

Transfer of Property Act.

4th year BALLB

SEM VII

18/12/2025

Renwan

[Marks: 60]

[Time: 2 Hours]

1. All questions are compulsory
2. Figures to the right indicates full marks

Q.1) Answer the following questions in two sentences: (Any Six) [12 marks]

- i) What does the expression 'Attached to earth' mean in the Transfer of property Act, 1882?
- ii) What is meant by Mesne Profit?
- iii) Define Exchange.
- iv) What is part performance?
- v) When can be a Gift revoked?
- vi) What is Profit A Pendre?
- vii) Define Mortgage.
- viii) Define Charge.
- ix) Persons competent to transfer.
- x) What is fraudulent transfer?

Q.2) Short Notes: (Any two)

[12 marks]

- i) Marshalling of securities
- ii) Ostensible Owner
- iii) Conditional transfer
- d) Rule against Perpetuity

Q.3) Situational Problems: (Any two)

[12 marks]

- i) W verbally promises to give his bike to U as a gift. U accepts the promise but the bike is still with W.

A) Is this gift valid?

B) What can U do?

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(ACK)

ii) X sells his flat to Y. Y takes possession of the flat but fails to pay the amount of the flat to X.

A) Can X claim back the possession of the flat?

B) What are the remedies available to X?

iii) Raju gifts his house to his wife Meena and her unborn child. Meena is 2 months pregnant.

Later, Raju's relative claim the gift is invalid for the unborn child.

A) Is the gift to the unborn child valid?

B) What if the child is not born alive?

iv) Mr. Arun wants to gift his flat to his sister priya, he executes a gift deed and hands over the flat to her. Later the relatives claim the gift is invalid because it is immovable property.

A) Is the gift valid?

B) Can the donor take back the gift after executing the gift deed?

Q.4) Answer the following: (Any two)

[24 marks]

A) Discuss License, who can grant license? Explain the rights of grantor of license.

B) Explain Doctrine of Lis Pendens.

C) Explain "Once a Mortgage always a mortgage".

D) Explain Doctrine of Election.