

Reg. No. :

Name :

**Seventh Semester B.A. LL.B./B.B.A. LL.B./B.Com. LL.B.
(Five Year Integrated) Degree Examination, May 2018**

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) Exchange.
- b) Doctrine of subrogation.
- c) Usufructury mortgage.
- d) Part performance of contract.
- e) Essentials of gift.
- f) Conditional transfer.
- g) Transfer to unborn person.

(5×2= 10 Marks)

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

- a) Condition absolutely restraining alienation is void. Comment.
- b) Distinguish between sale and contract for sale.
- c) What are the essentials of easement.
- d) Doctrine of election.
- e) Right to foreclosure.

(4×4= 16 Marks)

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

- a) 'A' sues 'B' in respect of a house in 'B' 's possession. During the pendency of suit B sells house to C. A's suit is decreed. Discuss the legality of transfer to C.
- b) 'X' transferee of an immovable property makes some improvements in that property believing in good faith that he is the absolute owner. Later he was evicted by 'Z' a person with better title. What is the remedy for X ?



- c) 'M' transfer his property to 'N' on the condition that if 'N' want to sell the property, he must sell it only to 'P' and nobody else. Is it legal ?
- d) 'A' mortgages his property 'X' and 'Y' to B and then mortgages 'Y' alone to C. B seeks to realise his mortgage debt out of 'Y'. Advise C.
- e) 'P' has shares in two companies 'A' and 'B'. The company 'A' is a prosperous company, while company 'B' is in heavy loss. "P" gift all his shares in companies to "Q" by a single transaction. Can 'Q' accept the shares of "A" and reject the shares of "B". **(4x6=24 Marks)**

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

- a) Explain the rights and liabilities of lessee and lessor.
- b) Different types of mortgages.
- c) Explain the provisions regarding the determination of lease.
- d) Examine the provision dealing with rule against perpetuity.

(3x10=30 Marks)

ii. Answer any four of the following. Each question carries four marks. Answers should not exceed 150 words each.

- a) Condition absolutely restraining alienation is void. Comment.
- b) Distinguish between sale and contract for sale.
- c) What are the essentials of easement.
- d) Doctrine of election.
- e) Right to foreclosure.

(4x4=16 Marks)

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

- a) 'A' sues 'B' in respect of a house in 'B's' possession. During the pendency of suit B sells house to C. A's suit is decreed. Discuss the legality of transfer to C.
- b) 'X' transfers of an immovable property makes some improvements in that property believing in good faith that he is the absolute owner. Later he was evicted by 'Z' a person with better title. What is the remedy for X ?