

Reg. No. :

Name :

Seventh Semester B.A. LL.B./B.Com. LL.B./B.B.A. LL.B. (Five Year Integrated) Degree Examination, January 2025

PROPERTY LAW

(2020 Admission Onwards)

Time : 3 Hours

Max. Marks : 80

PART – A

Answer any **six** questions in not exceeding **50** words each. Each question carries **2** marks.

1. Define "Immovable Property".
2. What is meant by spes successionis?
3. Vested and contingent interest.
4. Covenant running with land.
5. Anomalous Mortgage.
6. Exchange.
7. Universal donee.
8. Actionable claims.

(6 × 2 = 12 Marks)

P.T.O.

PART – B

Answer any **four** questions in not exceeding **150** words each. Each question carries **5** marks.

1. Explain the concept of property. What are the different types of property?
2. Explain Condition precedent and condition subsequent with examples.
3. Examine the provision dealing with transfer to defraud creditors.
4. Difference between sale and contract of sale.
5. What is doctrine of merger?
6. Examine the doctrine of part performance under TP Act.

(4 × 5 = 20 Marks)

PART – C

Answer any **four** questions. Each question carries **6** marks.

1. Consequent to the libelous statement published by X against Y, Y issues notice claiming compensation demanding ten lakh rupees. Later Y transfers his right to sue in favor of A'. Is the transfer valid? Give reasons.
2. A owns two properties X and Y. He sells property X to B imposing a condition that B shall lay out money in building and repairing a drain passing over X and adjoining property Y. Can A put such restrictions? Substantiate.
3. A makes a transfer of property to B' for life and then to B's unborn children. A condition was stipulated that B's female child was get only a life interest. B dies with three sons and a daughter. What is the effect of such transfer? Give reasons.
4. A' the lessor give notice to quit the lease to B. The notice expires. B tenders and A' accepts the rent which has become due in respect of the property since expiration of notice. What is the effect of such notice?
5. A' gifts a field to B, reserving to himself with B's assent, the right to take back the field in case C and his descendants dies before A. B dies without any descendants. Can A take back the field? Give reasons.

(4 × 6 = 24 Marks)

PART – D

Answer any **two** questions. Each question carries **12** marks.

1. Explain the provisions dealing with the rule against perpetuity.
2. What are the different types of mortgage? Discuss the rights of mortgagee.
3. What is easement? Explain different types and how an easement will be extinguished?

(2 × 12 = 24 Marks)

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