

TILAK MAHARASHTRA VIDYAPEETH, PUNE
BACHELOR OF LAWS (LL.B.) (Three Years Semester Pattern)/
B.A. LL.B. (FIVE YEARS INTEGRATED LAW COURSE)
(SEMESTER PATTERN) CREDIT SYSTEM

EXAMINATION : DECEMBER - 2025

THIRD/SEVENTH SEMESTER

Sub.: Property Laws including Transfer of Property Act. 1882 and Easement Act. 1882

(LW-18-301/18-7001)

Date : 16/12/2025	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 Lease and its Types under Section 105 of the Transfer of Property Act.

OR

B) 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?

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

A) What is the Concept of Rule against perpetuity explain with the help of illustration and cite appropriate Case Laws

OR

B) Define Mortgage its Types and discuss its essential features under the Transfer of Property Act,

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

- a) Onerous Gift and Universal Donee
- b) Servient and Dominant Heritage
- c) Doctrine of Clog on the redemption?
- d) Doctrine of Election
- e) Effect of fraudulent transfer
- f) Exchange vs. Sale

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

A) A owns a piece of land and is in a legal dispute over ownership with B. While the case is pending, A sells the land to C.

- Does C acquire a valid title?
- How does the Doctrine of Lis Pendens apply in this case?

OR

B) A agrees to sell his property to B and delivers possession, but the sale deed is not registered. Later, A refuses to execute the sale deed and sells the same property to C

- Can B claim ownership under the Doctrine of Part Performance?
- What remedies does B have under the Transfer of Property Act?