

**International Islamic University Chittagong**  
**Final Examination, Spring-2021 (online)**  
**Program: LL.B. (Hons.), Semester: 5<sup>th</sup>**  
**Department of Law**  
**Course Title: Law of Transfer of Property**  
**Course Code: Law- 2202**

**Time: 05 Hours**

**Marks: 30**

**Instructions:**

- ✓ *The exam is online-based due to pandemic, bearing 30 marks in total here. Figures in the margin indicate the marks for each. Rest 20 marks are allotted for virtual viva-voce/quiz.*
- ✓ *Start answering each of the following topics from a fresh sheet and mentioning your full name, ID, Signature in different colors at top of your answer script on each page. Include page number at the bottom sequentially, and submit the visible Pdf of your copies via Google classroom as per instruction on the fixed date within 5 hrs.*
- ✓ *Avoid plagiarism & follow online communication etiquette.*

1. a) Explain the different kinds of mortgages in the light of the Transfer of Property Act, 1882. 4
- b) Evaluate the essential elements of a valid gift. Is Registration of gifts compulsory? 3
- c) Arham has a share in B, a prosperous joint-stock company, and also shares in C, a joint-stock company in difficulties. Heavy calls are expected in respect of the shares in C. Arham gives Babu, all his shares in joint-stock companies. Babu refuses to accept the shares in C Give your opinion in the light of the relevant section of the Transfer of Property Act, 1882. 3
2. a) Rahman and Robin are the owners of two properties X and Y. The valuation of these properties Tk. 45000 and Tk.50000 respectively. Rahman mortgage his property X to Karim for Tk. 10,000 and subsequently both properties were jointly mortgaged to Rohan for Tk.30,000. What are the liabilities of Rahman and Robin for redeeming the said mortgage and mention the relevant section and law? 4
- b) Amir sells his house to Parvez and gets consideration against the house, and Parvez also takes possession of the house a sale deed has been made but it is not being registered. Amir again Sale his house to Shabbir, and he gets it registered, and now Shabbir tries to eject Parvez. Explain this fact with the relevant provision of the said Act. 3
- c) Mr. Ashrafal is transferring his residential property at Khulashi valued Tk. 80(Eighty) lac against the property of Mr. Burhan at Bahaddarhat of Tk. 70 (seventy)lac. How to exchange their ownership? Give your opinion in the light of the Transfer of Property Act,1882. 3
3. d) A mortgaged his property to B. B filed a suit on the mortgage and obtained a decree for sale. While this decree was being executed, A leased the property to X for ten years. What will be the effect of the said lease? Analyze said facts as provisions of Law. 4
- e) A owes money to B, who transfers the debt to C. B then demands the debt from A, who, not having received notice of the transfer, as prescribed in section 131, pays B.Decide the case and mention the relevant provision of the respective laws. 3