

(21) Seat No.: \_\_\_\_\_

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**SARDAR PATEL UNIVERSITY**  
**BA /B.COM /BBA LL.B (Hon.) (V YEARS INTEGRATED COURSE)**  
**Fourth Semester Examination**  
**2017**

**Tuesday, 28<sup>th</sup> March**  
**2.00 PM to 4.00 PM**

**Transfer of Property Including Easement- UL04CBLH02**

**Total Marks 50**

Q1. State whether the following statements are true or false. [10]

1. A right to future maintenance cannot be transferred.
2. For a property to constitute a sale "price or consideration" is not needed.
3. To constitute a lease to a property "Consideration" is not needed.
4. Registration for transfer of property is not needed for a property less than 100 rupees.
5. Partition of Property in a family is a transfer of property.
6. A person cannot sell path of easement that is attached with the property that he sold.
7. Surrender is transfer of property.
8. A Person can Transfer his mere right to sue.
9. Mortgage creates a contingent interest in the property mortgaged.
10. The concept of Reverse Mortgage is practised in India

Q2. Explain the Concept of Property and also discuss the Property which cannot be transferred [15]

OR

Q2. What is Mortgage? Explain in detail the kinds of Mortgages in detail [15]

Q3. What is Contract for Sale? Discuss the rights & liabilities of buyer & Seller [15]

OR

Q3. What is Easement? Explain the Nature, Characteristics & Acquisition of Easement [15]

Q4. Short Notes (Any Two) [10]

1. What is lease? Discuss different kinds of Lease
2. Discuss the Concept of Fraudulent Transfer
3. Discuss the Rights & Liabilities of Mortgagee
4. Explain the concept of Vested Interest and Contingent Interest.

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