

# DR. SUBHASHRAO DHAKNE LAW COLLEGE ROHANWADI TQ. DIST. JALNA

Academic Year 2025-26

Class: LLB – 2<sup>nd</sup> Year

Sem: III

Subject: Property Law and Easement Act

Asst Prof: Sandesh R. Tupe

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## **A) Write any three questions out of five.**

Q.1) Define Transfer of Property and State the Properties which cannot be transferred?

Q.2) Define 'Sale' and explain the rights and liabilities of the Seller.

Q.3) Define Gift, state the essentials of Valid gift

Q.4) Discuss on Mortgage and its kinds.

Q.5) Write a detailed note on object of Maharashtra Rent Control Act, 1999

## **Seminar**

### **B) Write down Any one & Present Out of five**

- 1) Doctrine of Lis pendens.
- 2) Rights of Tenant.
- 3) Rights and duties of Licensee
- 4) Vested interest and Contingent Interest
- 5) Mortgages.

### **C) Select and rewrite the correct answer. (All multiple-choice questions are compulsory)**

01) For the purpose of making a gift of Immovable Property, the transfer must be affected by signed by or on behalf of the doner, and at attested by at least two witnesses.

- |                       |                               |
|-----------------------|-------------------------------|
| a) An oral agreement. | b) A registered instrument    |
| c) An Affidavit       | d) An Unregistered instrument |

02) The Act relating to the transfer of immovable Property is Called as:

- a) The transfer of Immovable Property Act, 1882
- b) The Property Transfer Act 1882
- c) The Immovable Transfer of Property Act 1882
- d) The Transfer of Property Art. 1882

03) "Immovable property does not include

- |                  |                     |
|------------------|---------------------|
| a) Growing Crops | b) Standing timber  |
| c) Growing grass | d) All of the Above |

04) Who is the authority to make rules? transfer of Property Act relating to the

- |                         |                           |
|-------------------------|---------------------------|
| a) The Supreme Court    | b) The High Court         |
| c) The state government | d) The central government |

- 05) A Transfer of property may be made Without Writing in every case in which Writing is not expressly required by law. Which are these Cases?
- Gift of immovable Property (Section 123)
  - Transfer of actionable Claim (Section 130)
  - Simple Mortgage irrespective of the amount Secured. (Section 59)
  - Sale of immovable property of the value than Rs. 100. (Section 54) of Less
- 06) Which type of Property may be transferred
- A mere right to Sue Can be transferred
  - Property of any kind may be except as transferred otherwise provided by this Act or by any other law for the time being in force.
  - An easement be transferred apart from the dominant heritage
  - A public office Can be transferred, nor can the Salary of a Ca Public Officer, whether before or after it has become payable.
- 07) A Charge may be Created
- By Operation of Law
  - By the act of Parties
  - Charge may be Created by the act of Parties or by Operation of Law
  - None of above
- 8) Any of the persons referred to in Section 91 (other than the Mortgagor) and any Co-Mortgagor shall. On redeeming Property Subject to the mortgage, have, so far as regards redemption, Foreclosure of sale of Such Property, the Some rights as the Mortgagee whose Mortgage the or any other Mortgagee. This is Called as.
- Subrogation
  - Mortgagee in possession
  - Puisne Mortgage
  - Marshalling Securities
- 9) The transfer of on actionable claim may be
- with Consideration.
  - Without Consideration
  - Either with or Without Consideration
  - None of the above
- 10) What are the rights and liabilities of the Lessor
- The Lessor shall be deemed to Contract with the Lessee that, if the Latter pays the rent reserved by the lease an...
  - The Lessor is bound to disclose to the Lessee any Material defect in the Property, with reference to its intended use, of which the former is and the latter is not aware, and which the latter Could not with Ordinary Care discover.
  - The Lessor is bound on the Lessee's request to put him in possession of the property.
  - All of the above