



# UNIVERSITY OF THE PUNJAB

**L.L.B. (03 Years) Part – II Annual Examination – 2022**

Subject: Law of Transfer of Property

Paper: IV (Common)

Roll No. ....

Time: 3 Hrs. Marks: 100

**NOTE:** Attempt FIVE questions in all, selecting TWO questions from Section-A and ONE question each from remaining Sections B, C & D. All questions carry equal marks.

## **SECTION A: TRANSFER OF PROPERTY ACT 1882**

- Q.1. Explain the law relating to the transfer by an unauthorized person who subsequently acquires interest in property transferred as provided in sec.43 of TPA.
- Q.2. What is sale? What are the rights and duties of the seller?
- Q.3. How is the lease terminated? What are the rights and duties of a lessee?
- Q.4. Explain the law relating to transfer of property by way of Gift.

## **SECTION B: LAND ACQUISITION ACT 1894**

- Q.5. What is award by the collector? How the award is made?
- Q.6. What is reference to the court? What is the procedure of filling the reference?

## **SECTION C: REGISTRATION ACT 1908**

- Q.7. Discuss the law relating to the place of registration of documents.
- Q.8. What is the remedy available to the person aggrieved by the orders of the sub registrar?

## **SECTION D: SUCCESSION ACT 1925**

- Q.9. What are the contents of application for the succession certificate?
- Q.10. Write short notes on any two.
  - 1: codicil
  - 2: probate
  - 3: will



# UNIVERSITY OF THE PUNJAB

PART – II A/2015  
Examination:- LL.B.

Roll No. ....

Subject: Law of Transfer of Property (Old & New Course)  
PAPER: IV (Common)

TIME ALLOWED: 3 hrs.  
MAX. MARKS: 100

*NOTE: Attempt FIVE questions in all, selecting TWO questions from Section A and ONE question each from the remaining Sections. All questions carry equal marks.*

## Section A: Transfer of Property Act 1882

- Q. # 1: Discuss the Doctrine of Part-performance. What are its essentials?
- Q. # 2: What is Mortgage? Explain its different kinds?
- Q. # 3: How is Lease made? What are the rights and duties of lessee?
- Q. # 4: Explain the principle of Subrogation?

## Section B: Land Acquisition Act 1894

- Q. # 5: Explain the procedure of acquisition of Land for Companies.
- Q. # 6: Explain the difference between a reference to court U/S 18 and U/S 30 of the Act.

## Section C: Registration Act 1908

- Q. # 7: What are the duties and powers of Registering officers?
- Q. # 8: What is the remedy available to the person aggrieved by the orders of sub-registrar?

## Section D: Succession Act 1925

- Q. # 9: What is the remedy available to the person against the revocation of succession certificate?
- Q. # 10: Discuss the Law relating to will as provided in Succession Act.



# UNIVERSITY OF THE PUNJAB

PART – II S/2015  
Examination:- LL.B.

Roll No. ....

Subject: Law of Transfer of Property (Old & New Course)  
PAPER: IV (Common)

TIME ALLOWED: 3 hrs.  
MAX. MARKS: 100

*NOTE: Attempt FIVE questions in all, selecting TWO questions from Section A and ONE question each from the remaining Sections. All questions carry equal marks.*

## Section A: Transfer of Property Act 1882

Q.No.1: What do you understand by "Lis-Pendens"? Explain its ingredients.

Q.No.2: What is Contract of Sale? What are the rights and duties of Buyer?

Q.No.3: Explain the principle of Foreclosure and Sale of mortgage property?

Q.No.4: What is Lease? Explain the rights and duties of lessor?

## Section B: Land Acquisition Act 1894

Q.No.5: Discuss the procedure of Land in cases of urgency.

Q.No.6: What are the matters which are neglected by the court in determining compensation?

## Section C: Registration Act 1908

Q.No.7: What are the documents of which Registration is optional?

Q.No.8: Explain the principles regarding the time from which a registered document shall take effect.

## Section D: Succession Act 1925

Q.No.9: Discuss the procedure of revocation of succession certificate.

Q.No.10: What do you understand by domicile? How a new domicile be acquired?



# UNIVERSITY OF THE PUNJAB

PART – II A/2016  
Examination:- LL.B.

Roll No. ....

Subject: Law of Transfer of Property (Old & New Course)  
PAPER: IV (Common)

TIME ALLOWED: 3 hrs.  
MAX. MARKS: 100

*NOTE: Attempt FIVE questions in all, selecting TWO questions from Section A and ONE question each from the remaining Sections. All questions carry equal marks.*

## Section A: Transfer of Property Act 1882

- Q.1 Explain the law of part-performance as provided in Transfer of Property Act 1882.
- Q.2 How mortgage is made? Explain mortgagee's right to foreclose and sale.
- Q.3 Explain the principle of subrogation.
- Q.4 What is lease? How it is made? How it is terminated?

## Section B: Land Acquisition Act 1894

- Q.5 Explain the law of acquisition of land for companies.
- Q.6 Explain the difference between reference under section 18 and 30 of the Act.

## Section C: Registration Act 1908

- Q.7 What are the effects of non registration of documents which require compulsory registration?
- Q.8 What is the remedy available to the person aggrieved by the order of registrar?

## Section D: Succession Act 1925

- Q.9 What is remedy available to the person against the revocation of succession certificate?
- Q.10 Discuss the law relating to will.



# UNIVERSITY OF THE PUNJAB

PART – II S/2016  
Examination:- LL.B.

Roll No. ....

Subject: Law of Transfer of Property (Old & New Course)  
PAPER: IV (Common)

TIME ALLOWED: 3 hrs.  
MAX. MARKS: 100

**NOTE:** Attempt FIVE questions in all, selecting TWO questions from Section A and ONE question each from the remaining Sections. All questions carry equal marks.

## Section A: Transfer of Property Act 1882

- Q.1 Explain the principle of lis-pendens as provided in Transfer of property Act 1882.
- Q.2 What is mortgage? Explain mortgagor's right of redemption.
- Q.3 Explain contribution to mortgage debt.
- Q.4 Explain the rights and duties of lessor and lessee.

## Section B: Land Acquisition Act 1894

- Q.5 Explain the acquisition of land in cases of urgency.
- Q.6 What are the matters neglected by the court in determining the compensation?

## Section C: Registration Act 1908

- Q.7 What are the documents of which registration is optional?
- Q.8 What is the remedy available to the person aggrieved by the order of sub-registrar?

## Section D: Succession Act 1925

- Q.9 What are the restrictions on the grant of succession certificate?
- Q.10 Write short notes on the following.
  - a) Letters of administration
  - b) Probate
  - c) Will



# UNIVERSITY OF THE PUNJAB

PART-II: Annual- 2017  
Examination:- L.L.B.(03 Years)

Roll No. ....

**Subject: Law of Transfer of Property**  
**PAPER: IV (Common)**

**TIME ALLOWED: 3 hrs.**  
**MAX. MARKS: 100**

*Note: Attempt Five questions in all, selecting TWO questions from Section A and One question each from the remaining Sections. All questions carry equal marks.*

## Section A: Transfer of Property Act 1882

- Q1. What do you understand by “**lis pendens**”? What are the essential requirements of this doctrine?
- Q2: What do you understand by “**redemption of the mortgaged property**” as provided in section 60 of TPA? Explain in detail.
- Q3. What is “**contribution to mortgage debt**”? Explain.
- Q4. Explain the rights and duties of lesser and lessee.

## Section B: Land Acquisition Act 1894

- Q5. Explain the procedure of acquisition of land for companies as provided in Land Acquisition Act.
- Q6. Explain the difference between a reference to the court made under section 18 and section 30 of the land acquisition act.

## Section C: Registration Act 1908

- Q7. What are the documents of which registration is optional?
- Q8. What is the remedy available to the person aggrieved by the order of sub-registrar?

## Section D: Succession Act 1925

- Q9. What do you understand by domicile? How a new domicile be acquired?
- Q10. What is the remedy available to person against the revocation of succession certificate?



# UNIVERSITY OF THE PUNJAB

**PART-II: Supplementary - 2017**  
**Examination:- L.L.B.(03 Years)**

Roll No. ....

**Subject: Law of Transfer of Property**  
**PAPER: IV (Common)**

**TIME ALLOWED: 3 hrs.**  
**MAX. MARKS: 100**

*Note: Attempt Five questions in all, selecting TWO questions from Section A and One question each from the remaining Sections. All questions carry equal marks.*

## Section A: Transfer of Property Act 1882

- Q1. Explain the principle of **"Part –Performance"**. What are the essentials of this rule?
- Q2. Explain the principle of **"foreclosure and sale"** of the mortgaged property as provided in section 67 of TPA.
- Q3. Explain the principle of **"subrogation"**.
- Q4. Explain the rights and duties of seller and buyer.

## Section B: Land Acquisition Act 1894

- Q5. Explain the procedure of acquisition of land in case of urgency as provided in land acquisition act.
- Q6. What is award as provided in land acquisition act 1894? What steps a land acquisition collector takes before making an award?

## Section C: Registration Act 1908

- Q7. Explain the duties and powers of registering officers
- Q8. Explain the remedy available to the person aggrieved by the orders of registrar.

## Section D: Succession Act 1925

- Q9. What do you mean by an executor or administrator of property? Explain his duties as laid down in the act?
- Q10. What is succession certificate? How it is acquired? Explain.





# UNIVERSITY OF THE PUNJAB

**PART-II: Annual- 2018**  
**Examination:- L.L.B.(03 Years)**

Roll No. ....

**Subject: Law of Transfer of Property**  
**PAPER: IV (Common)**

**TIME ALLOWED: 3 hrs.**  
**MAX. MARKS: 100**

**NOTE: Attempt FIVE questions in all, selecting TWO questions from Section-A and ONE question each from remaining Sections B, C & D. All questions carry equal marks.**

## **Section A: Transfer of Property Act 1882**

- Q.1. What do you understand by "Lis Pendens"? Explain its ingredients.
- Q.2. Explain the principle of prohibition on tacking.
- Q.3. Explain Lease. How it is made? How does it come to an end?
- Q.4. Explain the Law relating to "Gift" as provided in Transfer of Property Act, 1882.

## **Section B: Land Acquisition Act 1894**

- Q.5. Discuss the procedure of acquisition of land as laid down in the Act?
- Q.6. What are the matters which are considered by court in determining compensation?

## **Section C: Registration Act 1908**

- Q.7. What is the effect of non-registration of document which requires compulsory registration.
- Q.8. What is the remedy available to a person aggrieved by the order of Sub-registrar?

## **Section D: Succession Act 1925**

- Q.9. Explain the restrictions on grant of Succession Certificate and describe how it can be revoked?
- Q.10. Discuss the law relating to the acquisition of "Domicile".





# UNIVERSITY OF THE PUNJAB

**L.L.B. (03 Years) Part – II Annual Exam – 2019**

**Subject: Law of Transfer of Property**

**Paper: IV (Common)**

Roll No. ....

**Time: 3 Hrs.**

**Marks: 100**

**NOTE:** *Attempt FIVE questions in all, selecting TWO questions from Section-A and ONE question each from remaining Sections B, C & D. All questions carry equal marks.*

## **SECTION-A : TRANSFER OF PROPERTY ACT, 1882**

1. How many types of mortgages are given in Transfer of Property Act, 1882? Please explain all with examples.
2. What is the concept of "Bonafide Purchaser" without notice with consideration? Please explain with reference to Section 41 of Transfer of Property Act, 1882
3. Explain the principle of Subrogation?
4. What is the law relating to gift as provided in Transfer of Property Act, 1882?

## **SECTION-B : LAND ACQUISITION ACT, 1894**

5. What are the special powers granted in case of urgency as provided under section 17 of the Land Acquisition Act, 1894?

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6. Under what provision of law, objections are heard for the land to be acquired coupled with the fact that the same is being acquired for public purpose?

#### **SECTION-C : REGISTRATION ACT, 1908**

7. Explain the law relating to deposit of Wills under Registration Act, 1908.
8. What are the duties and powers of registering officers?

#### **SECTION-D : SUCCESSION ACT, 1925**

9. Explain the procedure of construction of Wills as envisaged under Succession Act, 1925.
10. What are the powers and duties of an executor or administrator?



# UNIVERSITY OF THE PUNJAB

L.L.B. (03 Years) Part – II Supplementary Exam – 2019

Subject: Law of Transfer of Property

Paper: IV (Common)

Roll No. ....

Time: 3 Hrs. Marks: 100

**NOTE:** Attempt FIVE questions in all, selecting TWO questions from Section-A and ONE question each from remaining Sections B, C & D. All questions carry equal marks.

## SECTION-A : TRANSFER OF PROPERTY ACT, 1882

1. What is meant by the term “Lis Pendens”? Explain its ingredients alongwith illustrations.
2. What are mortgagee’s rights of Foreclosure and Sale?
3. What do you mean by the term “Lease”? How it is made and under what circumstances, it is terminated?
4. Explain the term “Ostensible Owner”. Under what law, an ostensible owner can transfer the property? Please discuss.

## SECTION-B : LAND ACQUISITION ACT, 1894

5. What do you mean by Reference to Court under section 18 of the Land Acquisition Act, 1894? What are the grounds relevant to be taken for filing of reference?
6. What is Award by the Collector and what are the important ingredients which must be mentioned in the Award of Collector regarding acquisition of land?

### **SECTION-C : REGISTRATION ACT, 1908**

7. Which of the documents are compulsorily registerable? Is there any law for re-registration of certain documents and documents executed by several persons at different times? Please explain with examples.
8. What is the procedure to register a document if Sub-registrar refuses to register the same? Please discuss in detail.

### **SECTION-D : SUCCESSION ACT, 1925**

9. What is the procedure provided under Succession Act, 1925 for protection of property of the deceased?
10. What are the restrictions on grant of succession certificate? Explain the procedure for grant of succession certificate and how it is revoked?



# UNIVERSITY OF THE PUNJAB

**L.L.B. (03 Years) Part – II Annual Examination – 2020**

**Subject: Law of Transfer of Property**

**Paper: IV (Common)**

Roll No. ....

**Time: 3 Hrs.**

**Marks: 100**

**NOTE:** Attempt FIVE questions in all, selecting TWO questions from Section-A and ONE question each from remaining Sections B, C & D. All questions carry equal marks.

## **SECTION A: TRANSFER OF PROPERTY ACT 1882**

- Q. 1. Explain the law relating to Transfer of Property to an unborn person as provided in Transfer of Property Act 1882?
- Q. 2. Explain the doctrine of Lis-pendens?
- Q. 3. What are the rights and liabilities of a buyer?
- Q. 4. What are the rights and duties of lesser?

## **SECTION B: Land Acquisition Act 1894**

- Q. 5. Explain the procedure of acquisition of land for companies?
- Q.6. What are the matters which are to be considered in determining compensation by the court?

**SECTION C: Registration Act 1908**

- Q. 7. What are the documents of which registration is optional?
- Q. 8. What is the procedure of registration of Wills, as provided in the Registration Act 1908?

**SECTION D: Succession Act 1925**

- Q.9. What are the contents of the succession certificate? Explain in detail?
- Q. 10. Explain the following briefly:
- a) Probate
  - b) Letters of Administration



# UNIVERSITY OF THE PUNJAB

L.L.B. (03 Years) Part – II Annual Examination – 2021

Subject: Law of Transfer of Property

Paper: IV (Common)

Roll No. ....  
Time: 3 Hrs. Marks: 100

**NOTE:** Attempt FIVE questions in all, selecting TWO questions from Section-A and ONE question each from remaining Sections B, C & D. All questions carry equal marks.

## SECTION A: TRANSFER OF PROPERTY ACT 1882

- Q. 1. Explain the law relating to election as provided in section.35 in Transfer of Property Act.
- Q.2. Explain the rights of mortgagee to sale and foreclose mortgaged property.
- Q.3. Define sale? How it is made? Explain the rights and duties of seller.
- Q.4. What is lease? How it is made? How it comes to an end?

## SECTION B: LAND ACQUISITION ACT 1894

- Q. 5. What is the difference between reference to court under section.18 and section.30?
- Q.6. What is market value? How market value is determined? Explain.

## SECTION C: REGISTRATION ACT 1908

- Q. 7. Is there any remedy in law against the orders of registrar? Discusses
- Q.8. What is the law relating to place for presenting documents for registration?

## SECTION D: SUCCESSION ACT 1925

- Q.9. Explain the transfer of property by gift made in contemplation of death under section. 191 of Succession Act.
- Q.10. What do you understand by succession certificate? What are the restrictions on the grant of succession certificate?