

**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 : DECEMBER - 2023**  
**SEVENTH/THIRD SEMESTER**

**Sub.: Property Laws including Transfer of Property Act. 1882 and Easement Act. 1882**  
**(LW-9002)**

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**Date : 22/05/2024**

**Total Marks : 60**

**Time: 10.00 am to 12.30 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) Rights and Liabilities of seller and Buyer in the transaction of sale of Immovable Property

OR

B) Discuss essentials of valid Gift. What is the concept of Universal Donee and Death Bed Gift

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

A) What is Mortgage and Types of Mortgage under Transfer of Property Act ,1882

OR

B) Rule Against Perpetuity? what are the exceptions to Rule against perpetuity under Transfer of Property Act ,1882

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

- a) Determination of Lease
- b) Doctrine of Part Performance
- c) Doctrine of Election
- d) Essentials of valid Transfer of Property
- e) Ostensible Owner
- f) Fraudulent Transfer

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

A) Critical Analysis on The case of Prabodh Kumar Das V Dantamara Tea Co. Ltd. analyze the case with appropriate statutory provisions and explain it.

OR

B) **Ankit** transferred X property by mode of gift to Biswas (Nephew daughter). Then to **Biswas's** male descendant In case of absence of Biswas's male child to **Biswas's** daughter (limited interest was created) and absence of **Biswas**, any descendant male/female to Ankit's Nephew. But **Biswas** dies issueless. Decide and Explain the above situation along with appropriate case laws and apply appropriate statutory provisions.