



Reg. No. :

Name :

**Seventh Semester Integrated B.A. LL.B. (5 Year) Degree Examination,
March 2016
Paper – II : 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) Write a note on claims recognized as actionable under T.P. Act.
- b) Doctrine of feeding the estoppel by grant.
- c) Who is a universal donee ?
- d) Acquisition of easements by prescription.
- e) Distinguish between sale and gift.
- f) Define attestation and what are the essentials of a valid attestation.
- g) 'Law leans more in favour of vesting' – Elucidate. **(5x2=10 Marks)**

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

- a) Explain the instances of 'clog on red emption'.
- b) Distinguish between charge and mortgage.
- c) Explain the doctrine of part performance.
- d) Write a note on concept of dominant and servient heritage.
- e) Explain the term subrogation and its kinds. **(4x4=16 Marks)**

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

- a) X gifted his immovable property to Y with a condition that Y should accumulate the income from the property for 25 years from the date of transfer. X dies. Examine the validity of condition.
- b) A transfers his property to B for life, then to the first unborn child of B absolutely with a condition that the property will be absolutely vested in the child only on the attainment of 30 years. Is the transfer valid ?



- c) A, B and C are the co-owners of a land. The land is mortgaged jointly to X, who advances a loan of Rs. 1,50,000 to them jointly. Can A by paying Rs. 50,000 redeem the mortgage to the extent of his share ?
- d) A building was attached in execution of a decree against its owner. During attachment the owner leased the building to X. Decide the validity of lease.
- e) X the owner of a land allows Z to draw water from his well for domestic purposes. Later Z claims the right of easement. Will he succeed ?

(4×6=24 Marks)

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

- a) Distinguish mortgage by deposit of title deed from other kinds of mortgages enumerated in T.P. Act.
- b) "Transferability is the general rule – its non-transferability is an exception" – Discuss.
- c) What is a gift ? Discuss its rules of transfer under the T.P. Act.
- d) Define license. State whether a license can be revoked. (3×10=30 Marks)

(5×2=10 Marks)

(4×4=16 Marks)