

AR – 1404

LL. B. Fifth Semester (Three Years Degree Course) Examination

TRANSFER OF PROPERTY ACT AND EASEMENT

Paper - III

(USC - 40025)

P. Pages : 2

Time : Three Hours]

[Max. Marks : 100

Note : (1) Answer in all **Seven** questions including Q. No. **One** which is compulsory and carries **Sixteen** marks.

(2) All other questions carry **fourteen** marks each.

1. Write short notes on (any **four**) :---

- (a) Conditional transfer
- (b) Finder of lost goods.
- (c) Persons competent to transfer
- (d) Simple mortgage
- (e) Registered
- (f) Suspension of easement
- (g) Immovable property.

2. Define 'Transfer of property'. Discuss exceptions to the rule, "property of any kind can be transferred", under 'T. P. Act'.

3. Write an explanatory note on transfer for benefit of unborn person.

4. Define 'Sale'. State the rights and duties of seller before and after the sale.

5. "Once a mortgage, always a mortgage and nothing but a mortgage". Explain with reference to "clog on redemption".

AR-1404

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6. What is charge ? State the kinds of charge and modes of extinguishment of charge.
7. Define 'Lease'. What are the rights and liabilities of lessor ?
8. Write short notes on (any **two**) :
 - (a) Exchange
 - (b) Part performance
 - (c) Assignment of actionable claim.
9. Write an explanatory note on 'Gift'.
10. What is meant by vested interest ? Distinguish it from contingent interest.
11. Define Easement. Discuss the nature and characteristics of Easement.
12. Discuss the various circumstances in which easements are extinguished.

