

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

PROPERTY LAW

(2020 Admission Onwards)

Time : 3 Hours

Max. Marks : 80

PART – A

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

1. Transfer to unborn persons.
2. Mortgage.
3. Onerous gift.
4. Easement of necessity.
5. Subrogation.
6. Title deed.
7. License.
8. Actionable claim.

(6 × 2 = 12 Marks)

PART – B

- II. Explain any **four** of the following. Each question carries **5** marks. Answers should not exceed **150** words each.
9. What are the liabilities of a seller under the Transfer of Property Act, 1882?
 10. Distinguish between sale and agreement for sale.
 11. What is the doctrine of part performance?
 12. What cannot be transferred under the Transfer of Property Act, 1882?
 13. Briefly examine the doctrine of Election.
 14. Briefly discuss about the rule against perpetuity.

(4 × 5 = 20 Marks)

PART – C

- III. Answer any **four** of the following. Each question carries **6** marks.
15. A, transfers property of which he is the owner to B in trust for A and his intended wife successively for their lives and after the death of the survivor for the eldest son of the intended marriage for life and after his death for A's second son. Will the interest so created for the benefit of the eldest son take effect?
 16. A, transfers property to his wife; but, in case she should die in his life-time, transfers to B that which he had transferred to her. A and his wife perish together, under circumstances which make it impossible to prove that she died before him. Will the disposition in favour of B take effect?
 17. A transfers to B an estate to which C is entitled, and as part of the same transaction gives C a coal-mine. C takes possession of the mine and exhausts it. B says that C's possession and exhaustion of the coal mine conforms the transfer of the estate to him. C objects. Decide.

18. A mortgages a certain plot of building land to B and afterwards erects a house on the plot. For the purposes of his security, B claims that he is entitled to the house as well as the plot. A objects to this. Decide.
19. A lets a house to B for five years. B underlets the house to C at a monthly rent of Rs. 10,000. The five years expire, but C continues in possession of the house and pays the rent to A. C claims that his lease is renewed every month. A opposes this claim. Decide.

(4 × 6 = 24 Marks)

PART – D

- IV. Answer any **two** of the following. Each question carries **12** marks.
20. What is mortgage and what are the different types of mortgages?
21. What are easements? Elaborate on the classification and characteristic features of easements.
22. What is the doctrine of *lis pendens*? Elaborate using illustrations.

(2 × 12 = 24 Marks)