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- Notes : 1. Attempt all questions.
2. All questions carry equal marks.

1. Define 'Transfer of Property'. Explain kinds of Property.

OR

Discuss the rules relating to transfer of property in favour of Unborn person with appropriate case laws.

2. What acts constitute part performance? Discuss the nature of the rights available under section 53-A.

OR

Explain the doctrine of election under Transfer of Property Act.

3. 'X' mortgages his land to Y as security for a loan Y subsequently transfers the mortgage to z without informing 'x'. 'X' defaults on the loan and 'Z' seeks enforcement of the mortgage. X argues that the transfer of the mortgage to Z was invalid as he was not notified of the transfer. Analyze the validity of the transfer of the mortgage and whether Z has the right to enforce it.

OR

Define 'sale'. What are the essentials of 'Valid Sale'?

4. 'A' transfers Rs. 10,000 to 'B' on condition that he shall marry with the consent of x, y and z. Z dies B marries with the consent of X and Y. Define 'Gift' and examine whether the gift is valid in this matter?

OR

Discuss the essentials of lease and state rights and liabilities of lessor and lessee.

5. Define 'Easement'. Explain various modes of acquisition of easements.

OR

Write notes on:

- a) Executors of Will
- b) Distinction between lease and license.
