

B.A.LL.B. (5 Years Course) (CBCS Pattern) Semester-VII
UL57C02 - Transfer of Property

P. Pages : 1

Time : Three Hours



GUG/W/24/14104

Max. Marks : 80

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- Notes :
1. Attempt all questions.
 2. All questions carry equal marks.
 3. Refer case laws wherever necessary.

1. Who are the persons competent to transfer property under TP Act?

OR

What is rule against perpetuity and condition restraining alienation.

2. Explain the law relating to transfer of property to an unborn person as provided in the transfer of property act.

OR

Explain the rights of the mortgagee to sell and foreclose the mortgaged property.

3. Define sale. How it is made? Explain the rights and duties of the seller.

OR

What is lease? How it is made? How it comes to an end?

4. Define a gift. How is transfer of property affected by a gift? In what way it is different from a gift under Islamic law.

OR

'A' owns land which spreads over 100 acres 'B' wants to purchase the airspace over the said land for a sum of Rs.50 Lakhs. 'B' contends that the airspace over the land is within the definition of immovable property and thus there should be no problem in the transaction. Assess the contention of B and legality of the transaction.

5. A property is transferred to B for life, then to his first son C for life and then to B's second son (unborn son) for life. Is the transfer valid?

OR

Write a detailed note on acquisition of property through testamentary succession.
