



- 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'.
