

Reg. No. :

Name :

**Seventh Semester B.A. LL.B./B.Com. LL.B./B.B.A. LL.B.
(Five Year Integrated) Degree Examination, February 2023**

Paper II : PROPERTY LAW

(2011 Admission Onwards)

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) Rule of Cy pres
- (b) Unilateral gift
- (c) Un paid Vendor's Lien
- (d) Mortgage by conditional sale
- (e) Future Property
- (f) Imputed Notice
- (g) Waiver of forfeiture

(5 × 2 = 10 Marks)

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

- (a) Explain the doctrine of Equitable Estoppel by Acquiescence.
- (b) Doctrine of Part Performance in India.
- (c) Doctrine of Merger.
- (d) When a License is deemed to be revoked?
- (e) Explain the doctrine of Substituted Security.

(4 × 4 = 16 Marks)

P.T.O.

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

- (a) Mr. A, who is in embarrassed circumstance executes a sale deed of his land for Rs. 10,000 to Mr. B, whom he owes Rs. 5,000 and A, receives the balance in cash, The other debts of Mr. A is calculated as Rs. 20,000. Defeated creditors filed a suit to set aside the sale. Mr. B claimed the transaction as a valid sale deed. Decide
- (b) 'X' lets a house to 'Y' on 1st July. On the 11th December, he gives notice to B stated as "If the house is not vacated within a month from this date, I will file a suit for ejectment as well as for recovery of rent at an enhance rate". Examine the validity of the notice, in the incident of tenancy-at-will?
- (c) Mr. Vinod executes a deed of gift of immovable property in favour of Sindhu and register the document. Sindhu is not informed about the gift. Vinod changes his mind and revokes the gift. Thereafter Sindhu comes to know about the gift and claims the property. Decide.
- (d) A, Hindu woman filed a suit against her husband 'B' for maintenance claiming a charge over properties. B then alienates the property to C. A obtains a decree declaring a charge over the property. Examine the liability of C.
- (e) A, purchased an open plot from B. A, believed that B, had acquired absolute title, constructs a house on that plot. Later C, who is having better title, evicts 'A' from the property. Advise 'A' as to the remedies available.

(4 × 6 = 24 Marks)

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

- (a) Define the doctrine of Election.
- (b) What are the rights and liabilities of buyer and Seller?
- (c) 'Once a mortgage always a mortgage and nothing but a mortgage' Illustrate.
- (d) What are the grounds for Extinction of easement?

(3 × 10 = 30 Marks)