

Reg. No. : .....

Name : .....

**Seventh Semester BA LL.B/B.Com LL.B/BBA LL.B (Five Year Integrated).  
Degree Examination, March 2021.**

**PROPERTY LAW**

Time : 3 Hours

Max. Marks : 80

I. Explain **any five** of the following. Each question carries **2** marks. Answer should not exceed 50 words each

- (a) Fixtures
- (b) Ostensible Owner
- (c) Doctrine of Contribution
- (d) Quasi-easement
- (e) Exchange
- (f) Attestation
- (g) Onerous Gift

**(5 × 2 = 10 Marks)**

II. Answer **any four** of the following. Each question carries **4** marks. Answers should not exceed 120 words each.

- (a) What you mean by Transfer to unborn person?
- (b) What are conditional transfers?

- (c) Differentiate Sale and Exchange
- (d) Write a note on doctrine of election
- (e) How death bed gift differ from normal gift

**(4 × 4 = 16 Marks)**

III. Answer **any four** of the following each questions carries **6** marks.

- (a) A sells property to B subject to the condition that B should not sell the property during A's lifetime. Is condition valid?
- (b) A execute a deed of gift in favour of B subject to the condition that she shall not take possession until marriage. What is the validity of gift?
- (c) X sold his immovable property to Y for valuable consideration without disclosing the fact that the government is going to acquire the property for public purpose. Discuss the validity of sale.
- (d) A sells property to B with a covenant that B should construct a road across the property for the convenience of A's neighbours. B transfers the property to C who is aware of the covenant. C refuses to construct the road. Can A enforce the covenant against C.
- (e) A sues B to recover a house. Before the service of summons B transfer the property to C. The suit is decreed against B. Is C bound by the decree? What would be the position if there was a compromise degree?

**(4 × 6 = 24 Marks)**

IV. Answer **any three** of the following. Each question carries **10** Marks

- (a) Define Transfer of Property. Who are the persons competent to transfer and what are the general principles of transfer?
- (b) Define Mortgage. Examine the rights and liabilities of Mortgagor and Mortgagee.

- (c) Define lease. Describe the rights and liabilities of lessor and lessee.
- (d) Examine to what extent the Doctrine of Part Performance has been incorporated in the transfer of property Act.

**(3 × 10 = 30 Marks)**

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