

CVM UNIVERSITY

M.Sc. (Real Estate Valuation)/(Plant & Machinery Valuation)

Semester-I Examination-2021

Friday, 5th March 2021

2:00 PM to 04:00 PM

PAPER CODE: 101370107 / 101380107 – Elements of Laws and Jurisprudence

Total Marks: 60

- Note:** (1) Attempt all questions.
(2) Figures to the right indicate marks.

- Q. 1 (a)** Answer the following multiple choice questions. (08)
- (1) Contract completed in full respect by both the parties is known as
(a) bilateral contract (b) unilateral contract
(c) executory contract (d) executed contract
 - (2) Duty of a finder of goods arises under
(a) express contract (b) quasi contract
(c) voidable agreement (d) executed contract
 - (3) Following is one of the examples of a contract of indemnity.
(a) sale (b) mortgage (c) lease (d) insurance
 - (4) Contract of guarantee involves minimum _____ no. of parties.
(a) one (b) two (c) three (d) four
 - (5) Tort is
(a) a criminal act (b) a civil wrong (c) a contract (d) a court case
 - (6) The authority which have _____ definite powers is called Government
(a) Taxing (b) Police power
(c) Power of Imminent Domain (d) All of the above
 - (7) Which of the following is a disadvantage of Law?
(a) Rigidity (b) safety
(c) Guideline in case of a dispute (d) all of the above
 - (8) Which of the following is not a source of Law?
(a) Custom (b) Precedence (c) Agreements (d) General Opinion
- (b)** State whether following statements are **True or False**. (08)
- (1) All agreements are contracts.
 - (2) A contract of sale of a house by a willing seller is covered under the clause: 'free consent'.
 - (3) A person having an unsound mind occasionally can enter into a valid contract when of sound mind.
 - (4) A induced B by undue influence, to buy his car at an exorbitant price, and delivered his car to B. However, B decided to rescind the contract. In this case, B is bound to return back A's car.
 - (5) Contract gives *right in rem*, while in Tort there is *right in personam*.
 - (6) India is only externally sovereign country.
 - (7) Indian constitution is most lengthy and detailed written constitution.
 - (8) There is a distribution of legislative and executive powers between the federal government and the state government.

- Q.2** Attempt **any six** of the following. (12)
- (1) What is liquidated damages? Give one example thereof.
 - (2) Name any two types of tortuous acts.
 - (3) What is the meaning of marketable title and doubtful title?
 - (4) Give any one example each for bilateral contract and unilateral contract.
 - (5) Give one example each for contingent contract and wagering agreement.
 - (6) List any four federal characteristics of the Indian constitution
 - (7) "Indian constitution is Federal but with Unitary Bias" explain in brief.
 - (8) Write any four fundamental rights.

Q. 3 Write and explain all WRITs mentioned in Indian constitution. (08)

OR

Q. 3 Explain Directive principles of state policy in detail.

Q. 4 Explain with suitable examples various types of contracts based on their validity. (08)

OR

Q. 4 What are the essential requirements of a valid contract? Explain in brief any two of them.

Q. 5 Mention various remedies for breach of a contract. Explain in brief any two of them. (08)

OR

Q. 5 Define indemnity and guarantee. Give one example for each of them, and also state difference between contract of indemnity and contract of guarantee.

Q. 6 State various components of a typical conveyance deed. Explain 'Recitals' and 'Consideration & Receipt' clause. (08)

OR

Q. 6 Explain the structure of Local Government, write powers and functions of Gram Panchayat.

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