

AP-1390

LL.B. Fifth Semester (Three Year Degree Course)

Examination

**TRANSFER OF PROPERTY ACT AND
EASEMENT**

Paper—III

Time—Three Hours]

[Maximum Marks—100

Note :— (1) Solve *seven* questions in all including question No. 1 which is compulsory and carries 16 marks.

(2) All other questions carry 14 marks each.

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

- (a) Rule against perpetuity
- (b) Doctrine of part performance
- (c) Immovable property
- (d) Simple mortgage
- (e) Charge
- (f) Lis-pendens
- (g) Doctrine of election.

2. Define Transfer of property. "Transferability is the general rule", are there exceptions to this rule ? Discuss.
3. Define the term 'Sale'. Explain the essential elements of valid sale.
4. Define 'Mortgage'. Explain various kinds of mortgage.
5. What are the liabilities and rights of lessor and lessee ? Discuss.
6. Write short notes on :
 - (a) Clog on redemption
 - (b) Fraudulent transfer.
7. Define 'Exchange'. Discuss the rights and liabilities of the parties.
8. Explain the provisions relating to transfer for the benefit of unborn persons.
9. What is Actionable Claim ? How actionable claims are transferred ? Discuss.
10. Write short notes on :
 - (a) Onerous Gift
 - (b) Ostensible owner.
11. Define Easement. Explain the essential elements of easement.
12. What are the various modes of extinction of easement ?