

Reg. No. :

Name :

**Seventh Semester B.A. LL.B/B.Com. LL.B/B.B.A. LL.B
(Five Year Integrated) Degree Examination, January 2026**

Paper II : PROPERTY LAW

(2011-2019 Admission)

Time : 3 Hours

Max. Marks : 80

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

1. Spes successionis
2. Vested interest
3. Usufructury mortgage
4. Charge
5. Right of Foreclosure
6. Onerous gift
7. Lease and license

(5 × 2 = 10 Marks)

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

8. Explain the provisions dealing with "feeding of grant by estoppel".
9. Explain "once a mortgage always a mortgage".
10. Explain the doctrine of lis pendens.

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11. Explain how the easement will be extinguished.
12. Discuss the rights of lessee.

(4 × 4 = 16 Marks)

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

13. "A" transfers an estate to trustees for the benefit of A's unborn son with a direction to accumulate the income of such estate for a period of ten years from the date of the birth of A's son and then to hand over the funds to him. Is it proper? Give reasons.
14. A mortgaged a property to B in the life time of his mother who had widows interest in that property. After the death of her mother, A sold the mortgaged property to C. B brought a suit to enforce the mortgage against C. C takes the plea that at the date of mortgage, A had only a chance of succession. Decide.
15. A was the owner of a vacant land transfers with a condition that the vendee, his heirs and assigns would build the building within five years by keeping its one-fourth as vacant land so as not to deprive of light and air. B with a subsequent transfer passes this to C. Can A enforce the condition against C?
16. A legacy is bequeathed to A on condition that he shall marry with the consent of B, C and D. A married with the consent of B and C, but without the consent of D. Is he entitled to get the property?
17. A transfers certain properties to B to be transferred at the death of C. Is B's interest vested or contingent?

(4 × 6 = 24 Marks)

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

18. Explain the provisions under Transfer of Property Act dealing with the rule against perpetuity in a transfer.
19. Explain the doctrine of Election with suitable examples and illustrations.
20. Discuss the provisions under T.P Act dealing marshalling and contribution in relation to mortgage.
21. Define "easement". Distinguish between easement and license.

(3 × 10 = 30 Marks)