

Third Semester LL.B. Three Years Course (C.B.S.) Examination

TRANSFER OF PROPERTY

Course Code—3.4

Compulsory Paper—4

Time : Three Hours]

[Maximum Marks : 80

N.B. :—(1) All Sections are compulsory.

(2) Section A carries **10** marks.

Section B carries **30** marks.

Section C carries **40** marks.

(3) Follow the instructions given in each section.

SECTION—A

(Multiple Choice Questions)

Note :—This Section consists of **ONE** question having sub-questions carrying **1** mark each.

1. Attempt any **TEN** of the following :—

1×10=10

- (i) The Transfer of Property Act was enacted in the year _____.
(a) 1880 (b) 1881 (c) 1882 (d) 1883
- (ii) The term Transfer of Property is defined under _____ of the Transfer of Property Act.
(a) S.4 (b) S.5 (c) S.6 (d) S.7
- (iii) A gift of future property is :
(a) Valid (b) Voidable (c) Void (d) Illegal
- (iv) One living person conveys property in present or future to one or more other living person :
(a) Gift (b) Sale (c) Mortgage (d) Transfer of Property
- (v) Sale is defined under _____ of Transfer of Property Act.
(a) S.3 (b) S.4 (c) S.5 (d) S.6
- (vi) The transfer of property deals with :
(a) Transfer by operation of law (b) Transfer between living persons
(c) (a) and (b) both (d) None of the above

- (vii) A transfers Rs. 500 to B on condition that she will murder C. The transfer is :
 (a) Void (b) Voidable (c) Valid (d) None of the above
- (viii) The term subrogation means :
 (a) Modification (b) Alteration (c) Substitution (d) None of the above
- (ix) What may be transferred ?
 (a) Property of any kind (b) Right of re-entry
 (c) Easement (d) Right of future maintenance.
- (x) "Actionable claim" means _____.
 (a) Secured debt (b) Unsecured debt (c) Hypothecation (d) Pledge
- (xi) The fulfillment of condition prior to the transfer is :
 (a) Conditional transfer (b) Conditional precedent
 (c) Condition Subsequent (d) None of the above
- (xii) Foreclosure means :
 (a) Sale (b) Exchange (c) Lease (d) None of the above
- (xiii) Easement cannot be created by :
 (a) law (b) grant (c) prescription (d) necessity
- (xiv) The term gift is defined under section _____.
 (a) 121 (b) 122 (c) 123 (d) 124
- (xv) Lis Pendens means :
 (a) Settlement in Litigation (b) Pending Litigation
 (c) Both (a) and (b) (d) None of the above

SECTION—B

(Short Answer Type Questions)

Note :—Both the questions are compulsory.

2. Answer the following (any **THREE**) :—

5×3=15

- (a) What is a Notice ?
 (b) Explain the concept of Lis Pendens.
 (c) What is Fraudulent transfer ?
 (d) What is Conditional transfer ?

3. Write short notes on (any **THREE**) :—

5×3=15

- (a) Easement
- (b) Redemption
- (c) Sale
- (d) Doctrine of Election.

SECTION—C

(Long Answer Type Questions)

Note :—Answer any **FIVE** questions. Each question carries **8** marks.

8×5=40

- 4. Explain elaborately the concept of 'immovable property'.
- 5. Define the term 'exchange' in detail.
- 6. Define 'Licence'. State the difference between Lease and Licence.
- 7. Define 'Lease' and enlist the rights and liabilities of Lessor and Lessee.
- 8. What is a gift ? How is gift of immovable property effected ? When does a gift become revocable ?
- 9. What is testamentary succession and intestate succession ?
- 10. Explain in detail the Doctrine of part performance.
- 11. State the different modes of acquiring easement.