

Total No. of Questions – 10]  
(2062)

[Total Pages : 3

**9667**

**LL.B. (Vth Semester) Examination**

**PROPERTY LAW INCLUDING TRANSFER**

**OF PROPERTY ACT**

**Paper–XXI**

Time : Three Hours]

[Maximum Marks : 80

*The candidates shall limit their answers precisely within the answer-book (40 pages) issued to them and no supplementary/continuation sheet will be issued.*

**Note** : Attempt *five* questions in all, selecting *one* question from each unit. All questions carry equal marks.

**UNIT–I**

1. What are the essentials of 'transfer of property'? Explain the various modes of transfer of property under the Act.
2. Define an 'Actionable claim'. How are actionable claims transferred ?

## UNIT-II

3. "The effect of the doctrine of *Lis Pendens* is not to annul all voluntary transfers affected by the parties to the suit but only to render it sub servient to the right of the parties thereto under the decree or order which may be made in that suit." Discuss with the help of decided cases.
4. "The Foundation of doctrine of election is that a person taking the benefit of an instrument must also bear the burden". Elucidate.

## UNIT-III

5. Define Sale. What are the liabilities of the seller before and after completion of sale?
6. "Once a mortgage is always a mortgage". Discuss.

## UNIT-IV

7. What are the essentials of a valid gift under the provisions of Transfer of Property Act?
8. Define lease. What are the essentials of lease agreement? How the lease of an immovable property does come to an end?

## UNIT-V

9. What do you understand by easement? Discuss main characteristics of right of an easement. What are the ways of acquiring an easement?
  
  10. An easement of necessity is a right which owner or occupier of land must exercise over the land of another for enjoyment of his own land. Discuss this statement and also distinguish between easement of necessity and quasi easement.
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