

LL.B. (3 Years Course) (CBCS Pattern) Semester-III  
**UL32C06 / UL33C06- Transfer of Property**

P. Pages : 1

Time : Three Hours



**GUG/S/25/10092**

Max. Marks : 80

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- Notes : 1. All questions are compulsory.  
2. All questions carry equal marks.  
3. Write case laws wherever necessary.

1. What do you mean by transfer of property? Discuss in detail who is competent to transfer the property.

**OR**

Elucidate the term 'Rule against perpetuity' with exceptions.

2. What is part performance? When can the right be exercised?

**OR**

Discuss the rule of feeding grant by estoppel in the transfer of property act? What is its importance? Discuss.

3. Discuss the term 'Mortgage'. Discuss rights & liabilities of mortgagor in detail.

**OR**

Write a detail note on 'Sale'. Discuss its essential features.

4. What is gift? Discuss essential ingredients of valid gift. Is acceptance by Donee is essential for the validity of gift? Discuss.

**OR**

Discuss the essential features of agreement of lease. Enumerate rights and liabilities of lessee.

5. What do you understand by the term 'Easement'? Discuss essential elements of Easement in detail.

**OR**

Solve and apply legal principles in following examples.

- a) A sells his flat to B. B takes possession of the flat but fails to pay the complete amount of flat to B within the stipulated time.  
i) Can A claim back the possession of the flat back?  
ii) Discuss remedies available to A.
- b) 'Khoobsurat' a shop in the market line of city grants permission to a florist to use the open space outside his shop for selling flowers.  
i) Can this right be granted by Khoobsurat to florist?  
ii) Can the florist further transfer his right to other person?

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