

M.Com. (Val.) Sem.-2 Examination**MV 504 (Th)****Law - III****May-2025****Time : 2-30 Hours]****[Max. Marks : 70**

- Q-1 What is Transfer Development Rights? How it is implemented in various states? **14 Marks**
- OR**
- Q-1 Define Transfer of Property. Discuss different type of Transfer. **14 Marks**
- Q-2 Discuss the role and powers of the Real Estate Regulatory Authority under the RERA Act. **14 Marks**
- OR**
- Q-2 Discuss the devolution of property in case of a male Hindu dying intestate. Support your answer with relevant provisions. **14 Marks**
- Q-3 What is a Gift under the Transfer of Property Act? State the features of Gift. **14 Marks**
- OR**
- Q-3 Define License under the Indian Easements Act. Distinguish between License and Easement. **14 Marks**
- Q-4 What is a Will? Who are the persons capable of making a will? **14 Marks**
- OR**
- Q-4 Discuss the formalities required for execution and attestation of a valid Will under Indian Law. **14 Marks**
- Q-5 Short Questions : - (Attempt Any Seven Out Of Twelve) **14 Marks**
1. What is Vested Interest?
 2. What is receiving area and sending area with respect to Transfer Development Rights?
 3. What is Burden of Proof?
 4. What is the object of the Transfer of Property Act?
 5. Define Lis Pendens.
 6. What is Doctrine of Part Performance?
 7. What is the effect of a fraudulent transfer?
 8. What is Testamentary succession?
 9. What is the meaning of Probate?
 10. What is the importance of registration of a Will?
 11. Explain the Doctrine of Estoppel under Evidence Law.
 12. What is the nature of property rights under a Time-share Agreement?