

(3 Hours)

[Total Marks : 100

1. Answer in not more than two sentences: -**20**

- (a) What is actionable claim?
- (b) Define Exchange under Transfer of Property?
- (c) What are easements of necessity?
- (d) What is dominant heritage?
- (e) What is simple mortgage?
- (f) What is the difference between Actual Notice and Constructive Notice?
- (g) When can a gift be revoked?
- (h) Who is an heir apparent?
- (i) What is Lis pendens?
- (j) Who can acquire an easement?

2. Write short notes on any four from the following:**20**

- (a) Fraudulent Transfer
- (b) Extinction of an easement
- (c) Doctrine of Part Performance
- (d) Condition precedent and subsequent
- (e) Transfer by ostensible owner
- (f) Right to redemption

3. Attempt any two from the following : -**12**

- (a) The farm of Sultanpur is the property of C worth Rs. 8 crores. A by an instrument of gift professes to transfer it to B, giving by the same instrument Rs. 9 crores to C.
 - (i) What are the rights of C under Transfer of Property.
 - (ii) In the above case, what happens if A dies before the election?
- (b) A husband entered his land in the revenue records in his wife's name and went away on Pilgrimage. Before his departure he had allowed her to mortgage the land. After his departure she sold the land and the vendee paid off the mortgage.

What are the rights of the husband with regard to the land?
- (c) A takes a loan of Rs. 5 Lakhs from B under a mortgage by conditional sale. A fails to pay the amount to B.
 - (i) Can B file a suit to sell the mortgage property.
 - (ii) Does B have a right for foreclosure.

4. Attempt any four of the following:**48 marks**

- (a) What is 'Sale'. What the rights and liabilities of the buyer and the seller.
- (b) What is 'Mortgage'. What are the different types of mortgages. Explain each in brief.
- (c) What is 'Lease'. What are the rights and liabilities of a lessor and a lessee.
- (d) What is an 'Easement'. Explain different types of Easements.
- (e) Who is an 'Ostensible Owner'? What the requirements for transfer by an ostensible owner?
- (f) What is Transfer of Property? What property cannot be transferred under the Transfer of Property Act.

[TURN OVER