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**Fourth Year of Five Year Law Course (Semester - VII)****Examination, November - 2016****PROPERTY LAW (Paper - III)**

**The Transfer of Property Act, 1882, Indian Easements Act, 1882 and  
The Maharashtra Ownership of Apartments Act, 1970**

**Sub. Code : 51089/51114****Day and Date : Wednesday, 09-11-2016****Total Marks : 80****Time : 10.30 a.m. to 01.30 p.m.**

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

**Q1) Explain the concept of 'Property and discuss various types of Property.****[16]****OR**

Define 'Transfer of Property' and explain which properties cannot be transferred under the provisions of the Transfer of Property Act, 1882.

**Q2) Analyse the Doctrine of Rule against Perpetuity and what is the difference between Indian doctrine and English doctrine of rule against perpetuity.****[16]****OR**

Analyse the validity of 'Once mortgage, always mortgage'.

**SO - 105****Q3) Define Easement and what are the characteristics of Easement.****[16]****OR**

Explain the different grounds on which an Easement may be extinguished.

**Q4) Define 'Apartment' and comment on the Status and Ownership of Apartment.****[16]****OR**

Define 'Common Areas and Facilities' and explain the nature and status of Common Areas and Facilities.

**Q5) Write short notes on (Any Two):****[16]**

- a) Vested Interest and Contingent Interest.
- b) Usufructuary Mortgage.
- c) Deed of Declaration.
- d) Characteristics of Customary Easement.
- e) Prescriptive Easements.