

Property Law

Unit - I

March / April - 2021

1. Conditions restraining alienation & Enjoyment
2. Conditions precedent & Condition Subsequent?
Rules relating to the performance of these conditions

October / Nov - 2021

1. Transfer of Property. Essentials of Valid Transfer?
2. Rule against perpetuity and State the Exceptions to this Rule

April / May - 2022

1. Doctrine of Constructive notice
2. Provisions relating to conditions restraining alienation of Property

October / November - 2022

1. Transfer of Property Act applies to Transfer inter Vivos but transfer for the benefit of an unborn person is an exception to this rule.
2. Define Vested and Contingent interest
Distinguish between vested & Contingent interest

March / April - 2023

1. Property of any kind may be transferred. Any exceptions?
2. An absolute restraint on alienation is void but partial restraint is valid. Discuss

September / October - 2023

1. Transfer of Property. Essentials of Valid Transfer?
2. Mere Right to sue & Actionable claim.
Distinguish

March / April - 2024

1. Doctrine of Constructive Notice
2. Vested Interest vs Contingent Interest

Unit - II

March / April - 2021

1. Provisions of the Transfer of Property Act Which regulate improvements made on immovable property by bonafide holders under defective title.
2. Doctrine of Part performance & Discuss the principle underlying this Doctrine

October / Nov - 2021

1. Ostensible owner? When is a transferee from an ostensible owner protected against the real owner?
2. Every Transfer of immovable property made with intent to defeat or delay the creditors shall be voidable at the option of creditors so defeated or delayed.

April / May - 2022

1. Doctrine of 'Lispendens'
2. Circumstance under which creditors can set aside a transfer as fraudulent?

October / November - 2022

1. Doctrine of Election
2. Circumstance under which creditors can set aside a transfer as fraudulent?

March / April - 2023

1. Doctrine of Election
2. Ostensible owner. Circumstance in which transfer from an ostensible owner is protected

September / October - 2023

1. Doctrine of Part Performance
2. Doctrine of Fraudulent transfer and Exception

March / April - 2024

1. A Person Who accepts the benefits from the Instrument shall also take the burden of it. (Doctrine of Election)
2. Fraudulent Transfer. Circumstance under which creditors can set aside a transfer as fraudulent.

Property Law

Unit - III

March / April - 2021

1. Mortgage. Different Kinds of Mortgages
2. Rights and Liabilities of Mortgagee

October / Nov - 2021

1. Circumstances under which the conditions imposed by the Mortgagee amounts to clog on the right of redemption
2. Doctrine of Marshalling and Contribution in Mortgages

April / May - 2022

1. Mortgages . Essentials of Mortgage
2. Mortgagor's right of Redemption

October / November - 2022

1. Mortgagor's right of Redemption Mortgagee's right of Foreclosure
2. Mortgage. Different Kinds of Mortgages

March / April - 2023

1. Once mortgage is always a mortgage
2. Define mortgage by conditional sale and usufructuary mortgage

September / October - 2023

1. Mortgage. Different Kinds of Mortgages
2. Mortgage. Mortgagor's right of Redemption

March / April - 2024

1. Mortgage. Legal Incident of a Usufructuary Mortgage & Mortgage by Deposit of Title deeds.
2. Conditions which have been declared to be Coid as a clog on the right of redemption

Unit - IV

March / April - 2021

1. Rights and Liabilities of Lessor & Lessee
2. Essentials of Gift. When gifts are Revocable

October / Nov - 2021

1. Rights and liabilities of Seller and buyer before Completion of Sale
2. Lease. How Lease of Immovable property is Determined

April / May - 2022

1. Rights and Liabilities of the seller under transfer of Property Act
2. Various modes of Termination of Leases

October / November - 2022

1. Sale. Rights and Liabilities of the seller
2. Essentials of Lease & State how leases are made

March / April - 2023

1. Lease. Rights and Liabilities of Lessee
2. Essentials of Gift? How gift can be made

September / October - 2023

1. Sale . Rights and Liabilities of the seller & Buyer before completion of Sale.
2. Gift. When gifts are Revocable

March / April - 2024

1. Rights and Liabilities of a Lessee
2. Rights & Liabilities of the Seller under transfer of Property Act

Property Law

Unit - V

March / April - 2021

1. Trust. Duties and Liabilities of Trustee
2. Rights and Liabilities of Beneficiary under Indian Trust Act

October / Nov - 2021

1. Various types of Trusts as given in the Indian Trusts Act
2. Rights and Liabilities of a Trustee

April / May - 2022

1. Trust . Different kinds of Trust
2. Rights and Liabilities of a Trustee

October / November - 2022

1. Trust . Essentials of Valid Trust
2. Rights and Liabilities of a Trustee

March / April - 2023

1. Obligations which are in the nature of Trusts
2. Circumstance which trustee is extinguished

September / October - 2023

1. Trust. State how a trust is created
2. Rights and Disabilities of Beneficiary

March / April - 2024

1. Trust with Bailment vs Agency
2. Rights of Beneficiary of Trust

Property Law

Unit - I (6 - Mark)	Unit - II (6 - Mark)
March / April - 2021 1. 'A' Mortgages his property to 'B' by a registered instrument, but retains the property in his own possession. 'A' then sells the property to 'C', who is not aware of mortgage.Has 'C' constructive notice of Mortgage 2. Rule of Acceleration October / Nov - 2021 1. Spes Successionis 2. Vested and Contingent Interest April / May - 2022 1. 'A' Transfer right to ferry to 'B' for Rs.10,000 orally. Is it valid ? Reasons 2. Ram transfers his property to Raju for life and then to the unborn child of Raju for life and then to Sita absolutely. Is transfer Valid? October / November - 2022 1. 'A' Makes an absolute gift of a house to 'B' with a direction that 'B' shall reside in it. Is the transfer Valid. Reasons 2. Is a mango tree movable or immovable property? Decide March / April - 2023 1. Vested Interest 2. A property is transferred to 'A' for life and remainder to his eldest son on attaining 25 years of age. 'A' has no son on the date of transfer. Examine the validity of Transfer September / October - 2023 1. Types of Notice 2. 'A' Transfers his property to 'B' with a direction that the income arising from the property should be accumulated for a period of 5 years to discharge 'A' debt of 5 lakhs. March / April - 2024 1. 'A' transfers property to 'B' on condition that he shall touch the sky with his little finger. Is this transfer valid? 2. 'A' sells to 'B' a house subject to a condition that 'B' should reside in the house forever.Is the condition valid ? Reasons.	March / April - 2021 1. Apportionment by time and apportionment by Estate 2. Transfer by a Co-Owner October / Nov - 2021 1. Doctrine of Election 2. Doctrine of Lis Pendens April / May - 2022 1. "A' Sells property with a covenant that 'B' should construct a road across the property for the convenience of 'A' s Neighbors. 'B' transfers the property to 'C' who is aware of the Covenant 'C' refuses to construct the road. Can 'A' enforce the covenant against 'C'? 2. 'A' Purchased property in the name of 'B'. Several times 'B' mortgaged it and redeemed it. Then 'B' mortgaged itt and redeemed it. Then 'B' sold it 'C'. Will 'C' get a good title against 'A' ? Decide October / November - 2022 1. 'A' purchased an open plot from 'B'. 'A' believing that he had acquired absolute title, constructed a house on that plot subsequently 'C', who is having better title, evicts 'A' from the property. Discuss the reliefs available to 'A' 2. Part Performance March / April - 2023 1. Apportionment 2. 'A' filed a suit against 'B' in respect of his house for declaration and possession.Before the services of summons, 'B' transferred the property to C, the suit is decreed against 'B' is 'C' bound by the decree? September / October - 2023 1. Improvement made by a bonafide holder 2. A purchases property by paying from out of his funds but in 'B's name who is his wife. After 'A's death 'B' sold the property to 'C', who purchased bonafidely for the value. Later 'A;s son 'D' as a legal heir sues 'C' to recover the property. Can he succeed? Reason March / April - 2024 1. 'A' sues 'B' to recover a house before the service of Summons 'B' transfers the property to 'C'. The Suit is decreed against 'B' . Is 'C' bound by the decree? Reasons 2. 'X', a trespasser on the land of 'Y' disregarding the protests of the owner 'Y' proceeds on to construct a building therein . Subsequently 'Y' Succeeds in getting 'X' evicted from the land. Can 'X' claim compensation for the building he has constructed? Cases

Property Law

Unit - III (6 - Mark)	Unit - IV (6 - Mark)
March / April - 2021 1. Priority of Securities 2. 'A' Mortgages his land to 'B' with possession for 5 years. The rent and profits to be set-off against interest. The mortgage deed further provided that if the mortgage was not redeemed within a period of 20 years from the due date, the mortgagee should treat the land as sold to him absolutely. 'A' filed a suit for redemption after 20 years from the due date. Will he succeed? October / Nov - 2021 1. Charge 2. Distinguish Mortgage by conditional sale and sale with a condition to repurchase April / May - 2022 1. Marshalling 2. Subrogation October / November - 2022 1. Subrogation 2. Charge March / April - 2023 1. Marshalling 2. 'A' borrows 500 bags of paddy from 'B' and agrees to return 800 bags of paddy with interest of 50 bags per year and the interest in specific immovable property is transferred to secure this interest. Is the transaction a mortgage? September / October - 2023 1. Charge 2. 'A' executes an usufructuary mortgage in favour of 'B' with a condition that if 'A' redeems within 10 years the mortgages shall become sale. Validity March / April - 2024 1. Subrogation 2. Marshalling	March / April - 2021 1. Distinguish Sale from Contract of Sale 2. Universal Donee October / Nov - 2021 1. A Debenture is issued from a public company to 'A'. 'A' sells and transfers the debenture to 'B'. Is the Debenture in the hands of 'B' Valid? 2. 'A' has shares in 'X' company running in profit and 'Y' company running in loss. He makes a gift of all his shares in both the companies to 'B'. 'B' accepts the shares in 'X' company, but refuses to accept shares in 'Y' company. Can he do so April / May - 2022 1. Onerous Gift 2. 'A' lets a farm to 'B' for life of 'C'. 'C' dies but 'B' continue possession with 'A's consent. What is the effect of Continue of 'B' with 'A's Consent? Decide October / November - 2022 1. Exchange 2. Actionable Claim March / April - 2023 1. Actionable claim 2. On 1-1-202, 'A' agrees to deliver 10,000 gunny bags to 'B' on 1-3-2022. On 1-2-2022, 'A' assigns his interest in the contract to 'C'. 'A' fails to deliver the bags on due date. 'C' files a suit for gunny bags. Can he succeed? September / October - 2023 1. Exchange of immovable property 2. 'A' leases a mine to 'B' and an adjoining mine to 'C'. 'B' removes a certain pillar in his mine. 'C' s mine suffers subsidence and it is flooded. Remedy available to 'C' March / April - 2024 1. Exchange 2. Actionable Claim

Property Law

Unit - V (6 - Mark)

March / April - 2021

1. Appointment of Trustees
2. Disabilities of Trustees

October / Nov - 2021

1. Creation of Trust
2. Extinction of Trust

April / May - 2022

1. Extinction of Trust
2. Difference between trust and Bailment

October / November - 2022

1. Public Trust
2. Appointment of Trustees

March / April - 2023

1. Precatory trust
2. Charitable trust

September / October - 2023

1. 'Certia Que Trust'
2. Classification of Trust

March / April - 2024

1. Public Trust
2. Disabilities of Trustee

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