

Reg. No. :

Name :

**Seventh Semester B.A., LL.B./B.Com., LL.B./B.B.A., LL.B.
(Five Year Integrated) Degree Examination, June 2019**

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) Seller's lien
- (b) Marshalling of securities
- (c) Simple mortgage
- (d) Essentials of lease
- (e) Transfer of ostensible owner
- (f) Essentials of easement
- (g) Charge.

(5 × 2 = 10 Marks)

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

- (a) Rule against perpetuity
- (b) Distinguish between vested interest and contingent interest

- (c) What is lis pendens
- (d) Determination of lease
- (e) Transfer to unborn person.

(4 × 4 = 16 Marks)

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

- (a) 'A' mortgage's certain field bordering a river. The field is increased by alluvion. Whether B can claim the increase for the purpose of security.
- (b) 'C' owns two property 'D' and 'E'. C sells property D to 'F' and imposes a restriction on F that he shall for the more beneficial enjoyment of property 'E' keep open a portion of D adjoining E and not to make construction on it. Is it valid.
- (c) 'A', a hindu male who has separated from his father 'B' sells 3 plots namdy X, Y, and Z to 'C', representing that he has authority to sell it. Infact 'X' doesnot belong to A. On B's death 'A' gets the plot 'X' as heir of B'. Can C require A to deliver him plot 'X'.
- (d) A agreeen to sell to B 1000 bales of cotton delivered on a future day. A fails to deliver the goods on the fixed date. B assigns his right to sue for damage for breach of contract to C. Is it valid.
- (e) 'A' the owner of a house 'X' has the right of way over an adjoining plot of land belonging to 'B'. 'A' transfer this right of way along to c. Is it legal.

(4 × 6 = 24 Marks)

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

- (a) What are the rights and liabilities of buyer and seller.
- (b) What do you mean by "redemption of mortgage"?
- (c) Explain the transfer of actionable claim.
- (d) Certain properties are not transferable under transfer of property Act'. Comment.

(3 × 10 = 30 Marks)