

Reg. No. : .....

Name : .....

**Seventh Semester B.A. LL.B./B.Com. LL.B./B.B.A. LL.B. (FIVE YEAR INTEGRATED) Degree Examination, February 2020**

**Paper II : PROPERTY LAW**

Time : 3 Hours

Max. Marks : 80

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

- (a) Contingent Interest
- (b) Onerous gifts
- (c) Doctrine of marshalling
- (d) What is meant by right to ancient light
- (e) Actionable claim
- (f) Floating charge
- (g) Define lease.

**(5 × 2 = 10 Marks)**

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

- (a) Briefly explain spes successions.
- (b) Describe doctrine of priority.
- (c) Define merger under T.P. Act.
- (d) Explain mortgage by conditional sale.
- (e) What is meant by attestation?

**(4 × 4 = 16 Marks)**

III. Answer **any four** of the following. Each question carries **6** marks.

- (a) A contracts to sell property 'X' to B. While the contract is still in force, he sells property 'X' to C, Who has notice of contract. Discuss the position of B.
- (b) A deed was executed between parties and there was no debt at that time. The period stipulated for conveyance was only one year and the purchasers have been in possession since the purchase. There was no stipulation for interest on repayment. Decide the nature of the transaction involved.
- (c) A leases a theatre to B. B subleases it to C. During the currency of the sublease, A terminates the lease to B and thus obstructed the enjoyment. C later accepts a lease of the theatre from A for a higher rent. C sues for damages from B. Decide.
- (d) X sells a house to Y. 'Y' on the same day executes an agreement undertaking to sell it back to X at a particular price and not to sell it to anyone else unless X declines to purchase. Decide the validity of the agreement.
- (e) A mortgages his farm house to B and then to C. D purchases the farm from A promising to pay off the mortgage to B. D pays off B and claims subrogation as against C. Decide.

**(4 × 6 = 24 Marks)**

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

- (a) Explain the concepts of Redeem up and foreclose down.
- (b) Describe doctrine of election with case laws.
- (c) "An absolute restraint on alienation is void but a partial restraint is not" – Elucidate.
- (d) Explain easement by necessity. Distinguish it from easement by prescription.

**(3 × 10 = 30 Marks)**