

B.B.A. LL.B. (FIVE YEAR DEGREE COURSE) (CBCS-2021 COURSE)
B.B.A. LL.B. (5 Year) Sem - VII : SUMMER : 2025
SUBJECT: PROPERTY LAW INCLUDING TRANSFER OF PROPERTY ACT & EASEMENT ACT

Day : Thursday
Date : 24/04/2025

S-24968-2025

Time : 10:00 AM-12:30 PM
Max. Marks : 60

N.B.

- 1) All questions are **COMPULSORY**.
- 2) All questions carry **EQUAL** marks.

Q.1 A) 'The term property means anything to which an individual or an organization holds title'. Explain the meaning and nature of property. Further, enlist the different kinds of property.

OR

Q.1 B) Define transfer of property under the provisions of the Transfer of Property Act, 1882. Also, evaluate the essentials of a valid transfer.

Q.2 A) 'Lis-Pendens in common parlance means a pending legal action'. Explain the ingredients of the doctrine of Lis-Pendens with the help of relevant cases.

OR

Q.2 B) Define Mortgage. State and explain the different kinds of mortgage.

Q.3 A) Elucidate the concept of Sale under the provisions of the Transfer of Property Act, 1882. Further, state the rights and duties of the seller and buyer.

OR

Q.3 B) 'Lease is a common term that is used in dealing with land or property'. Elaborate the rights and liabilities of the Lessor and Lessee according to the provisions of the Transfer of Property Act, 1882.

Q.4 A) Evaluate the provisions relating to Acquisition and Transfer of Easement.

OR

Q.4 B) Define License. Explain its ingredients. Further, discuss the rights and liabilities of the Licensor and the Licensee.

Q.5 A)

- i) Write short note on concept of Bonafide Transferee.
- ii) Anil executes a Transfer Deed by which he creates a life interest in his property in favour of his brother Sunil and Anil further provided in the same Transfer Deed that the said property is to vest absolutely in favour of the first child of Sunil, who at the date of transfer was not born. Discuss the illustration with the help of the provisions under the Transfer of Property Act, 1882.

OR

Q.5 B)

- i) Write short note on Charge
- ii) *Mr. A* is the owner of a property, which is worth Rs. 6 Lakh. *Mr. C* by virtue of an instrument of gift professes to transfer *Mr. A's* property to *Mr. B*, giving by the same instrument Rs. 8 Lakh to *Mr. A*. Explain the illustration.
