

Roll No.

Time allowed : 3 hours

Maximum marks : 100

Total number of questions : 6

Total number of printed pages : 4

NOTE : Answer ALL Questions.

1.
 - (a) Mr. Y, Landlord, served a notice to Mr. X, Licensee, to vacate possession of the premises. Draft a notice. Assume necessary facts, if required.
 - (b) Draft a specimen deed of sale by co-owners of undivided property. Assume necessary facts, if required.
 - (c) Draft a notice for the revocation of the Continuing Guarantee as per section 130 of the Indian Contract Act, 1872. Assume necessary facts, if required.
 - (d) Draft an application for condonation of delay of a civil appeal. Assume necessary facts, if required.

(5 marks each)

Attempt all parts of either Q. No. 2 or Q. No. 2A

2. Write short notes on the following :
 - (a) Notice of Adjournment of meeting.
 - (b) Arbitration Agreements.
 - (c) Onerous Gift.
 - (d) Res Judicata.

(4 marks each)

: 2 :

OR (Alternate question to Q. No. 2)

2A. Distinguish between the following :

- (i) Hypothecation and Pledge.
- (ii) Legal Set-off and Equitable Set-off.
- (iii) Appeals in Constitutional cases and Appeals in Civil cases.
- (iv) Annual General Meeting and Extra-ordinary General Meeting.

(4 marks each)

Attempt all parts of either Q. No. 3 or Q. No. 3A

3. Write short notes on the following :

- (i) Framing of Issues.
- (ii) Do's and Don'ts while drafting the documents.
- (iii) Six persons are the only members of a Private Company. All of them met with an accident on the highway while on pleasure trip and all of them died in accident. In light of the case laws write a short note on the existence of the company after the accident ?
- (iv) A 'Will' does not require any stamp duty.

(4 marks each)

OR (Alternate question to Q. No. 3)

3A. Distinguish between the following :

- (a) Testatum and Consideration.
- (b) Deed and Documents.
- (c) Counter Guarantee and Fidelity Guarantee.
- (d) Probate and Letters of Administration.

(4 marks each)

: 3 :

4. (a) Explain the Rights and Liabilities of Mortgagee.
- (b) Mrs. Sonal Shankregauda was a shareholder in Skyscrapers Limited. She died after executing a will under which Dhiren, a son of Mrs. Sonal Shankregauda, was to inherit all his properties including the shares held by her. The Articles of Association of Skyscrapers Limited vested with the Board of Directors absolute discretion in regard to registration of transfer of shares. The Board of Directors refused to register the transmission of shares to Dhiren on the ground that Dhiren is a known criminal.
- (i) What are the documents Dhiren has to submit for transmission of shares in his name ?
- (ii) Is the refusal to register the transmission of shares by the Board of Directors of the company, correct ?
- (iii) What are the remedies available to Dhiren ?
- (c) Draft a Power of Attorney to Sell Immovable Property. Assume necessary facts, if required.
- (d) Write a note on Shareholders Agreements.

(4 marks each)

5. (a) Draft a deed of Surrender of Lease. Assume necessary facts and data.
- (b) A, B and C are three partners in a Partnership firm and they have filed the requisite notice with the Register of firms notifying the dissolution of the partnership for suffering losses for the last five years. You are required to draft a deed of dissolution of the said partnership firm. Assume necessary facts, if required.

(8 marks each)

6. (a) Write a note on the vacation of the office of the director.
- (b) Draft a specimen deed of Usufructuary Mortgage. Assume necessary facts, if required.
- (c) Draft an application for appointment of a Receiver.
- (d) Write a note on appellate authorities under Real Estate (Regulation and Development) Act 2016.

(4 marks each)

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