.
- c) Exchange of Immovable Property.
- d) Dominant and Servient Heritage.
- e) Deed of Apartment.

