



- Notes :
1. Attempt **eight** questions in all including question no. **1** which is compulsory.
 2. All questions carry equal marks.
 3. Indicate appropriate question number while answering.

1. Choose the appropriate alternative from the options given under each question.

- i) Under T.P. Act, a condition absolutely restraining alienation is -----.
 - a) Valid
 - b) Void
 - c) Voidable
 - d) Regular
- ii) Section 13 of T.P. Act deals with -----.
 - a) Conditions restraining alienation
 - b) Oral transfers
 - c) Attestation
 - d) Transfer for the benefit of unborn person
- iii) Which section of T.P. Act deals with fraudulent transfers?
 - a) Sec 53
 - b) Sec 52
 - c) Sec 51
 - d) None of the above
- iv) Right to take-back the property, after payment of mortgage debt is known as -----.
 - a) Right of redemption
 - b) Right of marshalling
 - c) Right of apportionment
 - d) None of the above
- v) Right to retain the possession of the property until the due amount is paid, is also known as -----.
 - a) Lien
 - b) Charge
 - c) Bailment
 - d) Exchange
- vi) The transferor in the lease of immovable property is called as -----.
 - a) lessor
 - b) Vendor
 - c) Bailer
 - d) Donor
- vii) A lease of immovable property is determined by -----.
 - a) Efflux of time
 - b) Express surrender
 - c) Forfeiture
 - d) All the above
- viii) Section 122 defines -----.
 - a) Gift
 - b) Sale
 - c) Bailment
 - d) None of the above
- ix) A gift of future property is -----.
 - a) Valid
 - b) Void
 - c) Voidable
 - d) Regular

- x) Which of the following can not be transferred?
 - a) An easement apart from dominant heritage
 - b) A mere right to due
 - c) A right to future maintenance
 - d) All the above

2. Explain the Essentials for a transfer by sale.
3. Briefly discuss various types of mortgages.
4. Explain the conditional transfer and distinguish between condition precedent and condition subsequent.
5. What is License? State when and how it is revoked?
6. Define Easement and state how it can be extinguished.
7. Explain
 - a) Revival of Easement.
 - b) Apparent and non apparent easement.
8. Explain Lease. State rights and Liabilities of Lessee.
9. Explain the principle of apportionment.
10. Define sale and state the seller's liabilities before and after completion of sale.
11. Explain the provisions of Lis-pendens and part performance.
12. Explain the doctrine of 'clog in redemption'.
