

TILAK MAHARASHTRA VIDYAPEETH, PUNE
BACHELOR OF LAWS (LL.B.) (Three Years Semester Pattern)/
B.A. LL.B. (ACADEMIC LAW)
(FIVE YEARS SEMESTER PATTERN) CREDIT SYSTEM
EXAMINATION : MAY - 2025
THIRD/SEVENTH SEMESTER

Sub.: Property Laws including Transfer of Property Act. 1882 and Easement Act. 1882
(LW-18-301/18-7001)

Date : 13/05/2025	Total Marks : 60	Time: 2.00 pm to 4.30 pm
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Instructions: 1) All questions are compulsory.
2) Figure indicate to the right full marks.

Q. 1. Answer the following question. (15)

A) Define Mortgage and discuss its essential features under the Transfer of Property Act, 1882

OR

B) Define Lease, essentials of a valid lease and Explain the rights and liabilities of a lessor and lessee under the Act

Q. 2. Answer the following question. (15)

A) Define Gift and Differentiate between Onerous Gift and Universal Donee under the TP Act, 1882

OR

B) Define **Easement**, its essentials and Discuss servient and dominant tenement under the Easements Act.

Q. 3. Write Short Notes. (any four) (20)

- a) Doctrine of clog on the redemption
- b) Rights and liabilities of a buyer
- c) Difference between actionable claim and deb
- d) Doctrine of Lis Pendens
- e) Doctrine of Feeding the Grant by Estoppel
- f) Differentiate between **sale and exchange** under the Act

Q. 4. Answer the following questions. (10)

A) X, a property owner, executes a gift deed in favor of his **unborn grandson**. His relatives challenge the gift, claiming it is **invalid**.

- Can an **unborn person** be a transferee under the Transfer of Property Act?
- How can property be lawfully transferred to an unborn person?

OR

1. B) A transfers property to B but retains control over how it is used. Is this valid under the Transfer of Property Act?