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- Notes : 1. Attempt **Eight** questions in all including Q. No. **1** (one) which is compulsory.
2. All questions carry equal marks.

1. Choose the correct alternative from the options given under each question.
- i) Under Transfer of Property Act, 1882, benefits arising out of land and every interest in such property is regarded as -----
 - A) Immovable property
 - B) Movable property
 - C) Both (A) and (B)
 - D) None of the above.
 - ii) According to section 3 of the Transfer of Property Act, 1882 instrument means -----
 - A) Registered instrument
 - B) Testamentary instrument
 - C) Non-Testamentary instrument
 - D) None of the above.
 - iii) Where a person is entitled to receive maintenance then -----
 - A) It is not personal right of such person
 - B) It is the personal right of such person
 - C) It is the joint right of such person
 - D) None of the above.
 - iv) Under Transfer of Property Act, 1882 a mere right to sue -----
 - A) Can be transferred
 - B) Is not restricted right
 - C) Cannot be transferred
 - D) All of the above
 - v) Within the meaning of provisions of the Transfer of Property Act, 1882, the immovable property does not include:
 - A) Standing timber or grass
 - B) Standing timber, Jewellery and crops
 - C) Standing timber; growing crops or grass
 - D) Only grass.
 - vi) Foreclosure is a right available -----
 - A) To the mortgagee
 - B) To the mortgagor
 - C) To the Court
 - D) None of the above.
 - vii) The word 'marshalling' literally means
 - A) To arrange the things
 - B) To rearrange the things
 - C) To remove the things
 - D) All the above
 - viii) A valid charge contains following essential element
 - A) The transaction does not amount to a mortgage
 - B) The property in case of which charge has been created must be in existence.
 - C) Charge must not be created on a future contingency
 - D) All of the above.

- ix) According to Section 126 of the Transfer of Property Act, 1882 gift may be revoked by-----
A) Agreement between the donar and the donee
B) The donar in any of the cases in which, if it were a contract it might be rescinded except for want or failure of consideration.
C) Both (A) and (B)
D) None of the above.
- x) Under the Transfer of Property Act, 1882 -----
A) The salary of a public officer can be transferred
B) The salary of public officer cannot be transferred
C) No such provision is found in the Act.
D) None of the above.

2. Write short notes on **any two** of the following.
i) Capacity to execute Will
ii) Doctrine of Part Performance
iii) Vested and Contingent Interest
iv) Doctrine of feeding the Grant by Estoppel
3. Define "transfer of Property" and give the general principles & essential features of transfer of property.
4. "Property of every kind may be transferred." State the exception to this rule if any.
5. What is the meaning of immovable property. Give some examples as to what are immovable and movable properties?
6. Give the meaning and essentials of a gift as given in section 122 of transfer of property act. Can a gift be suspended or revoked? Discuss.
7. Give the meaning and essentials of lease. Who can grant lease? Also distinguish between lease and license.
8. Explain the meaning and essential elements of a "Mortgage." Also examine the effect off failure of mortgage to advance the amount undertaken. Discuss the different kinds of mortgages.
9. Define easement. What are the essential elements of easement.
10. Define sale. What are the essentials of a valid sale? How it is made. Distinguish between Sale and Gift.
11. Explain the "Doctrine of Lispendens"?
12. Discuss the Doctrine of Election under Transfer of Property Act.
