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B – 5095

Reg. No. :

Name :

**Seventh Semester B.A. LL.B./B.B.A. LL.B./B.Com. LL.B.
(5 Year Integrated) Degree Examination, February 2017
Paper – II/Paper – III : PROPERTY LAW**

Time : 3 Hours

Max. Marks : 80

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

- a) Anomalous mortgage.
- b) Universal donee.
- c) Tenancy by sufferance.
- d) Mere right to sue under Transfer of Property Act.
- e) Charge.
- f) Licence.
- g) Resumable gifts.

(5×2=10 Marks)

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

- a) What is meant by covenant running with the land ?
- b) Explain partial redemption.
- c) Describe easement by necessity.
- d) What is the rule laid down in Maddison v. Alderson ?
- e) Who is an ostensible owner ?

(4×4=16 Marks)



III. Answer **any four** of the following. **Each** question carries **six** marks.

- a) 'A' the guardian of an infant 'B' allows 'C' to hold himself out as the owner of A's property. 'C' sells the property to a bona fide purchaser for value. On attaining majority 'B' filed a case against purchaser for the property. Decide.
- b) 'X' transfers his property to 'Y' for life, then to the unborn son 'Y' and then to 'Z' absolutely. Later 'Y' marries and a son is born to him who predeceases his father. After the death of 'Y', 'Z' claims the property. Decide.
- c) P, a Hindu widow, makes a gift of property inherited from her husband to 'Q'. Later she executed a will in favour of A. A is the reversioner to her husband's estate. After the death of 'P', 'A' claims the property under the will challenging the gift deed, Decide.
- d) 'P' executed a gift deed in favour of 'A' and 'B'. 'A' accepted the gift but 'B' did not. Decide the validity of the gift.
- e) A mortgages his properties 'X' and 'Y' to B and then A later mortgages properties 'Y' and 'Z', to 'C'. B obtains a decree on the properties mortgaged and property, 'Y' is sold in execution. What is the legal remedy available to 'C' ? **(4×6=24 Marks)**

IV. Answer **any three** of the following. **Each** question carries **ten** marks.

- a) Discuss various modes of termination of lease.
- b) Explain the doctrine of clog on redemption.
- c) Explain the doctrine of accumulation.
- d) Describe various provisions relating to fraudulent transfer under T. P. Act. **(3×10=30 Marks)**